



109 & 204 5TH ST (U.S. PIPE)

109 & 204,
5th St Orlando, FL 32824

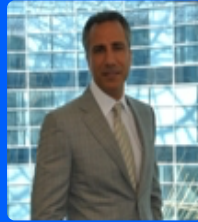
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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109 5TH ST,
ORLANDO, FL 32824

204 5TH ST,
ORLANDO, FL 32824



CURRENT CAPITAL
REAL ESTATE GROUP

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Built By: www.crebuilder.com





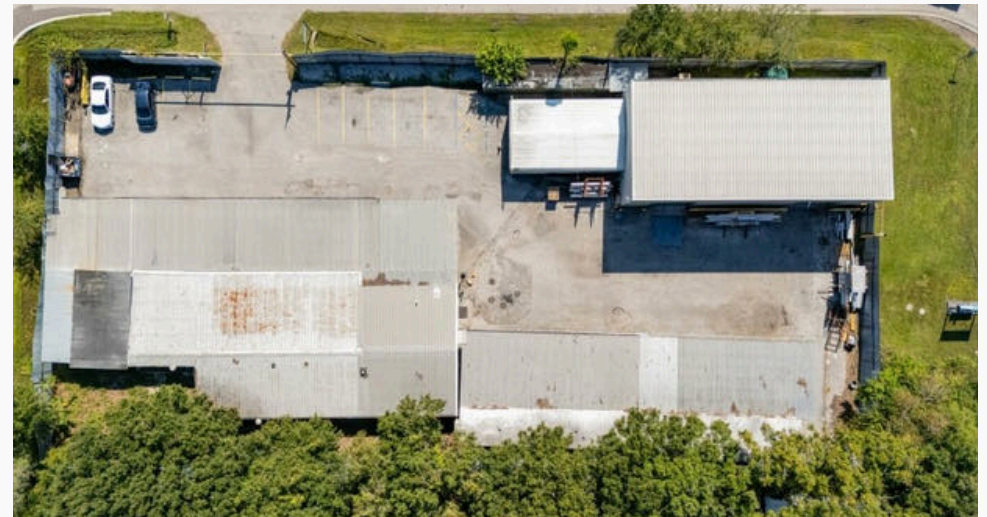
PROPERTY SUMMARY

Offering Price	\$8,500,000.00
NOI	\$510,994.22
CAP Rate	6.01%
Building SqFt	46,982 SqFt
Year Built	1974, 1992
Lot Size (SF)	132,810.00 SqFt
Parcel ID	01-24-29-8516-40-106 & 01-24-29-8516-50-201
Zoning Type	INDUSTRIAL - IND-2/IND-3
County	Orange
Coordinates	28.427950,-81.375287

