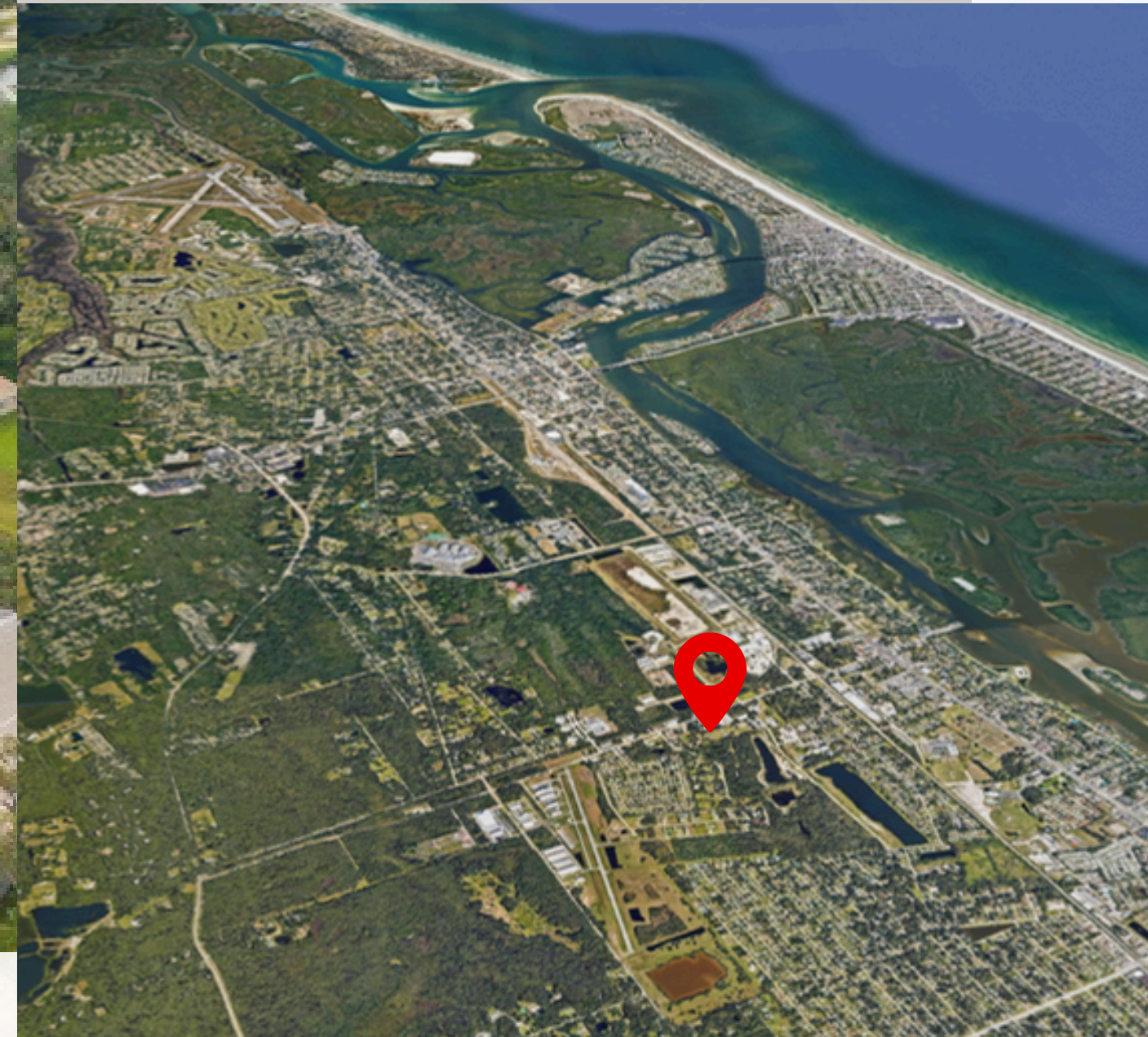
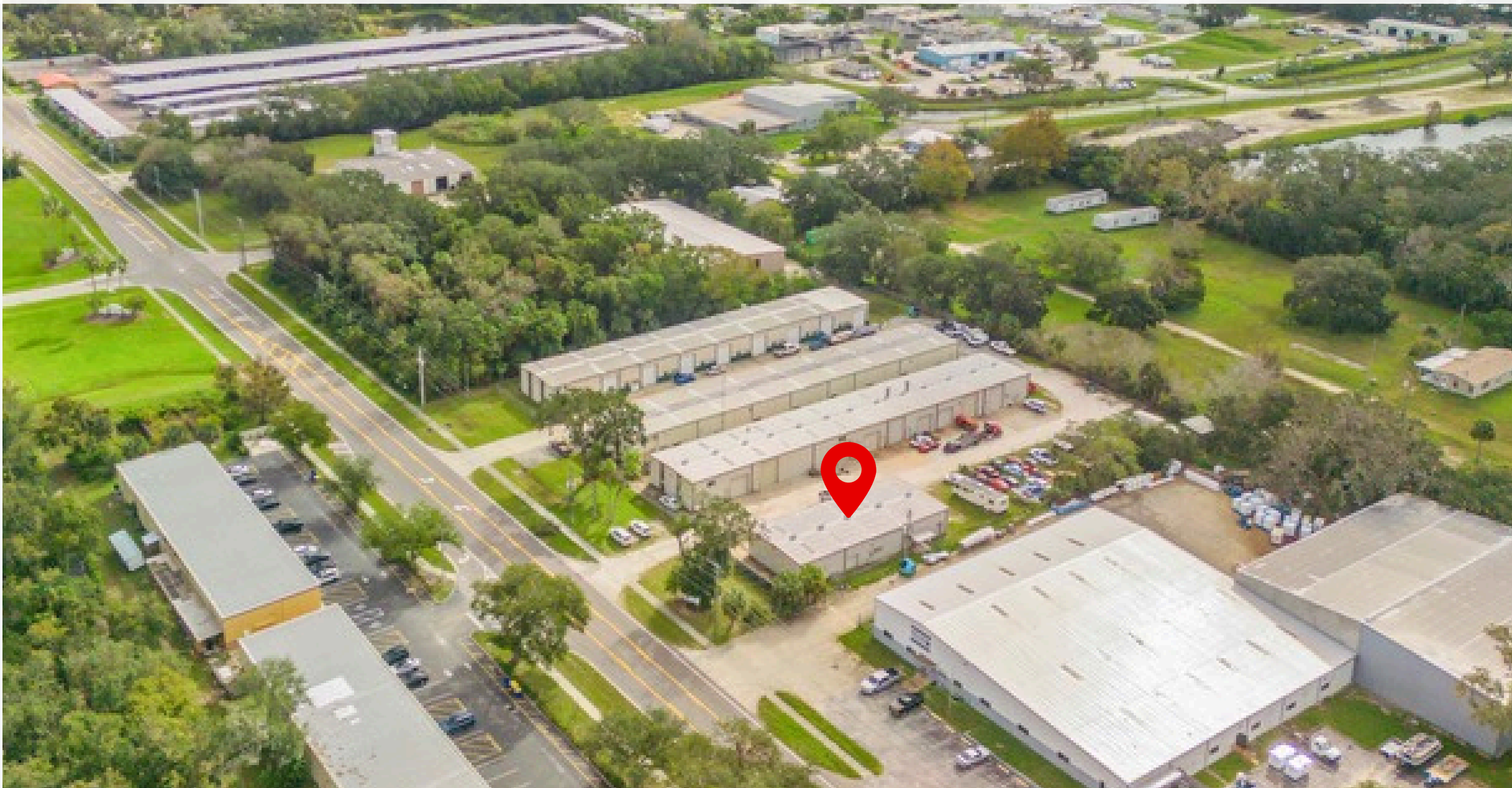


