

FOR SALE

Industrial Buildings

601 W 27th St
Sanford, FL 32773



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

tAPEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

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OFFERING SUMMARY

601 W 27TH ST, SANFORD, FL 32773

LOT SIZE	2.26 Acres
TOTAL BUILDING AREA	29,028 SF
BUILDINGS	7
ZONING	GC2
CONSTRUCTION TYPE	Concrete
CEILING HEIGHT	Varies
TENANCY	Fully Occupied
LEASE TERMS	Undisclosed (tenants in place)
YEAR BUILT	1999
NOI	\$254,382
CAP RATE	5.3%
ASKING PRICE	\$4,800,000

601 W 27th St is a rare industrial compound situated on a spacious 2.26-acre lot, featuring seven concrete buildings totaling approximately 29,028 square feet. The property is fully occupied by multiple tenants, offering immediate in-place income and strong potential for repositioning or future redevelopment.

Zoned GC2, the site allows for a wide range of commercial and industrial uses, making it ideal for investors or owner-users seeking yard space and flexible layout options. The buildings vary in ceiling height and layout, providing adaptability for different tenant needs. With its expansive yard area and solid concrete construction, the property is well-suited for contractors, logistics, or outdoor storage operations.



RENT ROLL & EXPENSES

UNIT	TENANT	RENTABLE SF	MONTHLY RENT	MONTHLY CAM	ANNUAL RENT COLLECTED	GROSS \$ PSF	INCREASES	LEASE START	EXPIRATION	OPTIONS
601 A W 27 ST	Loyalty Barber Shop	700.00	\$ 735.00		\$ 8,820.00		5% Annually	10/1/2023	9/30/2025	1 year option at price to be negotiated later
601 B W 27 ST + storage 14 + 15	Hank Geis	800.00	\$ 1,000.00		\$ 12,000.00		5% Annually	2/1/2025	1/31/2028	3 year option with 5 % annual increases Option just for 601 B
601 C	Owner Occupied	200.00								
605 W 27 ST	JR Auto	2,620.00	\$ 2,300.00		\$ 27,600.00	\$ 10.53		10/1/23	11/20/26	1 3 year option 5% annual increase to be negotiated
609 W 27 ST	Extreme Auto	3,920.00	\$ 3,245.00		\$ 38,940.00	\$ 9.93	5 % Annually	10/1/2023	9/30/2026	3 year option at price to be negotiated later
2703 Druid	Klipz Kutz Barber Shop	2,000.00	\$ 2,000.00	pays own utilities	\$ 24,000.00	\$ 12.00	Negotiated	8/22/2024	8/22/2025	1 year option at price to be negotiated later
2703 Druid	Car Detail	1,300.00	\$ 900.00		\$ 10,800.00			MTM		
2703 Druid	Disney Worker	1,300.00	\$ 795.00		\$ 9,540.00			MTM		
2703 Druid	Garage	700.00	\$ 428.00		\$ 5,136.00			MTM		
2710 Fench	mini Storage 37 units	8,000.00	\$ 6,000.00		\$ 72,000.00	\$ 9.00		MTM		
2702 French	Pure Momentum LLC	8,000.00	\$ 4,961.25		\$ 59,535.00	\$ 7.44		8/1/2021	8/1/2026	5 year option at price to be negotiated later
2702 French	Transport	2,000.00	\$ 2,000.00		\$ 24,000.00			MTM		
Yard			\$ 350.00		\$ 4,200.00			MTM		
Pit			\$ 400.00		\$ 4,800.00			MTM		
TOTALS		31,540.00	\$ 25,114.25		\$ 301,371.00					

RENT ROLL & EXPENSES

EXPENSES	
SALES TAX	\$ 9,041.13
TAXES	\$ 21,448.00
INSURANCE	\$ 13,000.00
UTILITIES	Paid by tenant
MAITNENCE	Paid by tenant
LAWN CARE	\$ 2,200.00
TREES	\$ 1,300.00
TOTAL EXPENSES	\$ 46,989.13
NOI	\$ 254,381.87
CAP RATE	5.30%
ASKING PRICE	\$ 4,800,000.00

