

EDGEWATER EXCHANGE PARK

6962 Edgewater Drive, Orlando, FL 32810



FOR SALE
Contact Broker for Pricing

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Apopka, FL 32703
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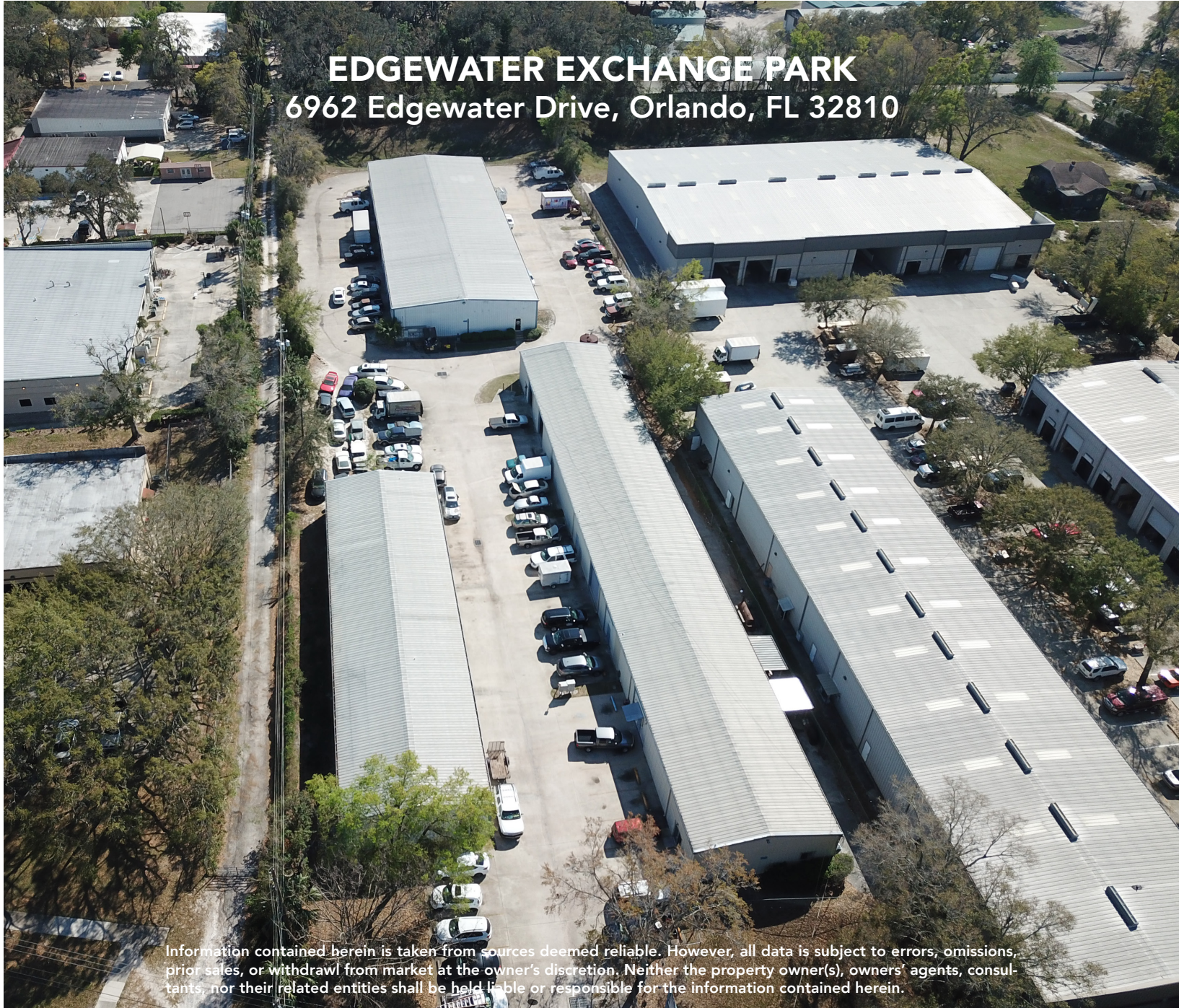
TEAM OVERVIEW



Solomon Attaway
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LEAD AGENT
POINT OF CONTACT



Trey Vick
Chief Executive Officer
EXECUTIVE
SUPPORT



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INVESTMENT SUMMARY

V3 Commercial Advisors is thrilled to exclusively bring to market the Edgewater Exchange Park in Orlando, FL.

The Property consists of 3 metal warehouse buildings on 2.59 acres totaling of 30,411 SF of building space that is currently leased to 9 local tenants (11 separate units). This is a great opportunity for an owner/user to occupy 1, 2, or 3 of the buildings and lease out the building(s) that they do not need to offset ownership costs.