INVESTMENT SUMMARY

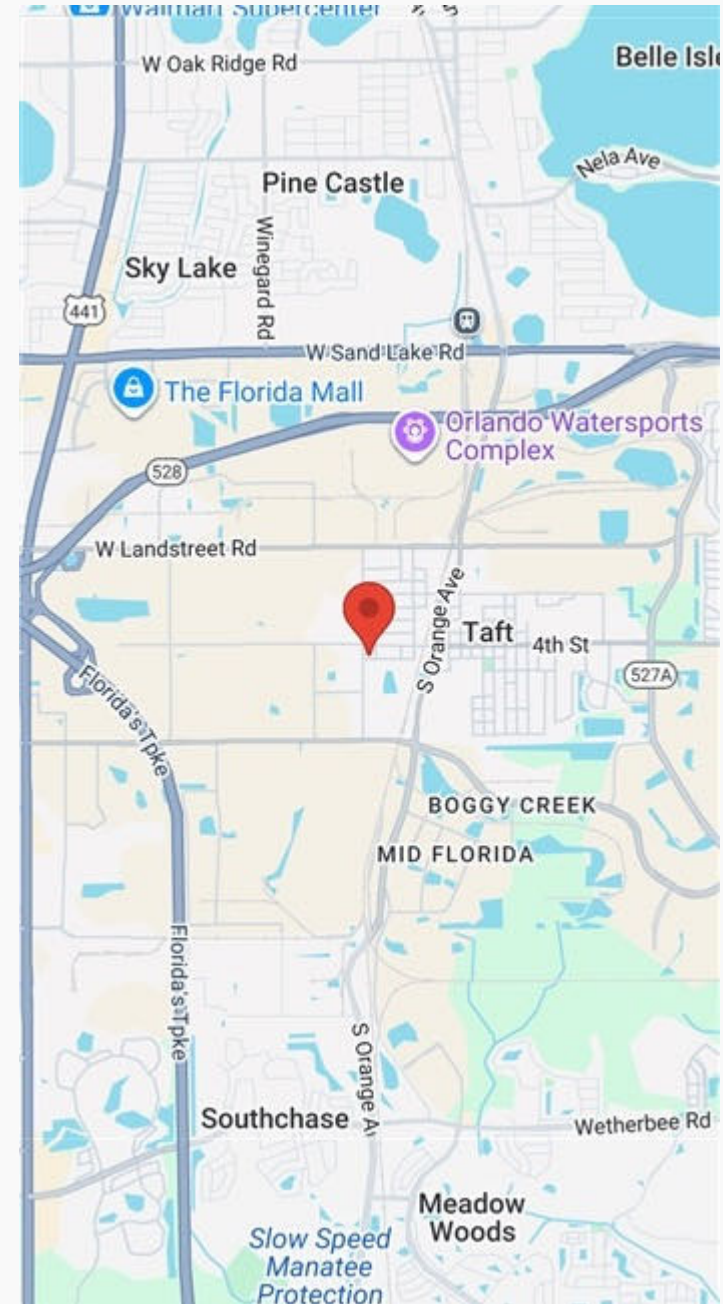
Current Capital Realty is proud to exclusively present the NNN Industrial asset for sale,

109 & 204 5th St, Orlando, FL 32824. This manufacturing a modern, full-featured industrial investment. Full system powering 46,982 sqft. with 16'-22' ft ceilings. Loading bays, indoor and outdoor storage, and employee parking are configurable on two lots with a combined 3.05 acres. This is the perfect location for an investor seeking a strong NNN Industrial tenant, with a turn-key CRE property in a fast-growing market. US Pipe, are well established and industry leading company that have just signed an extension for another 5-year term.



INVESTMENT HIGHLIGHTS

- This two property opportunity has been improved with over one acre of freestanding warehouses for a combined total of 46,982 square feet of building area.
- Property features include protective fencing for security and privacy.
- This opportunity is well located in the greater Orlando market and this facility, secure destination for the piping manufacturing business servicing florida and the south east.
- The buildout consists of numerous offices, work stations, manufacturing and production areas, a nice entry area, a large showroom, inside and product and equipment storage areas and restrooms.
- The property is well positioned in an industrial submarket and access to the Florida Turnpike access, Martin Anderson Beachline Expressway and Orlando International Airport





US PIPE
INDUSTRIAL

STOP

Customer
Pick Up & Delivery

RENT ROLL

Unit	Tenant	Size	Rent / SF	Annual Base Rent	Exp. Reimb.	Lease Type	Lease Start	Lease End	Notes
109 & 204	US Pipe	100%	\$10.87	\$510,994.22	39,291.18	NNN	01/01/2026	12/31/2031	
	Total Occupied			\$510,994.22					
	Total	100%		\$510,994.22	\$39,291.18				

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing In Place	\$8,500,000.00
NOI In Place	\$510,994.22
Cap Rate Year 1	6%
Annual Escalations	4%
CAP Rate Year 2	6.25%
NOI Year 2	\$531,433.99

General Information

Analysis Period	2026-2027
Analysis Start Date	01/01/2026

Expense Breakdown

Property Tax Total	\$39,291.18
Expenses	\$39,291.18

CASH FLOW PROJECTIONS

	2026	2027
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE SCHEDULED	\$510,994.22	\$531,433.99
BASE RENTAL REVENUE TOTAL	\$510,994.22	\$531,433.99
POTENTIAL GROSS REVENUE	\$510,994.22	\$531,433.99
EFFECTIVE GROSS REVENUE	\$510,994.22	\$531,433.99
OPERATING EXPENSES		
PROPERTY TAX TOTAL	Est. \$41,495.21	Est. \$43,637.07
OPERATING EXPENSES	Est. \$41,395.21	Est. \$43,637.07
NET OPERATING INCOME	\$510,994.22	\$531,433.99
CAP RATE	6%	6.25%



