

**FOR
SALE**

NNN INVESTMENT PROPERTY

WITH MASSIVE UPSIDE

**1717 DIPLOMACY ROW
ORLANDO, FL 32809**



PRO
SOUND & VIDEO

CONTACT

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Results Real Estate Partners, LLC

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www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

- 43,451 SF Concrete Building Built in 1967 and renovated in 2014
- Fenced 2.75 Acres Zoned I-2/I-3 (County) 150' truck court, 105+ Spaces
- 33,801 SF of warehouse space with 4 dock doors and 1 ramp access with 15' clear and the warehouse was formally under air, Sprinklered
- Motorized Doors and Gates, 3 Dock Levelers, 1,200 AMP 480 Volt 3 Phase Power, 250KW Generator, and 2nd Floor Mezzanine Storage
- 9,650 SF of High-End Office Space built in 2014, Fiber at the building
- Video Security, Creston Automation, Card Access at all Doors, Drop Air/Electrical Drops in Service Areas, Motorized Shades, Multiple Kitchens/Break Areas, Assembly Bathrooms, Large Training Room, Newer HVAC units, Server Room, and Outside Break Area
- Firestone TPO Roof done in 2014 with Renewable Warranty
- 4 Years left on Lease, No Options, 50% below market rents.
- Absolute NNN lease with NOI of \$228,525.

Sales Price: \$6,500,000 (\$150 PSF or 3.5% CAP Rate)