DISCOVER YOUR NEXT INVESTMENT OPPORTUNITY TODAY

IGNACIOBARSOTTELLI@GMAIL.COM



# Exceptional Industrial Investment Opportunity

BY IGNACIO BARSOTTELLI

INDUSTRIAL-ZONED INCOME-PRODUCING PROPERTY IN A HIGH-GROWTH CORRIDOR BETWEEN EDGEWATER AND NEW SMYRNA BEACH



REAL ESTATE LISTING PRESENTATION | 2025

# Table of Contents.

- 01**
- 02** Table of Contents
- 03** Property Overview
- 04** Investment Highlights
- 05** Growth Opportunity
- 06** Why Invest?
- 07** Location
- 08** Current Rental Income
- 10** Financial Summary
- 11** 5-Year Pro Forma – Full Occupancy
- 12** Pro-Forma Projection - Future Buiding
- 13** Assumptions for Future Build-Out
- 14** Final Notes
- 15** Contact Details



REAL ESTATE LISTING PRESENTATION | 2025

# 708 W Park Ave

## Property Overview:

**PREMIER INCOME-PRODUCING PROPERTY NESTLED IN THE HEART OF EDGEWATER— LIGHT INDUSTRIAL RENTAL ZONE.**

---

708 W Park is a well-maintained, income-producing industrial property located in a rapidly growing corridor between Edgewater and New Smyrna Beach. The 4,000 sq. ft. metal building is divided into five rental units, each with its own overhead door, and sits on over half an acre of industrial-zoned land. With additional income from eight exterior fenced pens and a solid 7.80% CAP rate, this property offers strong cash flow and excellent future upside. Its central location, expansion potential, and flexible layout make it an ideal asset for investors seeking long-term value in a high-demand market.

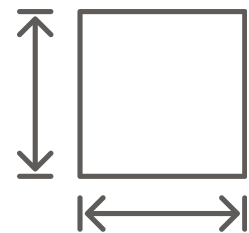
# Investment Highlights



\$4,157.17 Avg. Monthly Net Income

## High Cash Flow

Consistent income with a projected 7.8% ROI, ideal for investors seeking strong rental returns.



Industrial Lot – 76' x 368'

## Growth Opportunity: Build New Income

You have the ability to add another metal building next door:

- Proposed size: 40' x 180' (7,200 SF)
- Possible division: 9 bays at 800 SF each