EXTERIOR PHOTOS



EXTERIOR PHOTOS



BIRD'S EYE VIEW



LOCATION MAP



AUDI NORTH
ORLANDO



HCA FLORIDA
LAKE MONROE
HOSPITAL



HEADQUARTER
HYUNDAI



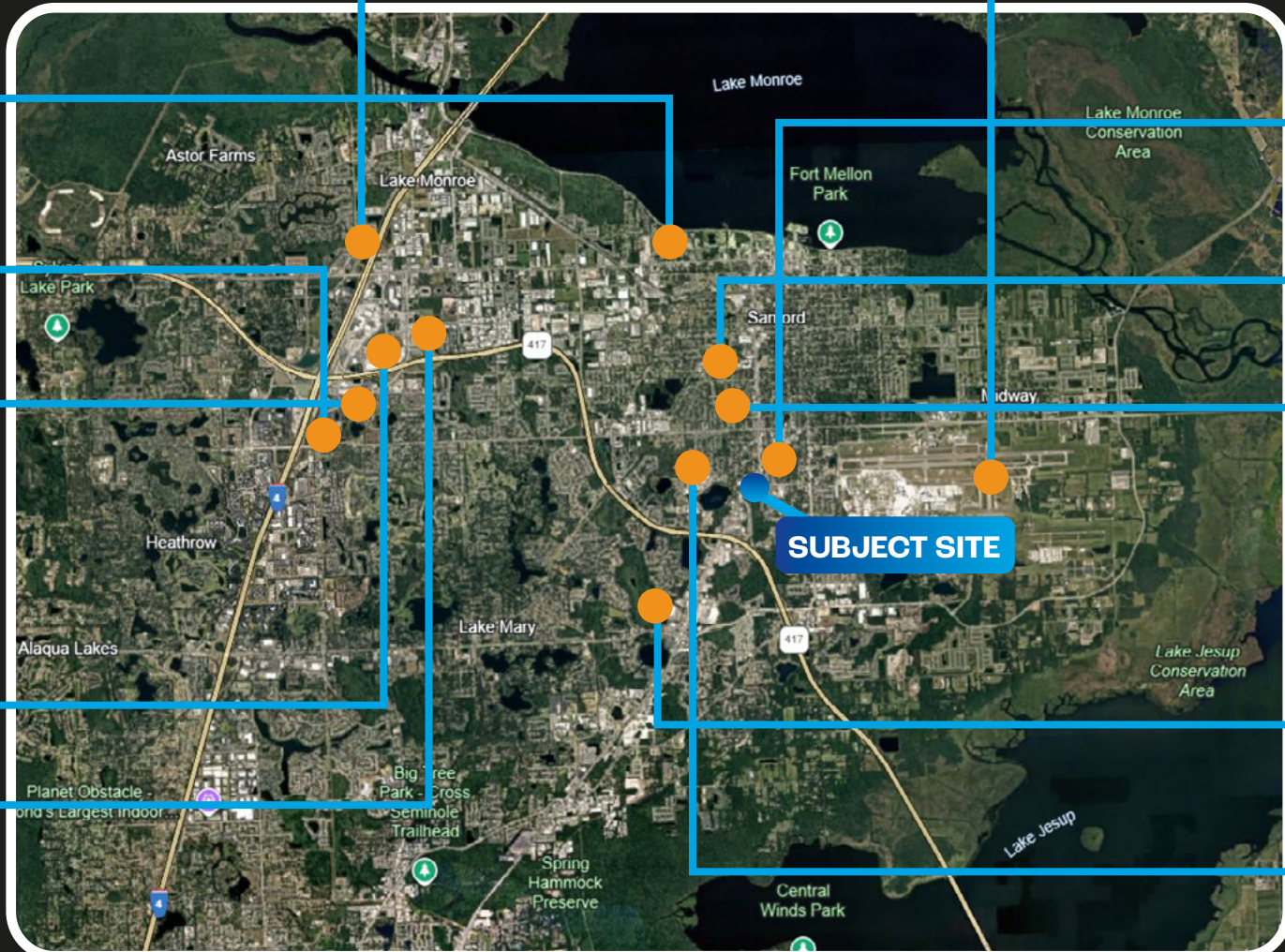
SAM'S CLUB



TARGET



WALMART
SUPERCENTER



ORLANDO
SANFORD
INTERNATIONAL
AIRPORT



PINECREST
ELEMENTARY
SCHOOL



AUTOZONE
AUTO PARTS



SEMINOLE
HIGH SCHOOL



SANFORD
MIDDLE SCHOOL



LOWE'S HOME
IMPROVEMENT



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