

## FOR SALE



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## 301 Northstar Ct Sanford, FL 32771

| Building Size:  | 17,964 <u>+</u> SF |
|-----------------|--------------------|
| Office:         | 2,000 <u>+</u> SF  |
| Warehouse:      | 15,964 <u>+</u> SF |
| Grade Doors:    |                    |
|                 | (3) 22' x 14'      |
|                 | (1) 14' x 16'      |
|                 | (2) 14' x 14'      |
| Ceiling Height: | 20'-22' (2001)     |
|                 | 15'-19' (1995)     |
| Land Area:      | 4.87 Acres         |
| Sanford Zoning: | PD                 |
| Year Built:     | 1995/2001          |
| Construction:   | Metal              |
|                 |                    |

## **Investment Summary**

|                                  | •                  |  |
|----------------------------------|--------------------|--|
| Purchase Price:                  | \$8,000,000        |  |
| Cap Rate:                        | 6.00%              |  |
| NOI:                             | \$480,000          |  |
| Annual Increase:                 | 3%                 |  |
| Term:                            | 120 months         |  |
| Commencement Date: March 1, 2024 |                    |  |
| Renewal Options:                 | (3) 5 year options |  |
| Tenant:                          | Equipment Share    |  |
| www.equipmentshare.com           |                    |  |



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