# Growth Opportunity:

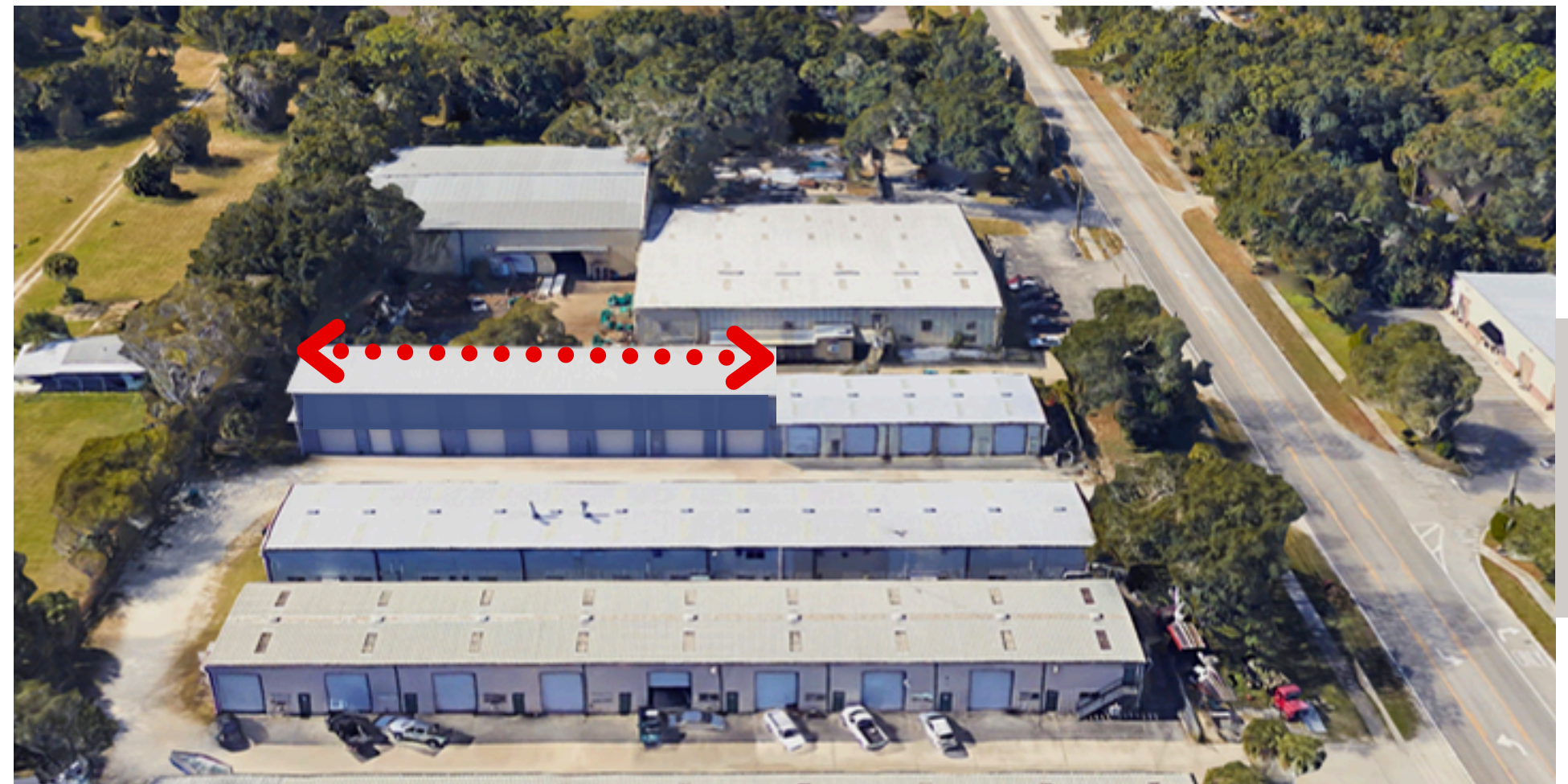
## BUILD NEW INCOME

### Estimated Construction Cost:

