

FOR SALE

INDUSTRIAL BUILDINGS

601 W 27TH STREET

SANFORD, FL 32773



EXECUTIVE SUMMARY

601W 27th St is a rare industrial compound situated on a spacious 2.26-acre lot, featuring seven concrete buildings totaling approximately 29,028 square feet. The property is fully occupied by multiple tenants, offering immediate in-place income and strong potential for repositioning or future redevelopment.

Zoned GC2, the site allows for a wide range of commercial and industrial uses, making it ideal for investors or owner-users seeking yard space and flexible layout options. The buildings vary in ceiling height and layout, providing adaptability for different tenant needs. With its expansive yard area and solid concrete construction, the property is well-suited for contractors, logistics, or outdoor storage operations.

LOT SIZE	2.2 Acres
BUILDING AREA	29,028 SF
BUILDINGS	7
ZONING	GC-2
CONSTRUCTION TYPE	Concrete
CEILING HEIGHT	Varies
TENANCY	Fully Occupied
LEASE TERMS	Undisclosed (Tenants in Place)
YEAR BUILT	1999
NOI	\$254,382
CAP RATE	5.3%

OFFERING PRICE | \$3,900,000



RENT ROLL & EXPENSES

UNIT	TENANT	RENTABLE SF	MONTHLY RENT	MONTHLY CAM	ANNUAL RENT COLLECTED	GROSS \$ PSF	INCREASES	LEASE START	EXPIRATION	OPTIONS
601 A W 27 ST	Loyalty Barber Shop	700.00	\$ 735.00		\$ 8,820.00		5% Annually	10/1/2023	9/30/2025	1 year option at price to be negotiated later
601 B W 27 ST + storage 14 + 15	Hank Geis	800.00	\$ 1,000.00		\$ 12,000.00		5% Annually	2/1/2025	1/31/2028	3 year option with 5 % annual increases Option just for 601 B
601 C	Owner Occupied	200.00								
605 W 27 ST	JR Auto	2,620.00	\$ 2,300.00		\$ 27,600.00	\$ 10.53		10/1/23	11/20/26	1 3 year option 5% annual increase to be negotiated
609 W 27 ST	Extreme Auto	3,920.00	\$ 3,245.00		\$ 38,940.00	\$ 9.93	5 % Annually	10/1/2023	9/30/2026	3 year option at price to be negotiated later
2703 Druid	Klipz Kutz Barber Shop	2,000.00	\$ 2,000.00	Pays Own Utilities	\$ 24,000.00	\$ 12.00	Negotiated	8/22/2024	8/22/2025	1 year option at price to be negotiated later
2703 Druid	Car Detail	1,300.00	\$ 900.00		\$ 10,800.00			MTM		
2703 Druid	Disney Worker	1,300.00	\$ 795.00		\$ 9,540.00			MTM		
2703 Druid	Garage	700.00	\$ 428.00		\$ 5,136.00			MTM		
2710 Fench	mini Storage 37 units	8,000.00	\$ 6,000.00		\$ 72,000.00	\$ 9.00		MTM		
2702 French	Pure Momentum LLC	8,000.00	\$ 4,961.25		\$ 59,535.00	\$ 7.44		8/1/2021	8/1/2026	5 year option at price to be negotiated later
2702 French	Transport	2,000.00	\$ 2,000.00		\$ 24,000.00			MTM		
Yard			\$ 350.00		\$ 4,200.00			MTM		
Pit			\$ 400.00		\$ 4,800.00			MTM		
TOTALS		31,540.00	\$ 25,114.25		\$ 301,371.00					

RENT ROLL & EXPENSES

EXPENSES	
SALES TAX	\$9,041.13
TAXES	\$21,448.00
INSURANCE	\$13,000.00
UTILITIES	Paid by Tenant
MAINTENANCE	Paid by Tenant
LAWN CARE	\$2,200.00
TREES	\$1,300.00
TOTAL EXPENSES	\$46,989.13
NOI	\$254,384.87
CAP RATE	5.30%



