

**FOR
SALE**

NNN INVESTMENT PROPERTY
MULTI-TENANT 100% AC WAREHOUSE
2426-2440 VISCOUNT ROW
ORLANDO, FL 32809



PRO
SOUND & VIDEO

CONTACT

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PROPERTY HIGHLIGHTS

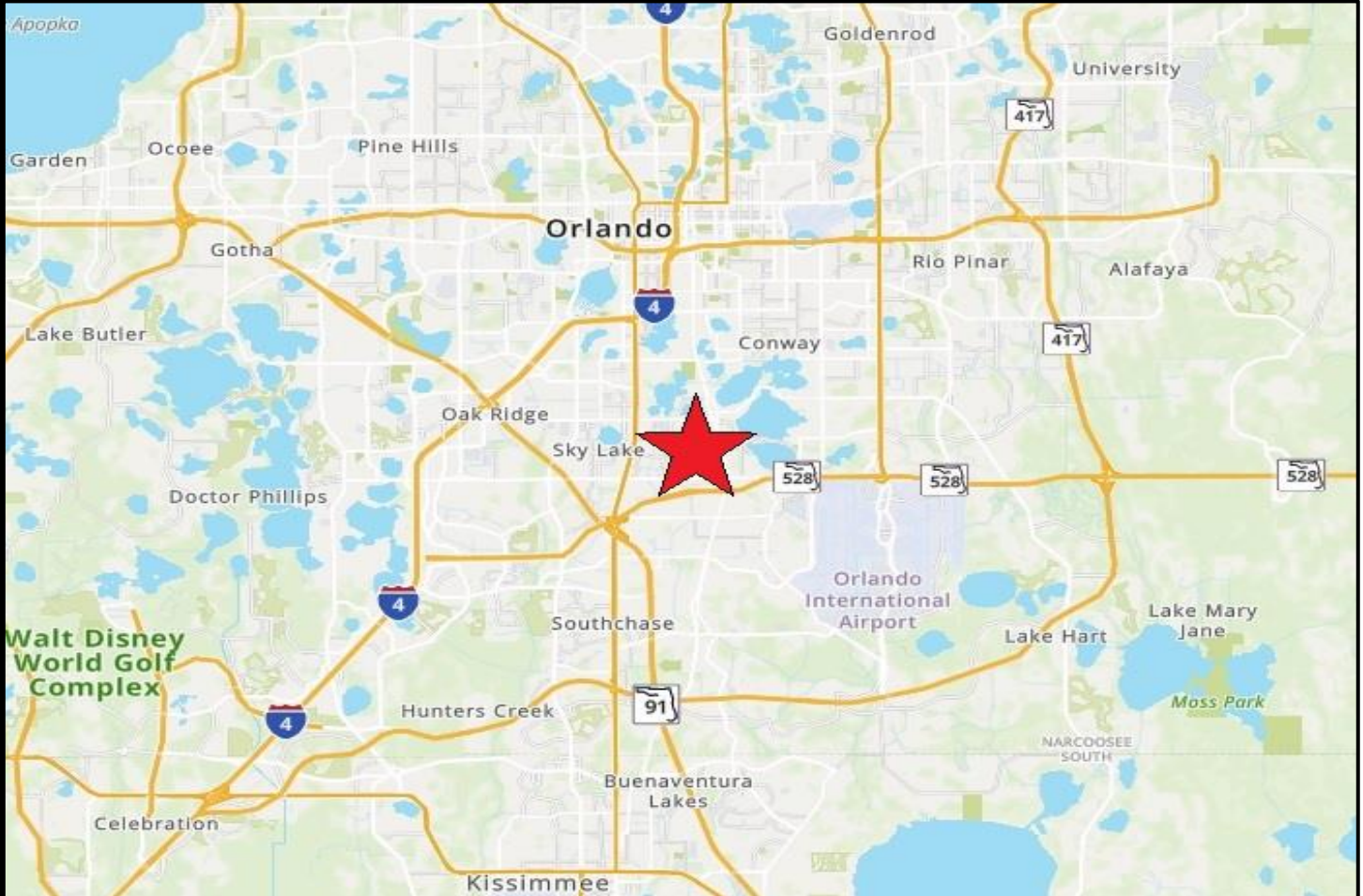
- 17,950 SF Multi-Tenant Building Built in 1978 and renovated in 2021
- 100% Fully Air-Conditioned, 20' Clear Height, Free Span (No Columns)
- 1.15 Acres Zoned I-2/I-3 (County) Corner of Presidents Dr/ Viscount Row
- Former 5 Tenant Property converted to a 2 Tenant Property
- Dock and Ramp Access, 20' Clear Height, 100% AC Space
- 6 Meter Cans in place, easy to revert back to Multi-Tenant in the future.
- 2 Tenants, ProSound and Kate Spade (Both Credit Tenants)
- Video Security, 2 Access Points, (2) ADA Bathrooms, Kitchenette,
- New TPO Roof done in 2021 with a 20 Year Warranty
- ProSound (13,000 SF) 4-year lease, No Options, 50% below market rents.
- Kate Spade (4,950 SF) is MTM. Market Rent is \$12 NNN for that unit.
- Absolute NNN lease with NOI of \$129,528