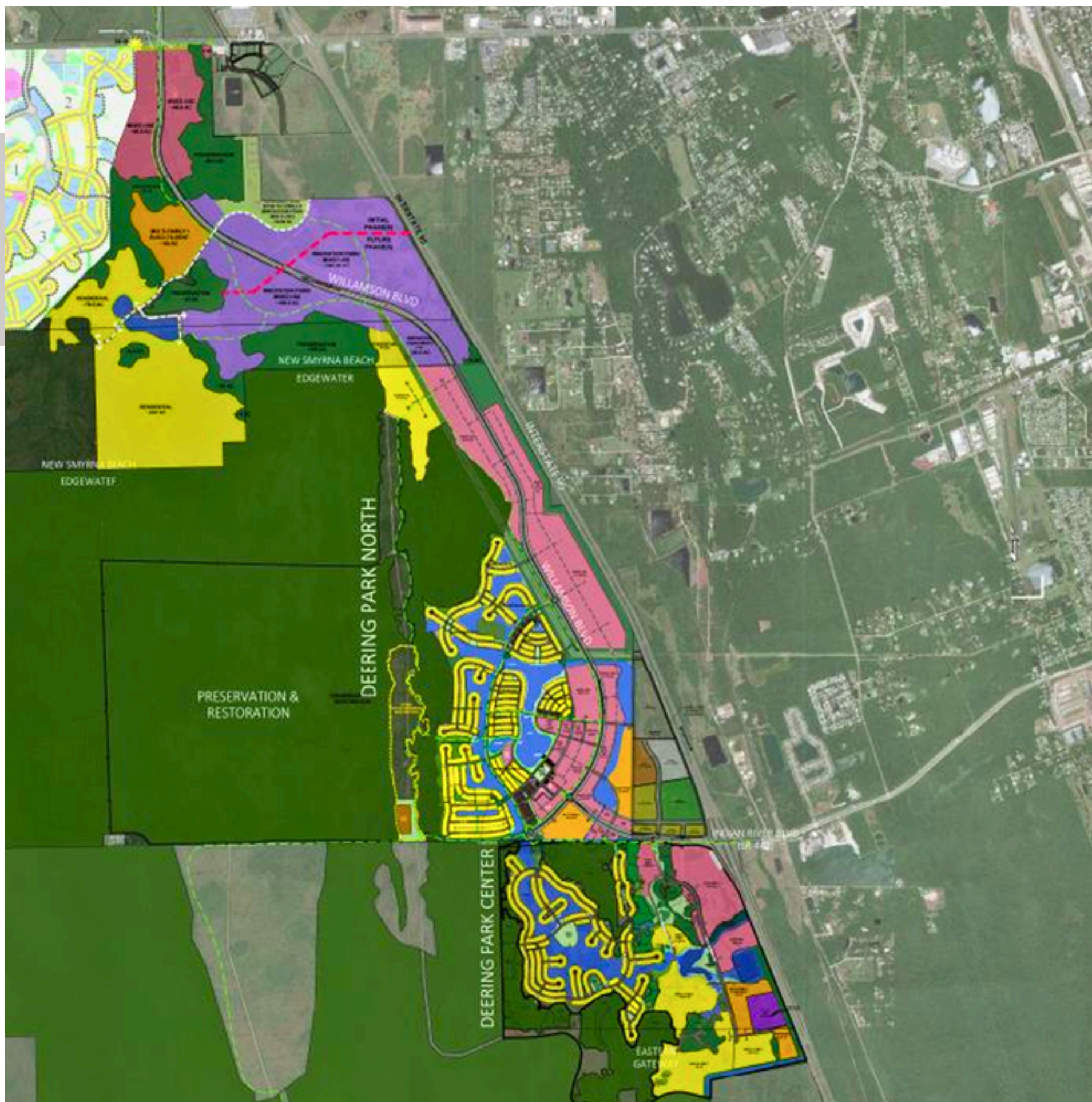
- \$75–\$95 per SF for a basic shell metal building
- Estimated total cost: ~\$576,000–\$684,000