EXTERIOR PHOTOS



BIRD'S EYE VIEW



LOCATION MAP



AUDI NORTH ORLANDO



HCA FLORIDA LAKE MONROE HOSPITAL



HEADQUARTER HYUNDAI



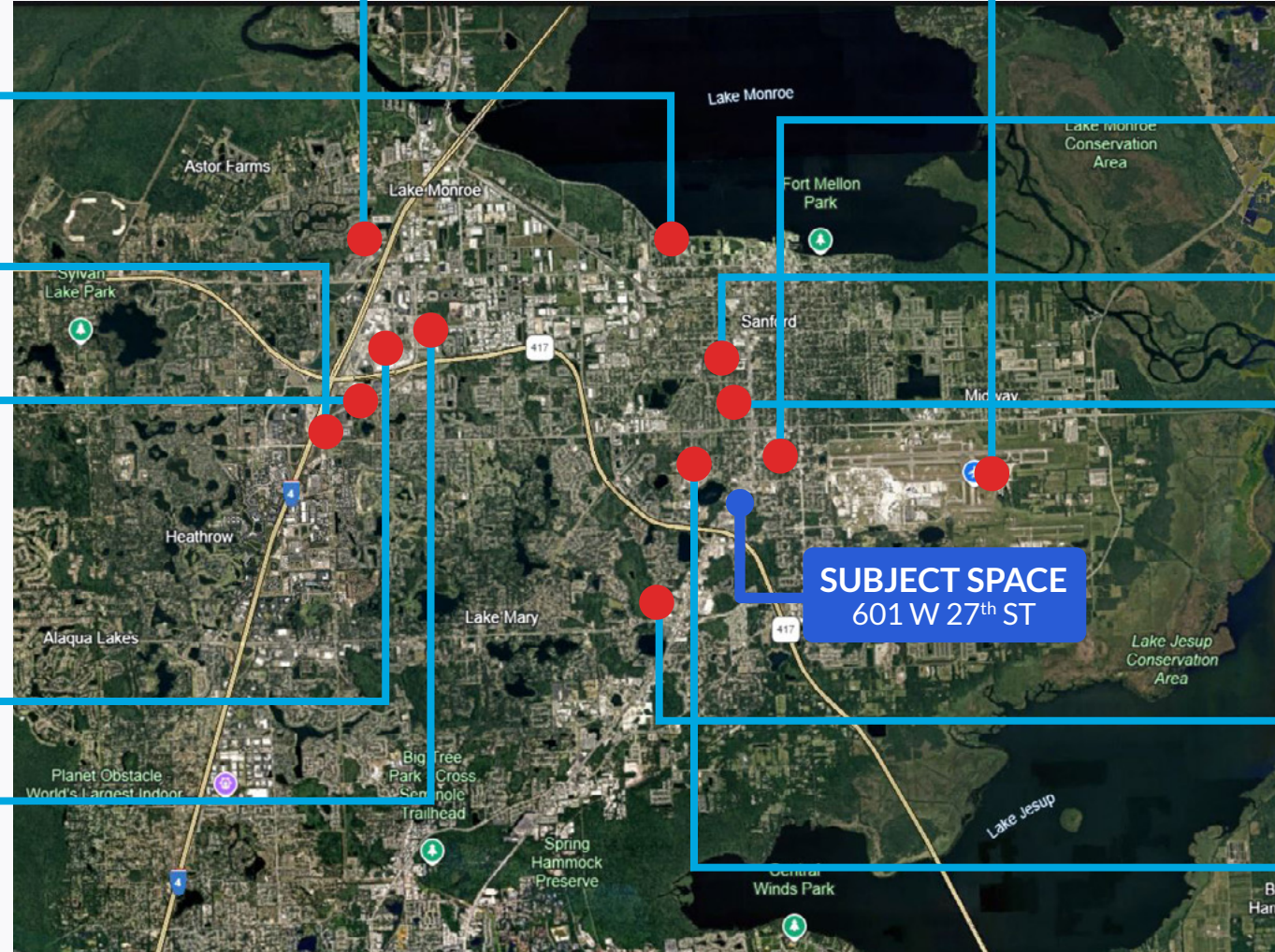
SAM'S CLUB



TARGET



WALMART SUPERCENTER



PINECREST ELEMENTARY SCHOOL



ORLANDO SANFORD INTERNATIONAL AIRPORT



SANFORD MIDDLE SCHOOL



AUTOZONE AUTO PARTS



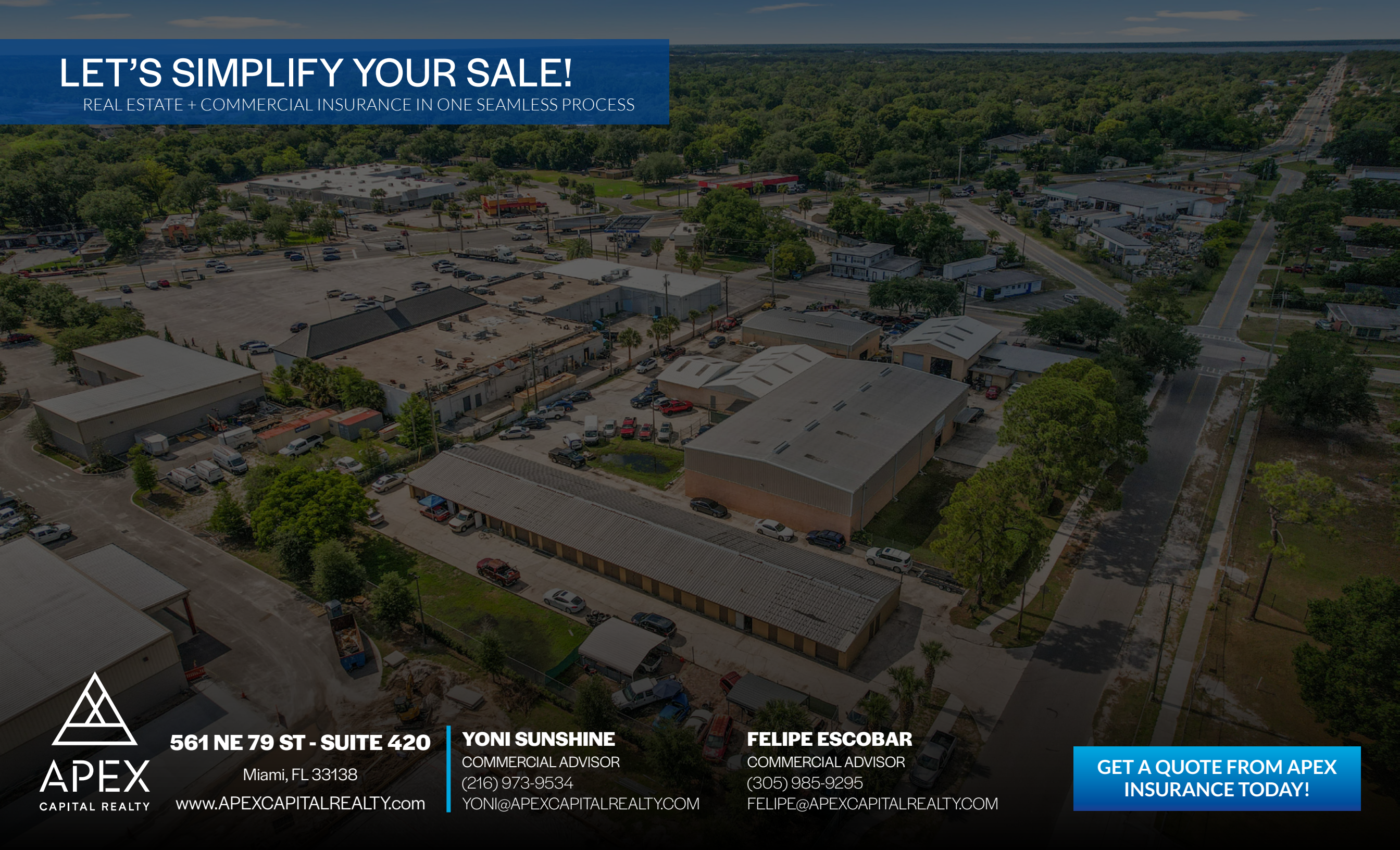
LOWE'S HOME IMPROVEMENT



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561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

YONI SUNSHINE

COMMERCIAL ADVISOR

(216) 973-9534

YONI@APEXCAPITALREALTY.COM

FELIPE ESCOBAR

COMMERCIAL ADVISOR

(305) 985-9295

FELIPE@APEXCAPITALREALTY.COM

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