

FLIGHTPATH FLEX SPACES



FOR SALE

Small Bay Warehouse/Flex

750 WYLLY AVE
SANFORD, FL 32773



EXECUTIVE SUMMARY

APEX Capital Realty is pleased to present 750 Wylly Avenue, a fully occupied, income-producing small bay industrial asset strategically located in the heart of Sanford, FL, directly across from Orlando Sanford International Airport (SFB).

This ±9,314 SF concrete block warehouse is configured into six individually metered bays, each featuring high ceilings, large roll-up doors, private office and restroom, and ample front-door parking a layout ideal for today's in-demand trades and service tenants. The property sits on a 28,350 SF lot, offering flexibility and long-term intrinsic land value.

Positioned in one of Central Florida's most supply-constrained industrial submarkets, the asset benefits from 100% occupancy, minimal landlord responsibility, and a rare zoning allowance for auto-related uses a powerful advantage as municipalities increasingly restrict such uses elsewhere.

Just minutes from I-4, SR 417, and US-17, the location provides superior regional access and sits within a dynamic logistics corridor undergoing \$300M+ in infrastructure expansion due to the airport's rapid growth. With robust tenant demand, limited competition, and proximity to major economic anchors, 750 Wylly Ave offers stable income today with upside and strong appreciation potential tomorrow.

BUILDING SIZE	9,314 SF
LOT SIZE	28,350 SF
# BAYS	6
OCCUPANCY	100%



OFFERING PRICE
\$1,850,000

FINANCIAL SUMMARY

GROSS SCHEDULED
INCOME

\$170,000

OPERATING EXPENSES

\$40,000

NET OPERATING INCOME
(NOI)

\$130,000

CAP RATE

7%



CURRENT RENT ROLL

UNIT #	SQFT	LF %	% of CAM	TENANT USE	LEASE START	LEASE END	PPSQFT	ANNUAL BASE RENT	CAM	TOTAL GROSS	LEASE TYPE	ANNUAL INCREASES
1	3,533	37.93%	37.93%	Marine Mechanic	3/1/2025	2/28/1930	\$13.00	\$45,929.00	\$15,092.07	\$61,021.07	NN	5%
2	1,101	11.82%	11.82%	Gym	5/7/2024	5/6/2026	\$17.47	\$19,236.00	\$4,761.96	\$23,997.96	NN	5%
3	1,170	12.56%	12.56%	Painting Company	4/15/2024	4/14/2026	\$16.44	\$19,234.80	\$4,761.90	\$23,996.70	NN	5%
4	1,170	12.56%	12.56%	Boxing Gym	4/1/2024	2/28/2027	\$14.00	\$16,380.00	\$3,954.60	\$20,334.60	NN	3%
5	1,170	12.56%	12.56%	Car Rental	8/15/2025	8/31/2027	\$16.33	\$19,109.40	\$4,761.90	\$23,871.30	NN	5%
6	1,170	12.56%	12.56%	Auto Detailing	1/15/2024	1/14/2026	\$11.14	\$13,032.72	\$3,954.60	\$16,987.32	Gross	4%
								\$132,922	\$37,287	\$170,209		

EXPENSES		
	YEARLY	PSQFT (RENTABLE)
Real Estate Taxes	\$13,160.00	\$1.41
Hazard Insurance	\$4,902.00	\$0.53
Common Utilities/Irrigation	\$4,924.00	\$0.53
Landscape/Parking Lot Maintenance	\$2,400.00	\$0.26
General Maintenance/Repairs	\$3,500.00	\$0.38
Management	\$10,901.02	\$1.17
TOTAL	\$39,787.02	\$4.28

NET OPERATING INCOME	
Effective Gross Income	\$132,921.92
Cam Recoverable	\$37,287.03
Gross Operating Income	\$170,208.95
Gross Operating Income	\$170,208.95
Operating Expenses	\$39,787.02
NOI	\$130,421.93

EXTERIOR PHOTOS



BIRD'S EYE VIEW

EAST 25 ST

EAST 25 ST

E Airport Rd

E Airport Rd

OrlandoSanford
INTERNATIONAL AIRPORT

SUBJECT
SITE



TRANSIT & HIGHWAY ACCESSIBILITY



Major Highway Access

Situated minutes from I-4 and other major highways, the property ensures convenient access for deliveries, employees, and clients, further enhancing its commercial appeal and logistical efficiency.



Prime Airport Proximity

Directly across the street from Orlando Sanford International Airport, this property offers unparalleled advantages for businesses with logistics, air cargo, or national/international operations. This translates to reduced travel times, enhanced global connectivity, and access to a robust economic hub.



ORLANDO SANFORD INTERNATIONAL AIRPORT

The direct proximity to Orlando Sanford International Airport (SFB) is a significant asset for this property, offering unparalleled advantages for savvy investors.

SFB is a dynamic and growing economic engine for Seminole County, currently undergoing a major \$300 million expansion that includes new hangars, maintenance centers, and potentially a hotel, set to create over 1,000 new jobs. This substantial investment signals a commitment to long-term growth and increased activity, directly benefiting businesses in the immediate vicinity.

For investors, it translates into a property with strong appreciation potential, driven by the airport's ongoing development, increased traffic, and the bolstered local economy it fosters. For tenants, this means enhanced access to air cargo and logistics, critical for efficient supply chains and expanding market reach. This strategic location minimizes transportation costs and maximizes connectivity, making it an incredibly desirable hub for a wide range of industrial and commercial operations and securing its value for years to come.

LIFE IN SANFORD

Sanford, one of Central Florida's oldest incorporated cities, is well-known for its brick-lined streets, towering oaks, elegant storefronts, and large, nineteenth-century Victorian homes. Picturesque First Street, the center of Downtown Sanford, is a vibrant, entertaining, and enticing destination. Sanford is home to Seminole State College of Florida and the Central Florida Zoo and Botanical Gardens. Its downtown attracts tourists with shops, restaurants, a marina, and the beautiful Sanford RiverWalk

The City's RiverWalk is a bike/walk/run trail that spans a distance of several miles in Sanford's downtown area along the waterfront of Lake Monroe. The city completed multimillion-dollar streetscapes of 1st Street and Sanford Avenue in its historic downtown, using brick pavers, creating wider sidewalks, and adding trees, flowers, and benches. Sanford is connected to the central Florida commuter railway SunRail, with the station 2 miles from the downtown.





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