### Potential Monthly Rental Revenue:

- \$850–\$1,000/month per unit (conservative industrial rent in Edgewater)
- Total monthly income potential: \$7,650–\$9,000
- Annual income from new building: \$91,800–\$108,000
- This would double your current income, potentially pushing CAP rate into double digits.







# Why Invest Here?

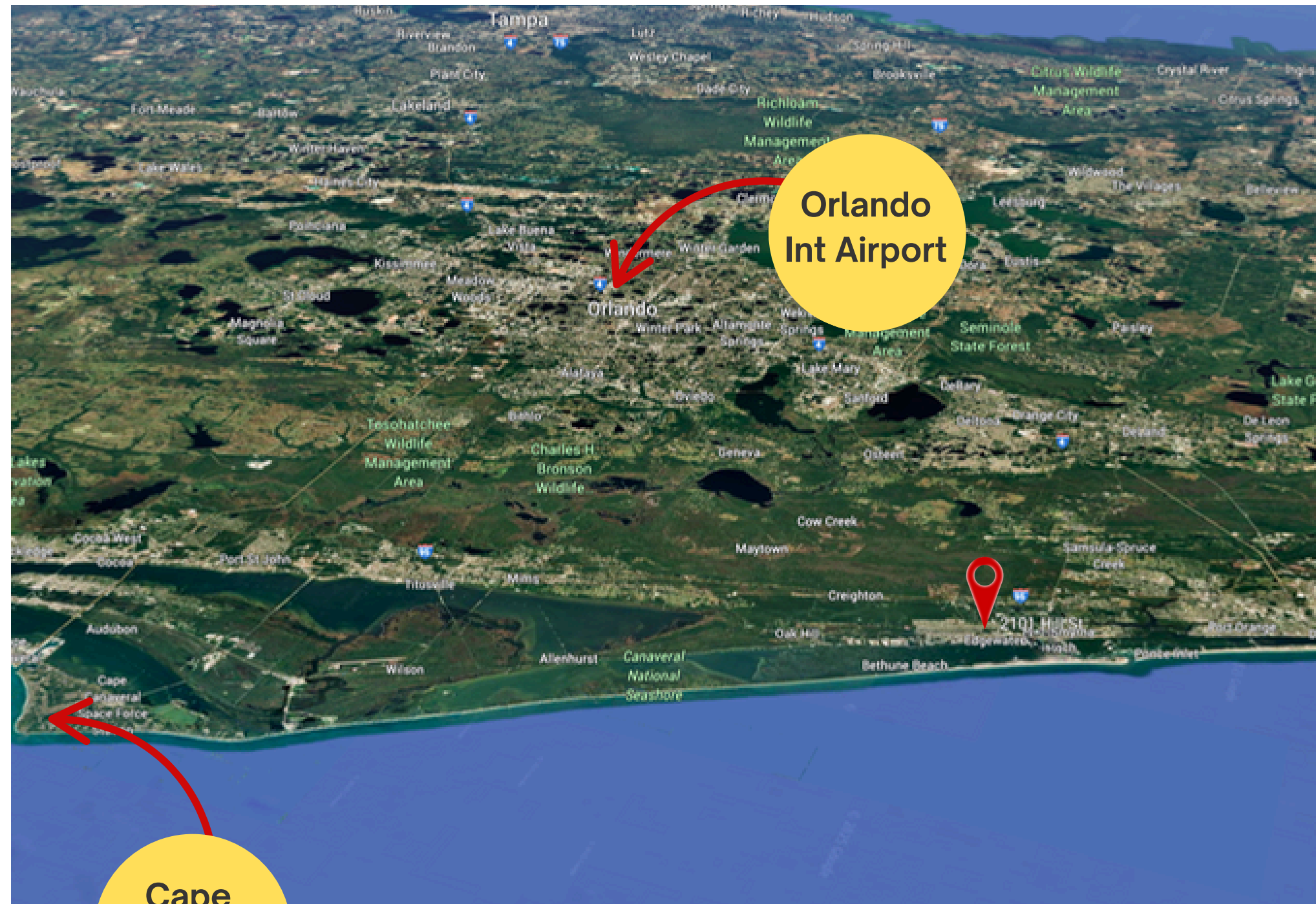
Edgewater is Booming:

- One of the **fastest-growing cities** in Volusia County
- Projected population growth of over 10% over the next 5 years
- Industrial space demand has increased sharply post-COVID with limited inventory
- Park Ave is a main connector between US1 and SR 442, with **strong visibility and traffic.**





# Great Location.



## Location Advantages

- Located between Edgewater and New Smyrna Beach
- Just minutes from the Intracoastal Waterway — ideal for boat storage or marine services
- Close to the beach, popular for tourism and recreational traffic
- 1 hour to Orlando International Airport – easy access for travel and logistics
- 1 hour to Port Canaveral – convenient for shipping, freight, and cruise activity.
- Central access to US-1, I-95, and SR 442
- Situated in a rapidly developing commercial-industrial zone

•

# Current Rental Breakdown:



Building Income (5 Units / 4,000 SF):

Unit	Sq Ft	Lease Status	Price
A	800	To 12/31/25	\$1230.00mo
B	800		\$795.00/mo
C	600	To 1/31/26	\$600.00/mo
D	1,000	To 1/31/26	\$970.00/mo
E	800	To 3/31/26	\$800.00/mo
		Total	\$4,395/mo



# Current Rental Breakdown:



**Outside pens:**

(the extra storage/parking stalls) are on month-to-month licenses

TAW = Tenancy At Will (i.e. a month-to-month agreement, no long-term lease)

Outside Pens	Price
#1	\$100.00
#2	\$100.00
#3	\$100.00
#4	\$100.00
#5	\$140.00
#6 Vacant	
#7 Vacant	
#8	\$102.50
Total	<b>\$642.50</b>

# Financial Summary



Category	Amount
Gross Income	\$60,450/year
FL Sales Tax	-\$1,474
Real Estate Taxes	-\$5,334
Insurance	-\$2,221
Utilities (Common Areas)	-\$1,535
Net Operating Income	\$49,886
Purchase Price	\$639,900
CAP Rate	7.80%



# 5-YEAR PRO FORMA – FULL OCCUPANCY

Year	Gross Income	Expenses	NOI	CAP @ \$639.900
Year 1	\$62,850	\$10,564	\$52,286	8.17%
Year 2	\$64,736 (+3%)	\$10,775 (+2%)	\$53,961	8.43%
Year 3	\$66,678	\$10,990	\$55,688	8.70%
Year 4	\$68,678	\$11,210	\$57,468	8.98%
Year 5	\$70,738	\$11,434	\$59,304	9.26%

**Assumes:**

- All 5 units rented (same rents as now)
- All 8 outdoor pens rented at current rates
- 3% annual rent increases
- 2% annual expense increases

**Notes:**

- Year 1 NOI is now \$2,400 higher than current (partial occupancy) scenario
- Adds over \$9,400 in extra income over 5 years
- Pushes your CAP Rate up to over 9% by Year 5 at the same purchase price



