



## COMMERCIAL

REAL ESTATE PROFESSIONALS, INC.

OFFICE: 407-737-9797  
OFFICE FAX: 888-600-6191

1600 EAST AMELIA ST  
ORLANDO, FL 32803



### OFFERING SUMMARY

145 MINGO TRAIL,  
LONGWOOD 32750

### MARK ALLEN, BROKER

CCIM\*ABRM\*CIPS\*RESS\*E-PRO\*REALTOR\*

DIRECT: 321-689-8000

FAX: 888-600-6191

MARK@ORLANDOCOMMERCIALREALESTATE.COM



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## Property Details

**Sale Price: \$3,800,000.00**

**Property Type: Industrial**

**Property Sub-Type: Warehouse**

All units have an office/restroom, and are individually metered.

Tenants pay their own utilities.

All tenants are currently Month to Month.

Rental rates can be increased, or tenants can vacate upon closing

*Newly Constructed Building!*

*Great Location!*

### **Beautiful Warehouse Building!**

Commercial Real Estate Professionals, Inc, and Mark Allen are pleased to offer this Industrial Investment Site for Sale. Consisting of approx 20,000 SF and 6 buildings...

(1) 7200 SF (2000sf office, 5200sf Warehouse) - Vacant

(2) 3,000 SF @ \$2200.00/month rental rate + sales tax.

(2) 2,000 SF @ \$1500.00/month rental rate + sales tax.

Presented By

**Mark Allen, Broker**

CCIM\*ABRM\*CIPS\*RESS\*e-PRO\*REALTOR®





# EXTERIOR PHOTOGRAPHS



*Enclosed  
by brick wall!*

# EXTERIOR PHOTOGRAPHS

*Roll Up Doors  
14' wide x 12' high*





# INTERIOR PHOTOGRAPHS



*Clear Ceiling Height:  
15' at the highest point  
13' at the lowest point*

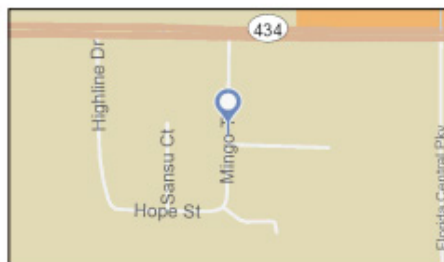
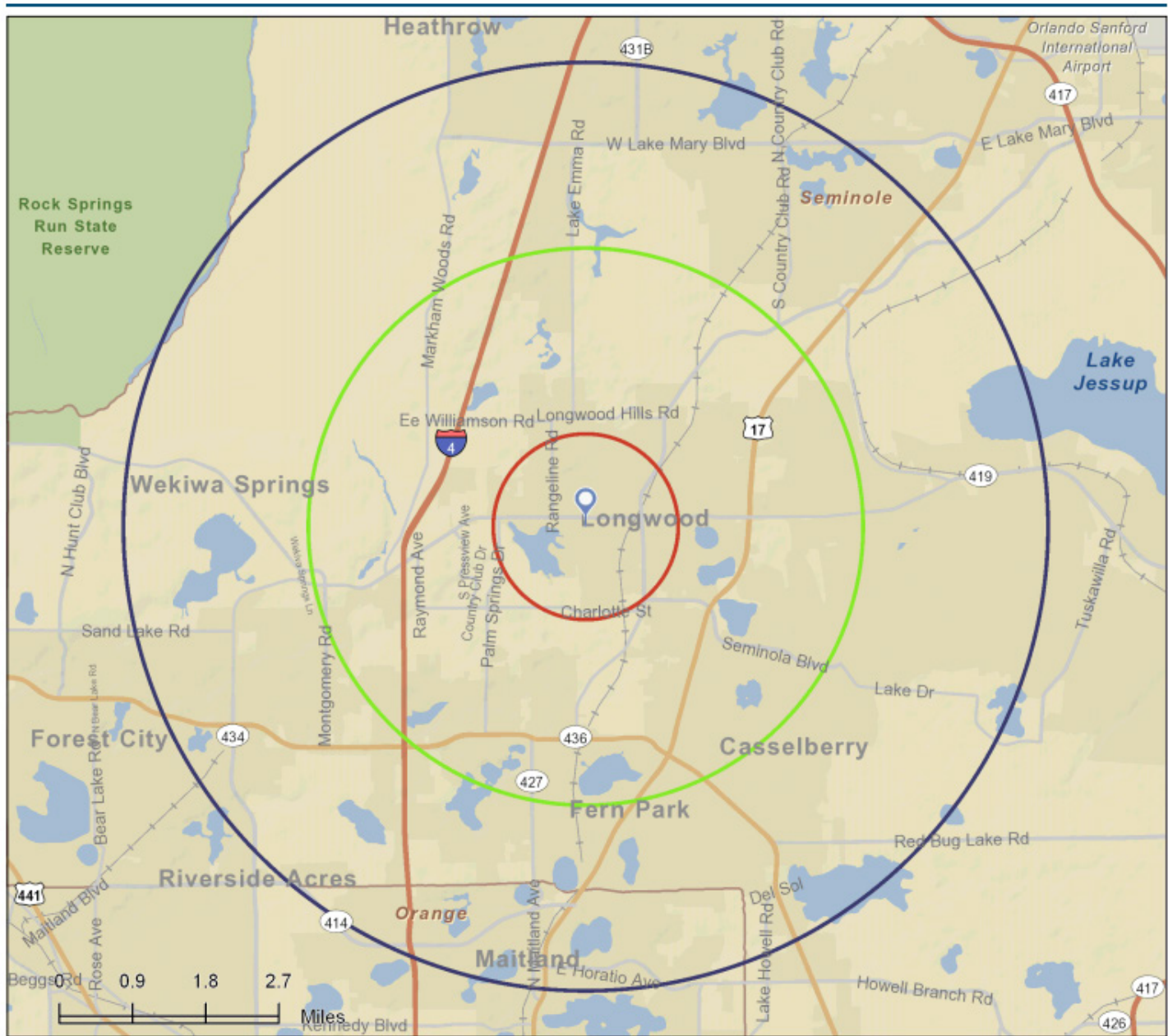


