70RSALE 26,182 SF





WAREHOUSE WITH OFFICE

1085 BELLE AVE, WINTER SPRINGS, FL 32708

INVESTMENT **HIGHLIGHTS**

- 26,182 SF metal warehouse building
- Warehouse is insulated including multiple Big Ass Fans
- Single tenant, NNN lease
- Lease Expriation May 2029
- 3% annual escalations

- Weighted NOI upon renewal: \$236,370
- Personal Guarantee
- Additional 5ac contiguous to Subject is available
- Significant upside upon lease expiration

/	Address:	1085 Belle Ave, Winter Springs FL 32708
/	Building Size:	26,182 sf
/	Office Area:	7,800 sf
/	Site Area:	3.47 acres
/	Clear Height:	20'
/	Loading:	2 bay doors: Grade level bay door (12') Loading dock with 12' bay door
/	Zoning:	Commercial General
/	Parcel ID:	04-21-30-521-0000-0020

DEMOGRAPHICS



201,211 **POPULATION**Within 5 Miles

704,200 **POPULATION** Within 10 Miles



\$102,697 **AVG. INCOME** Within 5 Miles

\$106,529 **AVG. INCOME** Within 10 Miles



81,240 **# OF HOUSEHOLDS** Within 5 Miles

276,238 # OF HOUSEHOLDS Within 10 Miles



197,214 **DAYTIME POP.**Within 5 Miles

763,580 **DAYTIME POP.**Within 10 Miles







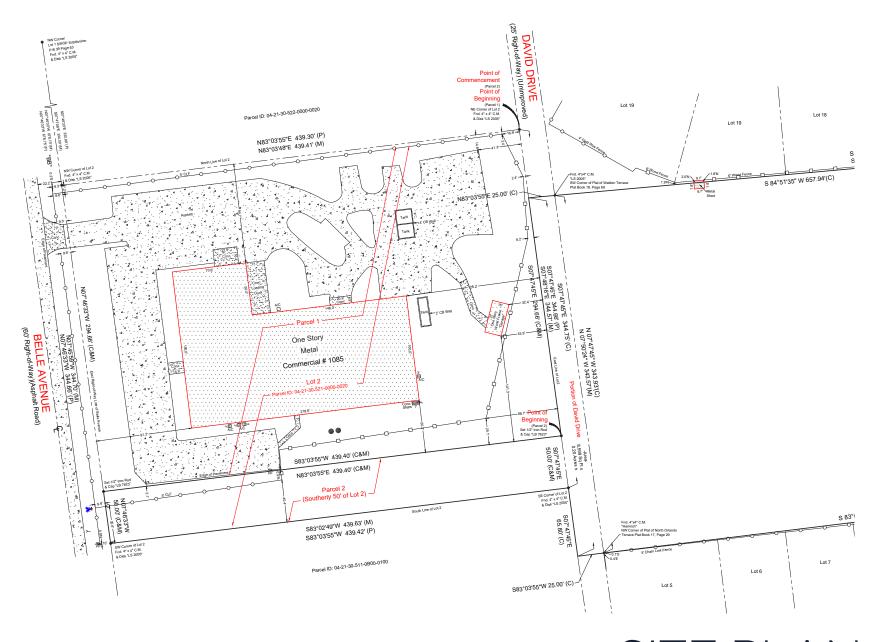




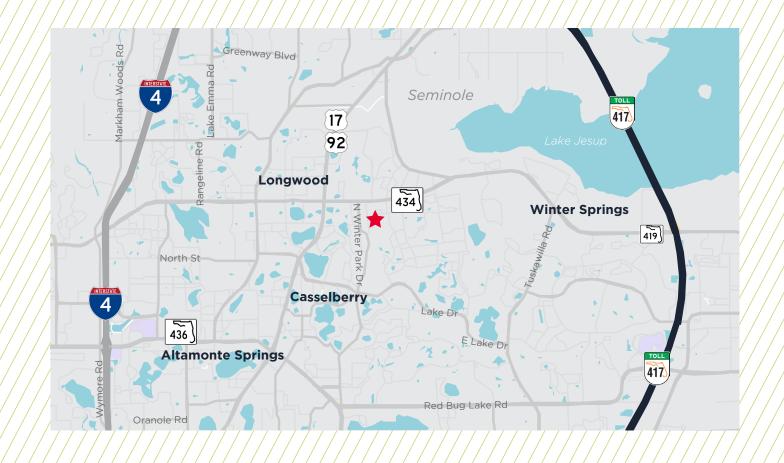








SITE PLAN **26,182 SF**



0.3 MILES

TO SR 434

4.8 MILES

TO I-4 ACCESS

7.0 MILES

TO SR 417 ACCESS

9.9 MILES

TO ORLANDO-SANFORD INTERNATIONAL AIRPORT

15 MILES
TO DOWNTOWN ORLANDO

CONTACTION

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