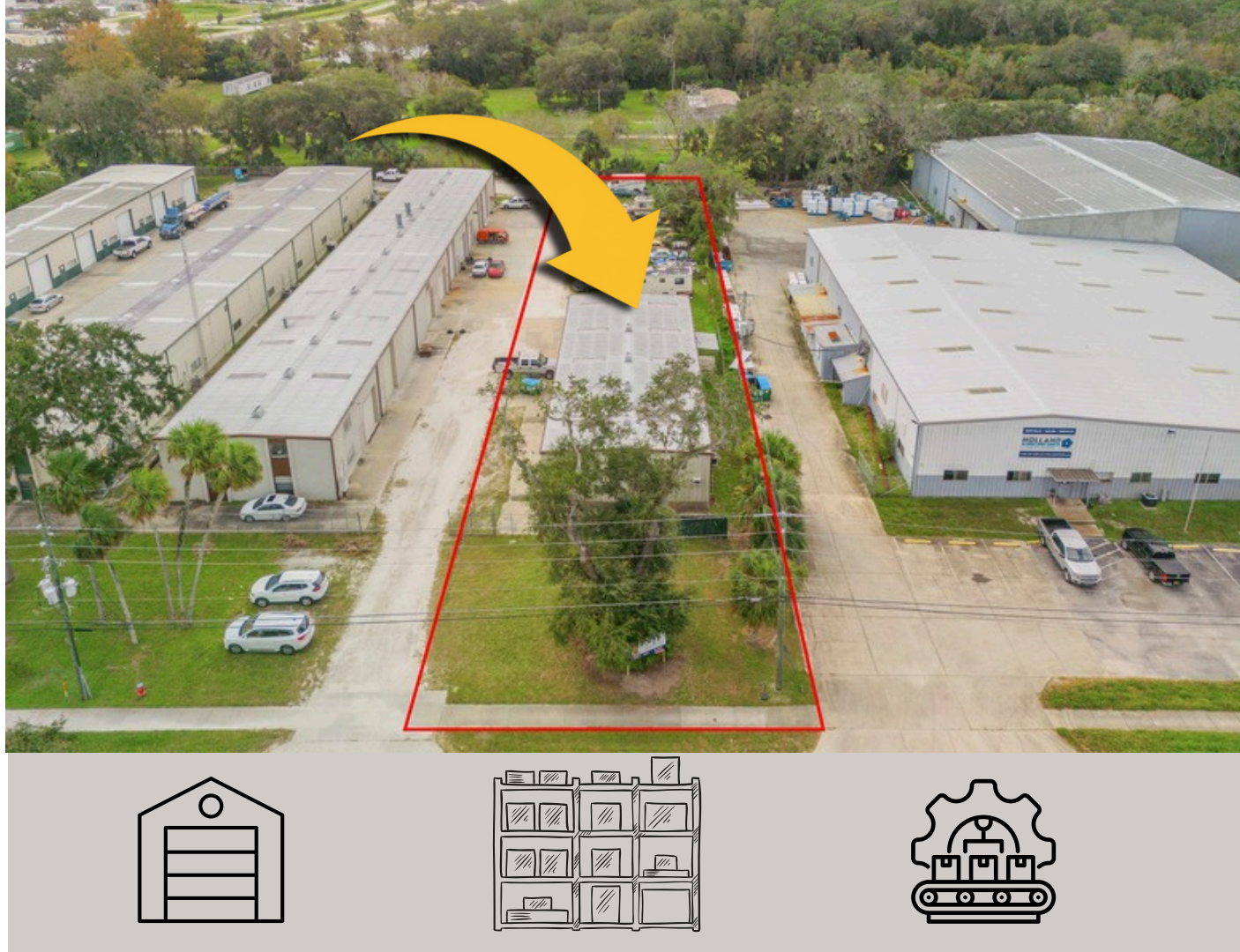
PRO-FORMA INCOME PROJECTION – FUTURE BUIDING:

Category	Current Property Only	Future with New 7,200 SF Building
Building Rental Income	\$4,395/mo = \$52,740/yr	\$4,395 + \$8,100 = \$12,495/mo = \$149,940/yr
Outdoor Pens Income	\$642.50/mo = \$7,710/yr	Same
Total Gross Income	\$60,450/yr	\$157,650/yr
Vacancy/Sales Allowance (2.5%)	-\$1,474	-\$3,941
Real Estate Taxes	-\$5,334	-\$6,800 (estimated w/ new structure)
Insurance	-\$2,221	-\$4,000 (estimated w/ new structure)
Common Utilities	-\$1,535	-\$2,500 (estimated)
Maintenance Reserve	\$0	-\$3,000 (estimated reserve for new bldg)
Total Operating Expenses	-\$10,564	--\$20,241
Net Operating Income (NOI)	\$49,886/yr	~\$137,409/yr
Monthly Net Income	~\$4,157	~\$11,451