It has one point of ingress/egress on Edgewater Drive which sees 23,000 AADT. It is just outside the city limits of Orlando in unincorporated Orange County. It is zoned C-3, which is an extremely versatile designation that allows for industrial, office and retail uses.

The northwest Orange County sub-market has experienced extreme growth over the last 5 years boasting a sub 4% vacancy rate for industrial properties. Rent growth has been strong in the submarket since the beginning of 2021 and the annual rate of growth is now up to 15.5%, inline with the wider market average. With more than 20% of Orlando's industrial stock, NW Orange County is the second-largest submarket in the metro by inventory. The area is serviced by numerous major roadways, including Interstate 4, the Florida Turnpike, and U.S. Route 441.



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BUILDINGS

1. #6962 - 10,400 SF
2. #6950 - 6,000 SF
3. #6956 - 14,011 SF

Total: 30,411 SF



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INVESTMENT FACTS

| | |
|------------------------------|---|
| Lot Size: | 2.59 Acres |
| Building Size: | #6962 - 10,400 SF #6950 - 6,000 SF #6956 - 14,011 SF Total: 30,411 SF |
| Security: | Fully-fenced with gate at entrance |
| Year Built: | 1984 and 1990 |
| Construction: | Metal |
| Clear Height: | #6959: 14' at eave, 16' at peak #6956: 16' at eave, 18' at peak #6962: 14' at eave, 16' at peak |
| Loading: | 24 grade level roll-up doors |
| Power: | 3 phase |
| Roof: | Corrugated Metal; Original to building construction |
| Zoning: | C-3 - Allows for industrial as well as retail |
| Stormwater retention: | On-site |
| Tenants: | Nine local tenants, most on month-to-month leases *Rent roll available upon request |
| No. of Suites: | 11 |

LOCATION INFORMATION

- Centrally located in northwest Orange County
- Allows for easy access to SR 429, SR 414, Turnpike, and I-4
- Directly on the northern most part of Edgewater Drive which sees 23,000 AADT
- Northwest Orange County has strong demand for Industrial users with less than 4% of space being vacant in the sub-market.



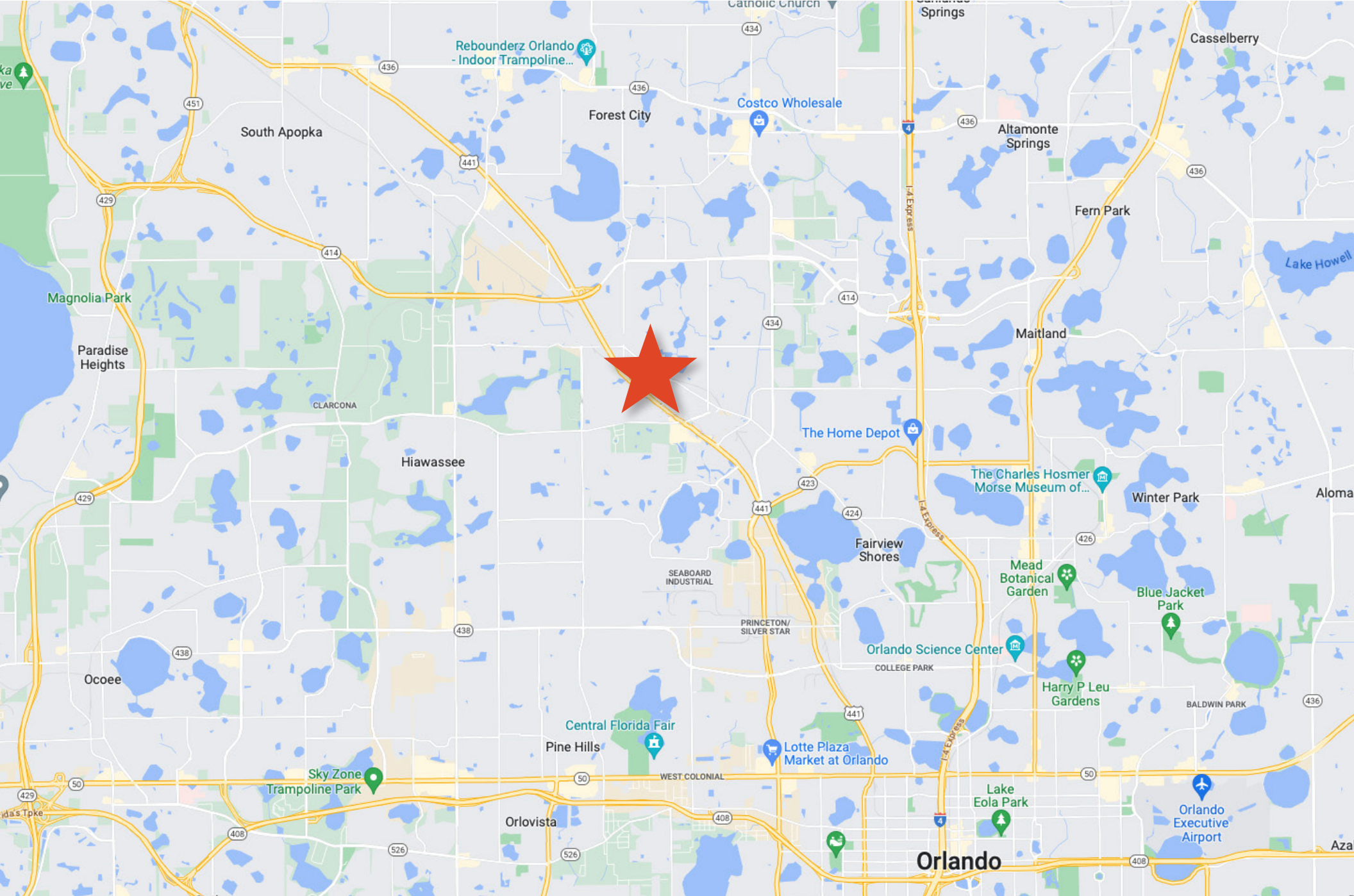
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SUBMARKET SUMMARY