# INTERIOR PHOTOGRAPHS





# SITE MAP



# CITY AND COUNTY INFORMATION



## THE CITY OF LONGWOOD

Longwood has been a destination point for Florida travelers since coastal tribes used TheThe Senator Senator, an ancient bald cypress, to find their way over land from the St. Johns River to trading grounds at Spring Hammock. This was the wilderness sanctuary early tribes found when they escaped inland from the Spanish. Later, when Creeks and others from the tribes of the Southeast United States fled into Spanish Florida and settled new villages among escaped African slaves, they became the Seminoles.



## SEMINOLE COUNTY

On July 21, 1821, there were two counties that formed Florida: Escambia to the west and St. Johns to the east. In 1824, the area to the south of St. Johns County was designated Mosquito County, with its seat at Enterprise. The county's name was changed to Orange County in 1845 when Florida became a state, and over the next 70 years several other counties were created. Seminole County was one of the last to split. Seminole County was created on April 25, 1913 out of part of the northern portion of Orange County by the Florida Legislature.





# BROKER PROFILE

MARK ALLEN

Certified Commercial Investment Member (CCIM)  
ABRM \* CIPS \* RESS \* e-PRO \* REALTOR®  
Florida Licensed Real Estate Broker  
Florida Licensed Mortgage Broker  
Florida Licensed Title Agent  
Florida Licensed General Contractor  
Florida Licensed Community Association Manager (CAM)

Florida Real Estate License # BK3246800  
Active in Central Florida Real Estate Since 1987

Orlando Regional REALTOR® Association  
Florida Association of REALTORS®  
National Association of REALTORS®  
Business Brokers of Florida  
CCIM Network  
Central Florida Commercial Real Estate Society (CFCRES)  
Florida Commercial Real Estate Exchange (COMMREX)  
Member of Windermere Rotary Club



Our Visions and Values for our company match our clients 100%. We believe in an honest and ethical approach to business and in all real estate transactions. We specialize in the sale and purchase of Improved Properties, Income Properties, Vacant Development Land, Retail Plaza, Industrial, Office Complexes, Multi-Family, Hotel/Motel, Church Facilities, Agricultural and Businesses For Sale.

We serve clients in Orange, Osceola, Seminole, Lake and Polk Counties and throughout Central Florida.

Presented By

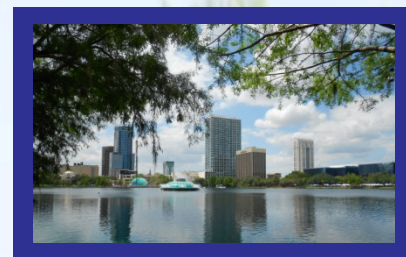
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Direct: 321-689-8000

Mark@OrlandoCommercialRealEstate.com



Our Main Office is conveniently located within the quiet streets of Downtown Orlando in the Mills/50 District.

Office: 407-737-9797

Office Fax: 888-600-6191

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Orlando, Florida 32803



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