Pro Forma





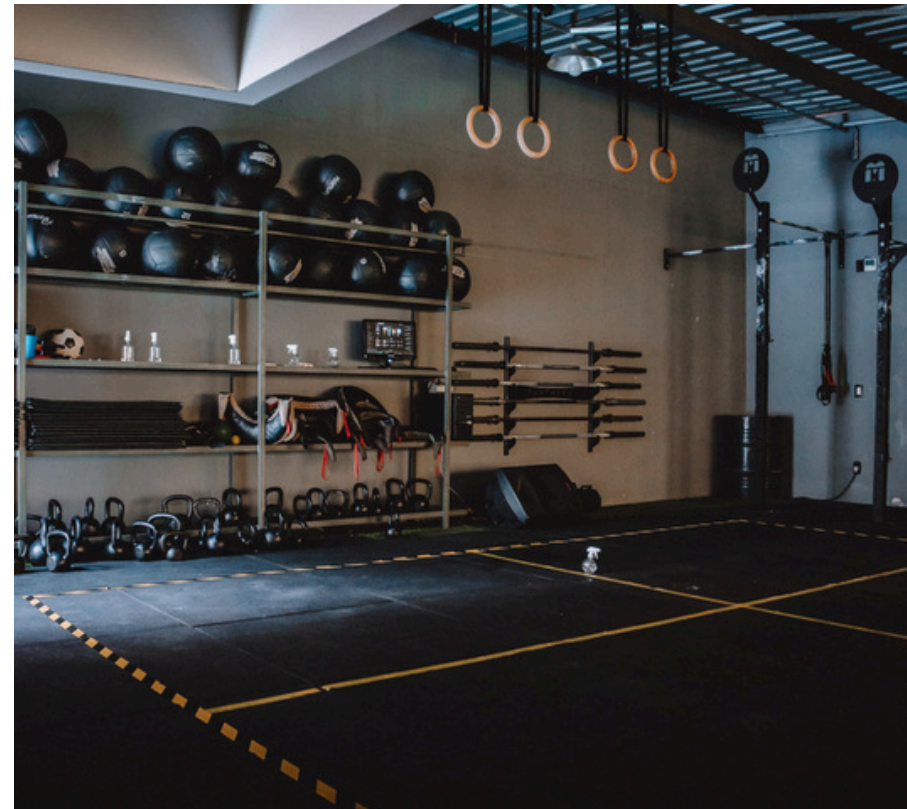
## Assumptions for Future Build-Out:

- 7,200 sq. ft. new metal building with 9 units of ~800 sq. ft. each
- Rent per unit: \$900/month (conservative)
- Total rent for new build: \$8,100/month
- Build cost: \$80/SF = \$576,000 total
- Additional expenses estimated for tax, insurance, and utilities

### Disclosure Regarding Future Build-Out Assumptions:

The projections and estimates provided for the potential future build-out, including construction costs, rental income, and associated expenses, are for illustrative purposes only. These figures are based on general market data and assumptions and have **not been formally validated through architectural plans, permitting, or contractor bids**. Prospective buyers are strongly encouraged to conduct their own due diligence, including but not limited to verifying zoning allowances, construction feasibility, permitting requirements, and local rental market rates. Neither the seller nor the listing agent makes any representations or warranties regarding the viability or profitability of any proposed future development.





# Ideal Uses for New or Existing Units:

- Light Manufacturing
- Contractor Warehousing (HVAC, Electric, Plumbing)
- Boat / RV Storage + Servicing
- Delivery or Logistics Staging
- Gym / Personal Training Facility
- Artisan / Workshop Studios



# Final Notes:



- Prime real estate with strong ROI and room to grow
- Turnkey cash flow from day one
- Build-to-rent future upside
- Rare industrial asset in a supply-constrained market





**IGNACIO BARSOTTELLI**

TOP PRODUCING REALTOR

TOP 1% US PRODUCER  
LISTING & SELLER AGENT  
LUXURY, RESIDENTIAL & COMMERCIAL



**Collado Real Estate**

401 Flagler Avenue  
New Smyrna Beach, FL 32169

[Ignaciobarsottelli@gmail.com](mailto:Ignaciobarsottelli@gmail.com) **(386) 401-8008**

REAL ESTATE LISTING PRESENTATION | 2025

Contact Details.



Office Address

401 Fagler Ave,  
New Smyrna Beach, FL 32169



Phone & Mobile

386-401-8008



Email Address

[ignaciobarsottelli@gmail.com](mailto:ignaciobarsottelli@gmail.com)



Website

[www.ignaciobarsottelli.com](http://www.ignaciobarsottelli.com)