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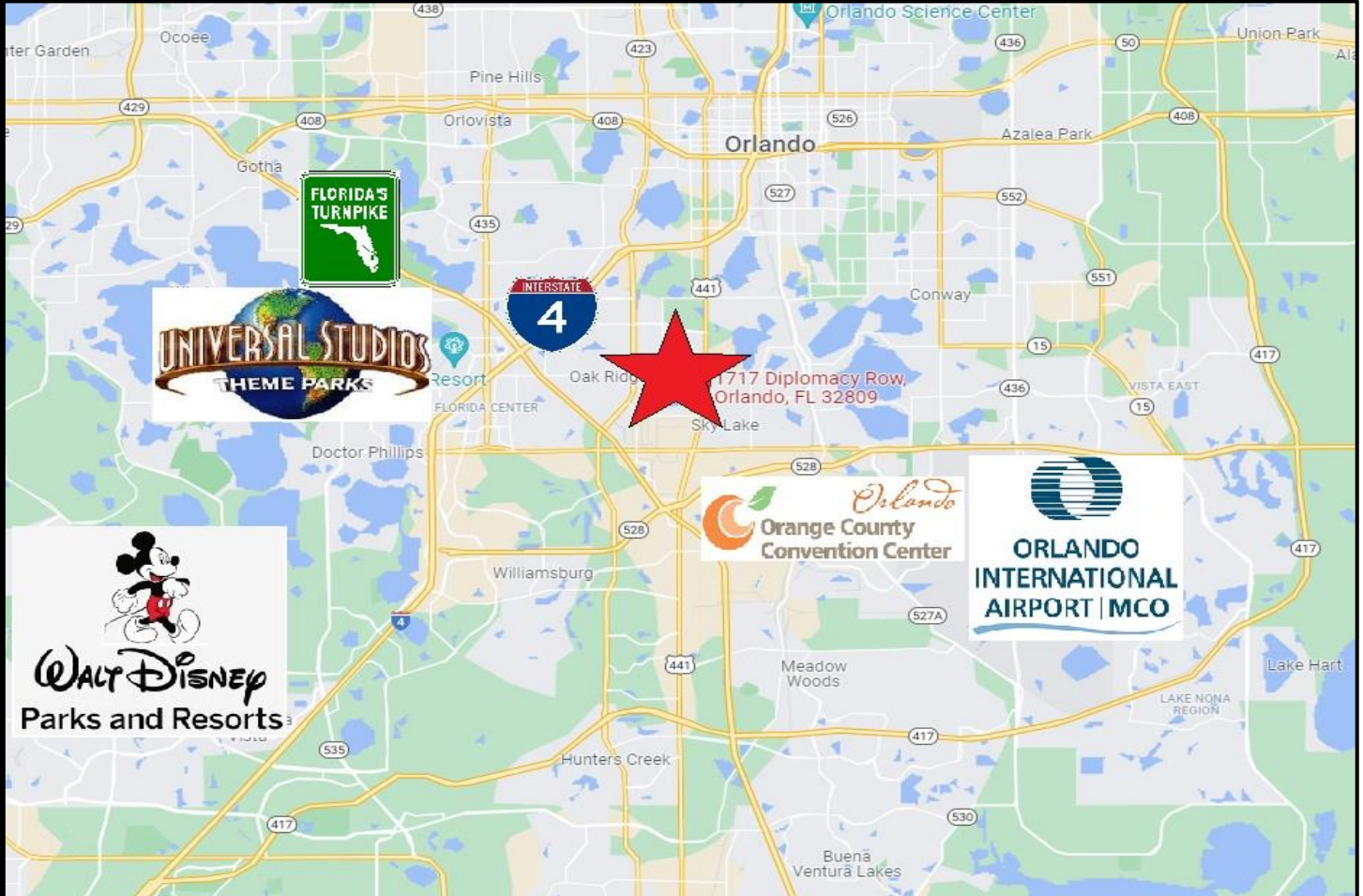
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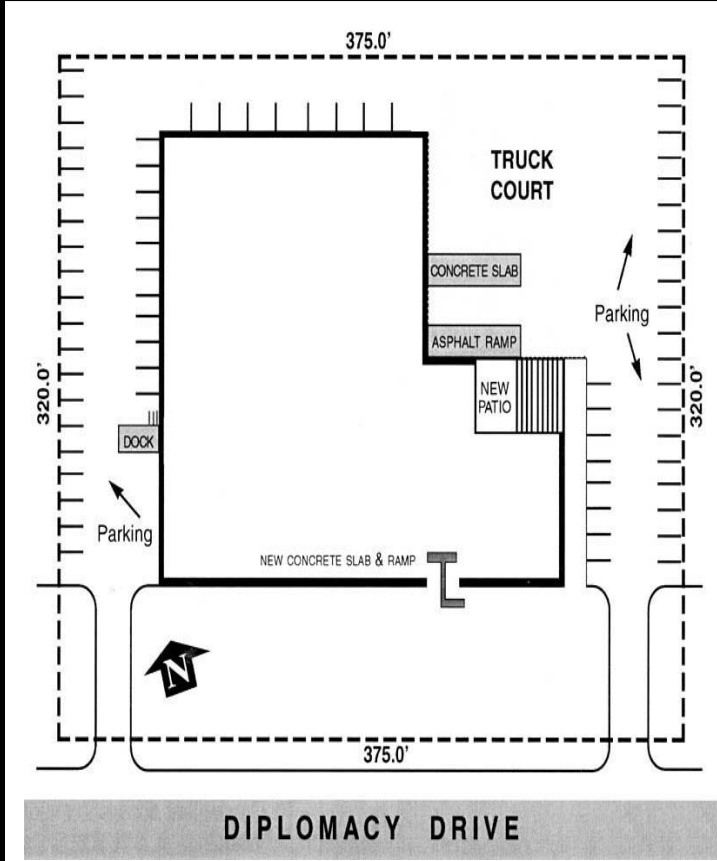
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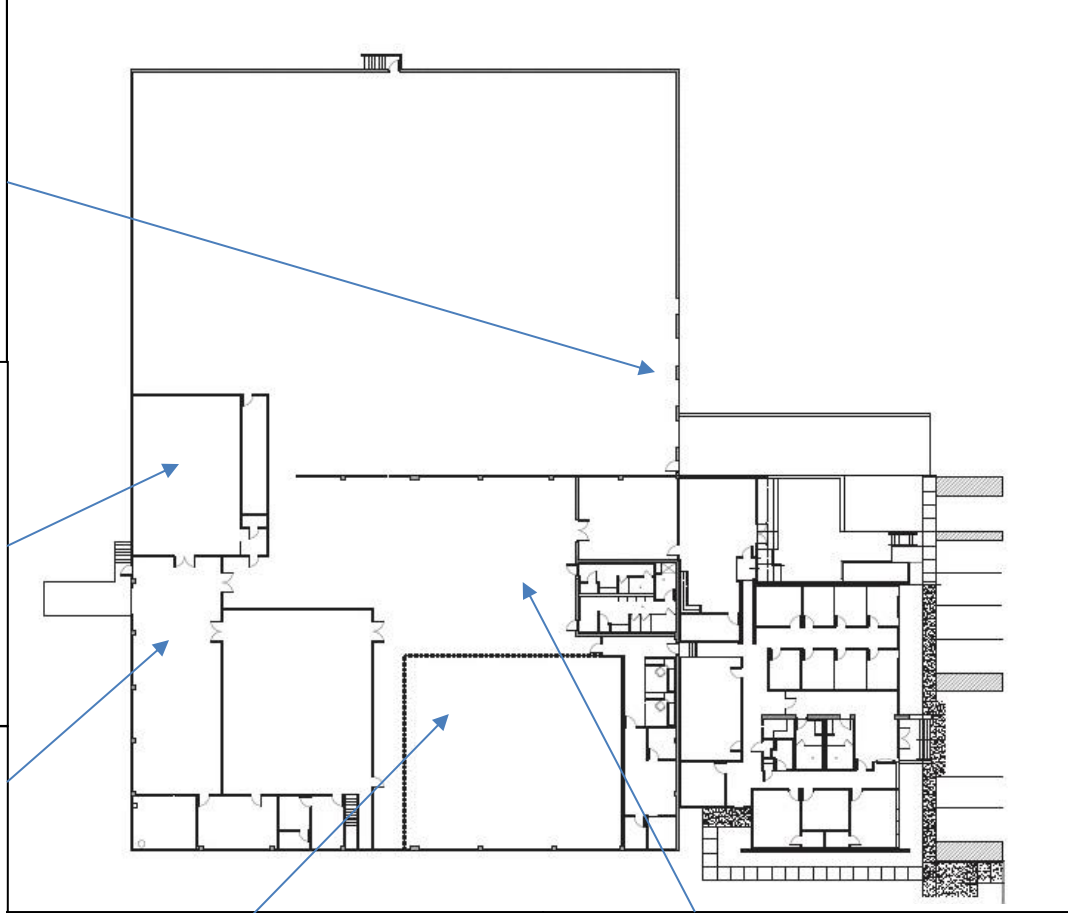
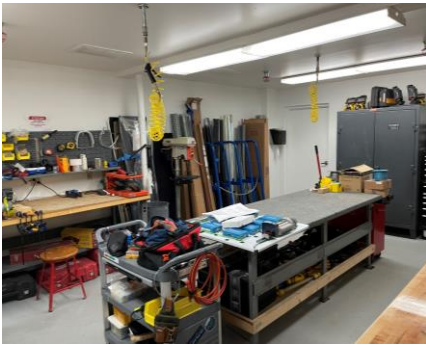
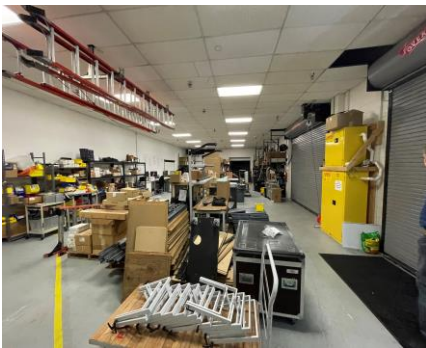
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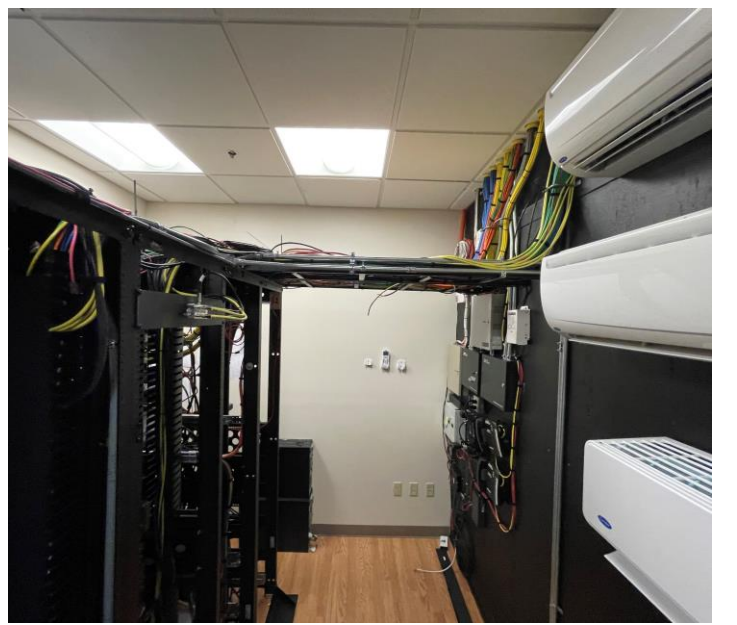
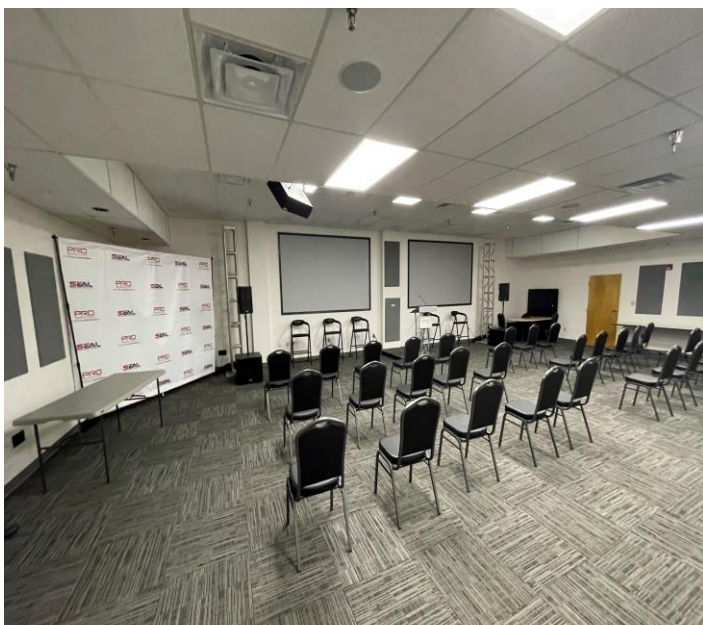
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About the Tenant: <https://www.prosound.net>

ProSound and Video is a global leader in Audiovisual and Entertainment Technology

ProSound was created in 1975 and employees 161 people and is a leader in the industries of audio visual and entertainment company that provides services as follows:

1. High end live productions
2. System integration
3. Virtual Technology
4. Equipment Sales

Solotech acquired ProSound in 2020 and did a 6-year lease on this custom modified facility for ProSound's specific use and needs. The lease was below market value at the time of signing but additional consideration was given since Solotech purchased the company that owned the facility.

4 Year are left at below market rents

- Current Base Rent is \$5.31 NNN or \$19,043/month
- Current NOI: \$228,525 or a 3.5% Cap Rate
- CPI-U annual increases on the anniversary date of the lease
- No Options to renew
- Market Rent for this building would be in the \$9-11 NNN range.
- Extremely hard to replace the quality of buildout and in Orlando's premier industrial Park (Orlando Central Park)
- Strategically located near the attractions (Universal Studios, Disney World, Orange County Convention Center so the location is near the clients it services.

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