TENANT PROFILE



US Pipe

U.S. Pipe is a manufacturing and fabrication company that provides ductile iron pipe and other products for water and wastewater systems. As a Quikrete company, it serves governments, municipalities, and water departments, offering a range of products such as restrained joint pipe, gasket

Company Overview

Parent company: Quikrete

Founded: 1899

Mission: To provide high-quality products for the water and wastewater industries and be a leader in innovation

Headquarters: Birmingham, Alabama

Products and services

Ductile iron pipe: The company is a major producer of ductile iron pipe, a resilient and durable material for water systems.

Specialty products: Offers a full range of products for the water and wastewater industries, including restrained joint pipe, gaskets, and fittings.

Fabrication: Provides custom ductile iron fabrications, including large steel fabrications, specialty linings, and coatings.

Innovation: Known for innovating technologies such as the TYTON Joint pipe and various restrained joint systems that improve installation and system integrity.

Industry and impact

Customer base: Serves local governments, municipalities, water departments, and other businesses.

Geographic reach: Products are used throughout the United States and internationally.

Industry leadership: Considered a leader in the waterworks industry, with over a billion feet of TYTON Joint pipe installed worldwide.

Contribution to public health: Provides essential products for the delivery of clean water, which is vital for public health and safety.

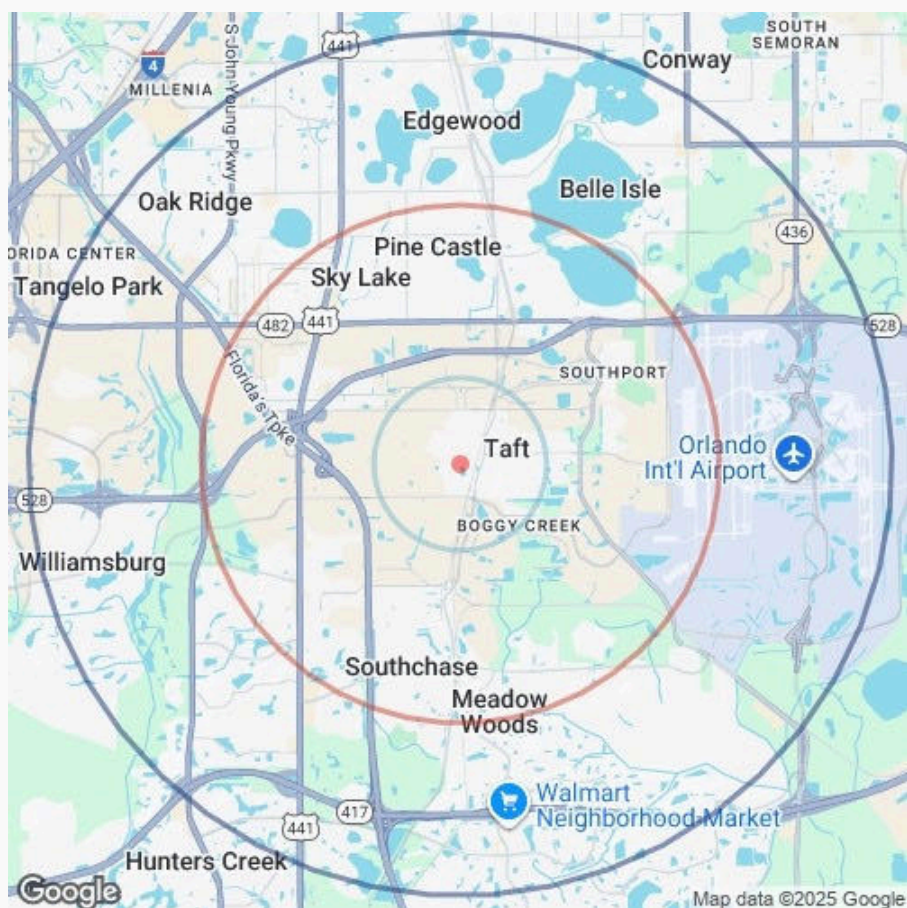






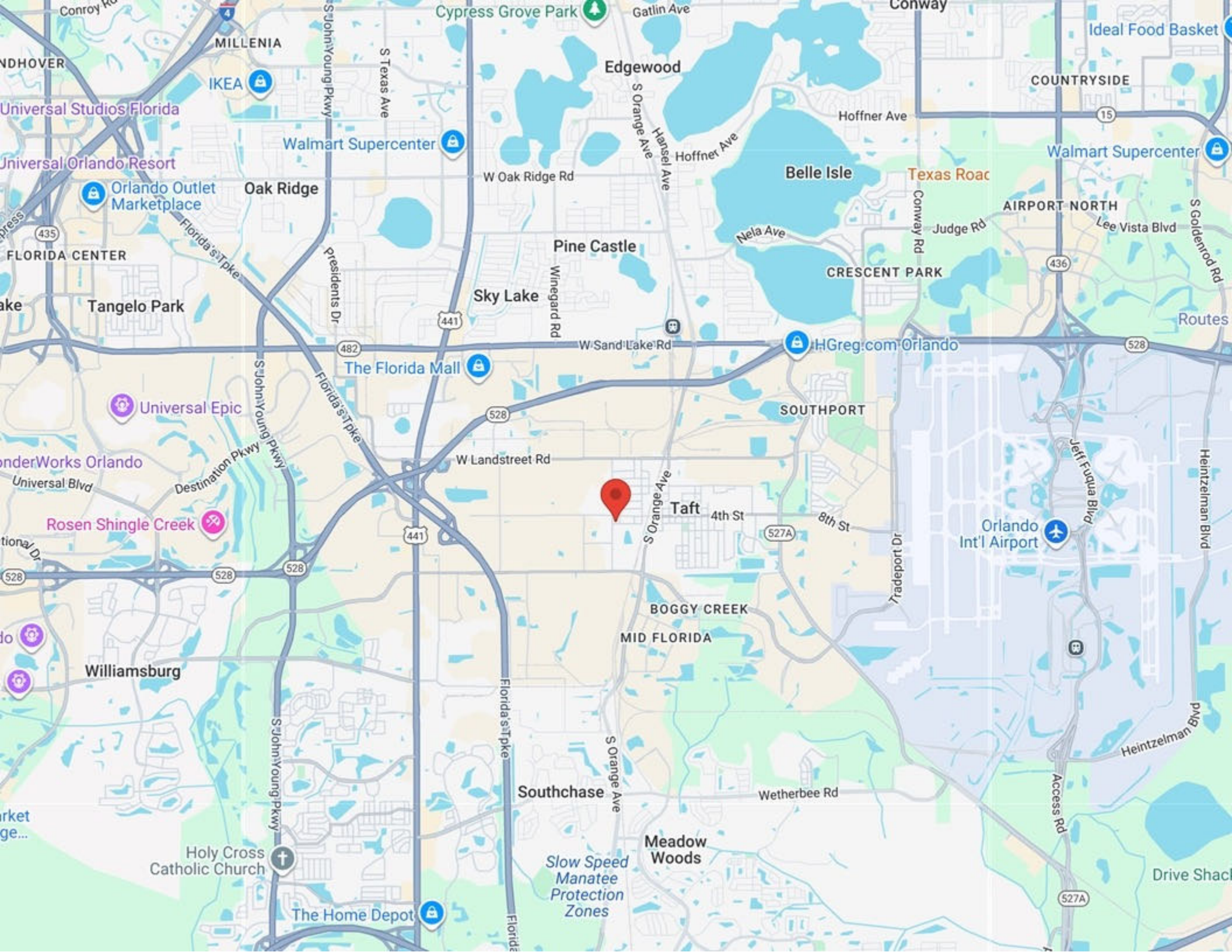
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,960	34,177	114,274
2010 Population	2,144	39,759	143,876
2025 Population	2,225	49,365	177,675
2030 Population	2,204	50,753	182,772
2025-2030 Growth Rate	-0.19 %	0.56 %	0.57 %
2025 Daytime Population	10,655	87,284	215,644