NW Orange County is one of the fastest growing submarkets in Central Florida having added more than 10% of its total inventory in the last five years. Much of the new development activity and accompanying tenant demand has been occurring along the State Road 429 corridor in Apopka where there is an ample supply of relatively affordable and developable industrial land. Vacancy here has compressed to 3.1% after several recent lease deals over 50,000 SF within the past year. Medline, Kramer America, Frito-Lay and Chadwell Supply have all signed leases in NW Orange County in the last year alone, and tenant demand remains solid.

Construction activity has picked up significant steam in the last few years and there was a total of 630,000 of new industrial space delivered during the trailing 12-month period. Another 4.7 million SF is underway, and a major supply wave of nearly 3 million SF is expected by the end of 23Q1. Rent growth has been strong here since the beginning of 2021 and the annual rate of growth is now up to 15.5%, in line with the wider market average. The pace of that growth is expected to decelerate beginning in 2023, declining to the single digits by the end of the year. Investment activity has also been robust over the last 12 months with total sales volume of \$191 million taking place during that time, roughly 15% of the total industrial sales volume in the Orlando market.

With more than 20% of Orlando's industrial stock, NW Orange County is the second-largest submarket in the metro by inventory. The area is serviced by numerous major roadways, including Interstate 4, the Florida Turnpike, and U.S. Route 441. However, it lacks immediate access to direct rail and air amenities found in SE Orange County. Therefore, the logistics and distribution assets tend to skew slightly toward more localized distribution, and the average property size tends to be smaller than inventory closer to the airport.

OVERVIEW

North West County Industrial

635K

12-Mo Deliveries in SF

782K

12-Mo Net Absorption in SF

3.1%

Vacancy Rate

15.5%

12-Mo Rent Growth

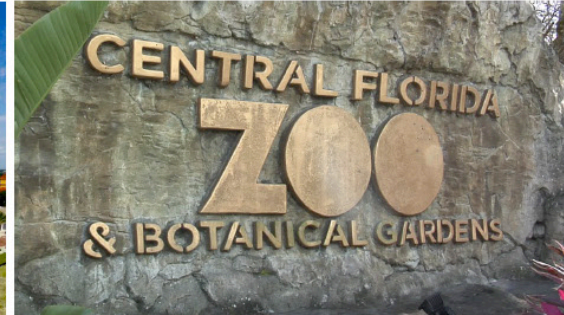
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GREATER ORLANDO MSA

While Orlando is renowned worldwide for its tropical climate and relaxed lifestyle, the region also is one of the top 10 locations in the country for business. From corporate headquarters to regional distribution centers, from product manufacturing to high tech research, the region of Orange, Seminole, Osceola, and Lake counties and the City of Orlando spans a dynamic economic spectrum.