Sales Price: \$3,500,000 (\$195 PSF or 3.7% CAP Rate)

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C O N T A C T

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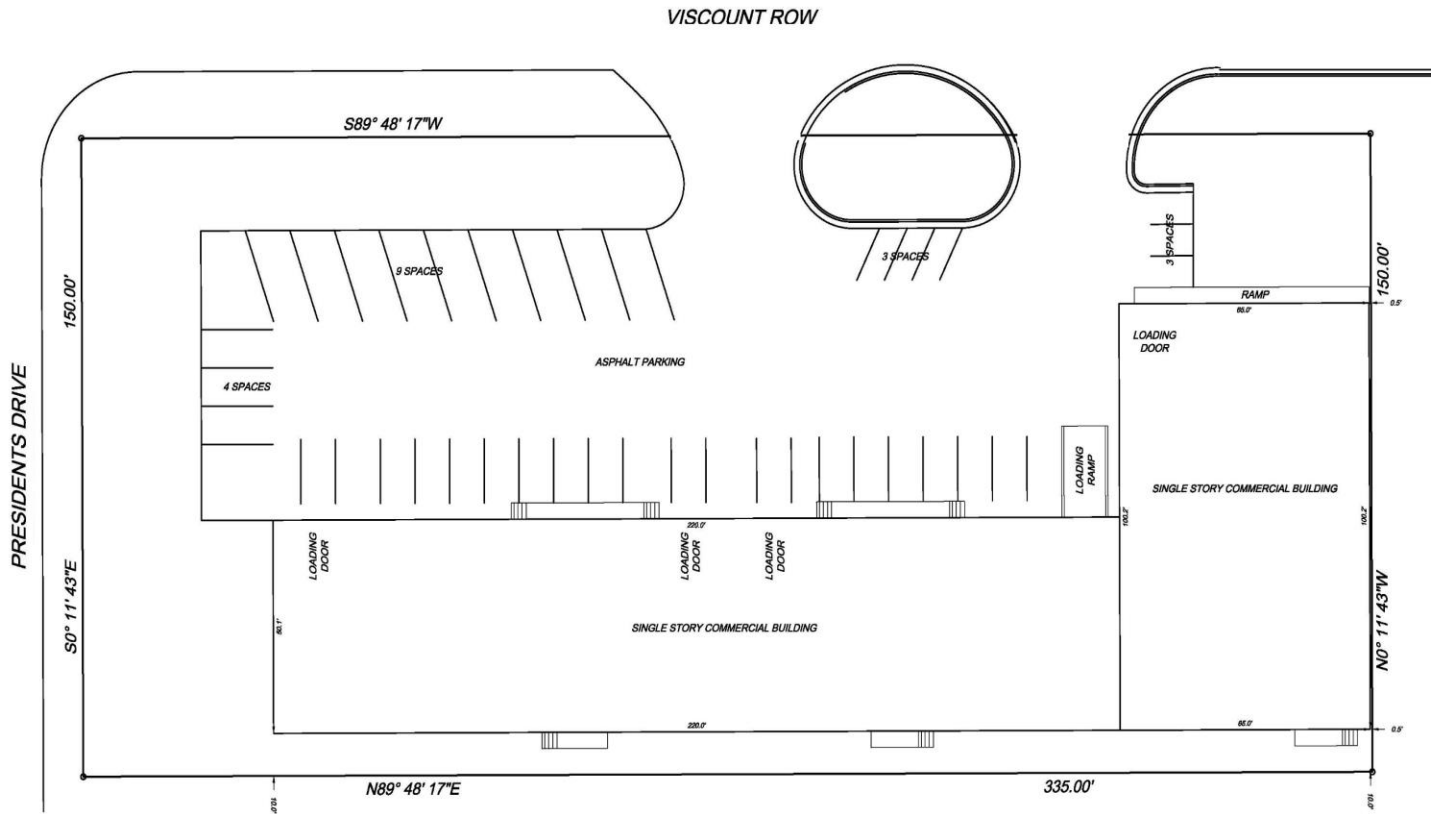
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About the Tenant: <https://www.prosound.net>

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.

ProSound Lease (13,000 SF) has 4 Years left at below market rents

- Current Base Rent is \$6.69 NNN or \$7,244/month NNN
- CPI-U annual increases on the anniversary date of the lease
- No Options to renew
- Market Rent for this facility would be in the \$10-12 NNN range.
- Hard to find 100% AC Space with both Dock and Grade access
- Strategically located near the attractions (Universal Studios, Disney World, Orange County Convention Center so the location is near the clients it services.

Kate Spade has been here for 8+ years and are Month to Month (4,950 SF)

- \$3,550 a month gross. Rent has not been changed in years.
- Could easily rent this unit for \$5,000 a month NNN



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