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	58	1,045	4,024
\$15000-24999	65	987	3,732
\$25000-34999	128	1,332	4,529
\$35000-49999	122	2,208	6,903
\$50000-74999	102	2,609	10,557
\$75000-99999	112	2,237	8,606
\$100000-149999	122	3,200	12,394
\$150000-199999	11	1,142	5,174
\$200000 or greater	47	1,497	4,945
Median HH Income	\$ 53,554	\$ 74,339	\$ 76,505
Average HH Income	\$ 74,890	\$ 97,474	\$ 99,051

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	687	11,736	40,432
2010 Total Households	767	13,451	49,995
2025 Total Households	768	16,257	60,865
2030 Total Households	766	16,737	62,646
2025 Average Household Size	2.9	3.02	2.9
2025 Owner Occupied Housing	522	9,791	32,489
2030 Owner Occupied Housing	554	10,537	34,720
2025 Renter Occupied Housing	246	6,466	28,376
2030 Renter Occupied Housing	212	6,199	27,926
2025 Vacant Housing	54	913	3,707
2025 Total Housing	822	17,170	64,572



Taft

4th St

8th St

BOGGY CREEK

MID FLORIDA

Southchase

Meadow Woods

MILLENNIA

Edgewood

Belle Isle

Texas Roac

Pine Castle

CRESCENT PARK

AIRPORT NORTH

Sky Lake

SOUTHPORT

Orlando Int'l Airport

Williamsburg

Holy Cross Catholic Church

The Home Depot

Universal Studios Florida

Universal Orlando Resort

Orlando Outlet Marketplace

Universal Epic

WonderWorks Orlando

Rosen Shingle Creek

Walmart Supercenter

Walmart Supercenter

The Florida Mall

H.Greg.com Orlando

Ideal Food Basket

COUNTRYSIDE

FLORIDA CENTER

Tangelo Park

Oak Ridge

ANDHOVER

IKEA

Cypress Grove Park

Gatlin Ave

15

435

441

482

528

441

528

528

527A

527A

Slow Speed Manatee Protection Zones

Drive Shack

Heintzelman Blvd

Heintzelman Blvd

Access Rd

Tradeport Dr

Jeff Fuqua Blvd

Conway Rd

Lee Vista Blvd

S Goldenrod Rd

Routes

S Orange Ave

Hansel Ave

Winegard Rd

Winegard Rd

W Sand Lake Rd

W Landstreet Rd

S Orange Ave

Florida's Tpk

S Orange Ave

S John Young Pkwy

Presidents Dr

Florida's Tpk

Destination Pkwy

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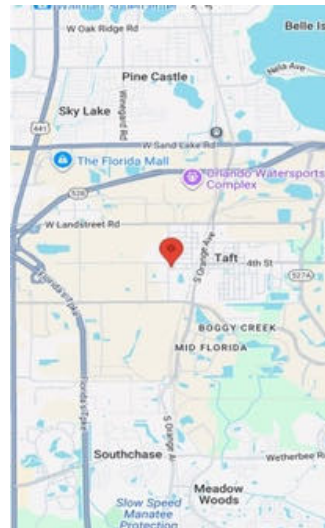
Market

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ABOUT ORLANDO

Orlando (or-LAN-doh) is a city and the county seat of Orange County, Florida, United States. Part of Central Florida, it is the fourth-most populous city in the state and its most populous inland city, with a population of 333,854 in 2024. The Orlando metropolitan area, with close to 3 million residents, is the third-largest metropolitan area in Florida and 20th-largest in the United States.



CITY OF ORLANDO

Incorporated	7/30/1875
AREA	
City	119.1 sq mi
Land	110.8 sq mi
Water	8.2 sq mi
Elevation	82 ft
POPULATION	334,854 (2024)

CONFIDENTIALITY STATEMENT

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE CURRENT CAPITAL REALTY ADVISORS FOR MORE DETAILS.

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