Major international companies have a presence in Orlando. Walt Disney Company, Lockheed Martin, Siemens Energy, Mitsubishi-Hitachi Power Systems, L-3 Communications, Science Applications International Corporation (SAIC), Electronic Arts, Northrop Grumman, Darden Restaurants, Verizon Communications, Tupperware Brands Corp., American Automobile Association (AAA), Ruth's Chris Steak House, Deloitte and more. Orlando is also home to the U.S. operations of Germany's Siemens Energy, Japan's Mitsubishi Hitachi Power Systems, Spain's Indra System, Australia's Adacel to name a few. In total, more than 150 international companies, representing about 20 countries, have facilities in Orlando.

Tourism — and the tax revenue generated from it — enables substantial infrastructure investment that further enhances the quality of life. The region provides a rich lifestyle for residents through cultural opportunities, arts, fashion, music, amateur and professional sports, favorable weather and abundant recreational activities. From a brand-new performing arts center and MLS stadium to a renovated Camping World Stadium, Orlando is also home to the Amway Center, named among the nation's top sports venues.



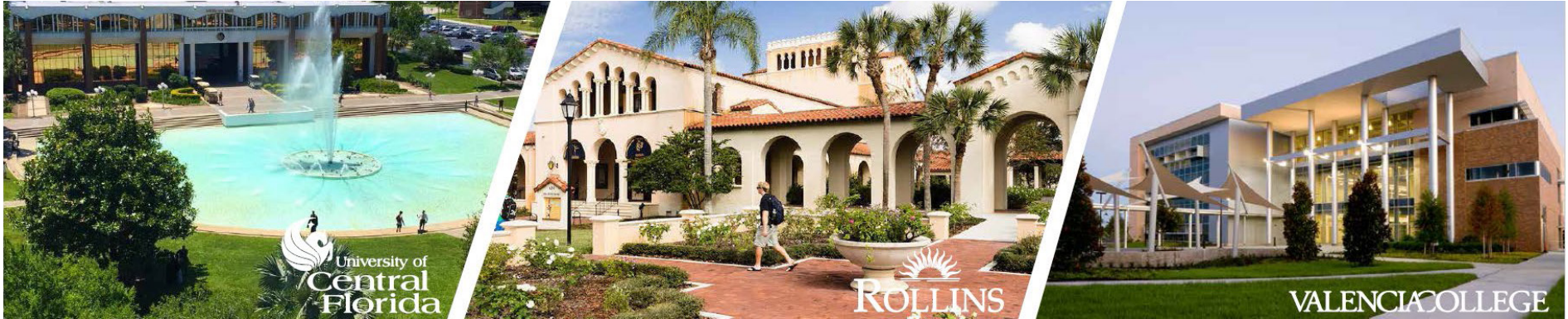
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The Greater Orlando Area is home to more than 35 colleges, universities, technical schools and private institutions, offering a mutually beneficial relationship to major employers of the region with direct recruiting from campuses.



#1

Fastest Growing Job Market in the Nation (2022)

7%

YoY Job Growth (4.58% U.S.)

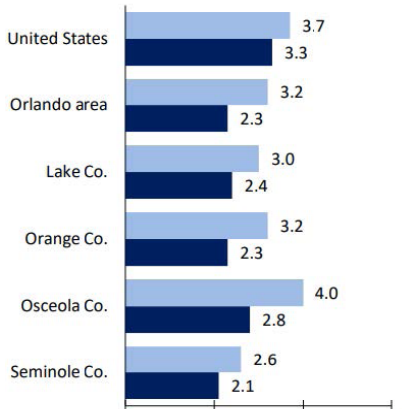
6.2%

Wage Growth (5.9% U.S.)

14.3%

Median Home Value Growth (Top 50 Largest U.S. Metros)

Unemployment rates



Source: U.S. BLS, Local Area Unemployment Statistics

The Central Florida Research Park (CFRP) near the University of Central Florida (UCF) is the largest research park in Florida, the fourth largest in the United States by number of employees spanning over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation's military simulation and training programs.



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ABOUT SOLOMON

Solomon is a Central Florida native and has spent years building an impressive resume in the Commercial Real Estate Industry. He has overseen the leasing of a 200,000+ portfolio of commercial space for a private family office as well as leased property for national institutional investors and local private investors. Additionally, Solomon has represented many national, regional, and local tenants such as Burgerfi, Northwest Federal Credit Union, and HPH Restaurant and Development Group. On top of this leasing experience, Solomon has completed various types of owner/user and investment sale transactions over multiple types of assets; representing both buyers and sellers. One characteristic that sets Solomon apart is his creativity in deal structures; always finding a way to close a deal with his client's best interests in mind. He has a Florida Broker's license and is a member of ICSC. Solomon Graduated from Florida State University in 2016 with a B.S. in Economics.

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