

FLIGHTPATH FLEX SPACES



**SMALL BAY WAREHOUSE/FLEX**  
**750 Wyllly Ave, Sandford, FL 32773**

**FOR SALE**



# EXECUTIVE SUMMARY

APEX Capital Realty is pleased to present 750 Wylly Avenue, a fully occupied, income-producing small bay industrial asset strategically located in the heart of Sanford, FL, directly across from Orlando Sanford International Airport (SFB).

This ±9,314 SF concrete block warehouse is configured into six individually metered bays, each featuring high ceilings, large roll-up doors, private office and restroom, and ample front-door parking a layout ideal for today's in-demand trades and service tenants. The property sits on a 28,350 SF lot, offering flexibility and long-term intrinsic land value.

Positioned in one of Central Florida's most supply-constrained industrial submarkets, the asset benefits from 100% occupancy, minimal landlord responsibility, and a rare zoning allowance for auto-related uses a powerful advantage as municipalities increasingly restrict such uses elsewhere.

Just minutes from I-4, SR 417, and US-17, the location provides superior regional access and sits within a dynamic logistics corridor undergoing \$300M+ in infrastructure expansion due to the airport's rapid growth. With robust tenant demand, limited competition, and proximity to major economic anchors, 750 Wylly Ave offers stable income today with upside and strong appreciation potential tomorrow.



## PROPERTY OVERVIEW

BUILDING SIZE	9,314 SF
LOT SIZE	28,350 SF
# BAYS	6
OCCCPANCY	100%

**OFFERING PRICE**  
**\$1,900,000**

# FINANCIAL SUMMARY

**GROSS SCHEDULED  
INCOME**

**\$196,222.95**

**OPERATING EXPENSES**

**\$40,000**

**NET OPERATING INCOME  
(NOI)**

**\$155,514**

**CAP RATE**

**8.2%**



# CURRENT RENT ROLL

UNIT #	SQFT	LF %	% OF CAM	TENANT NAME	LEASE START	LEASE END	USE	PPSQFT	ANNUAL BASE	CAM	TOTAL GROSS
1	3533 SF	37.93%	37.93%	Poseidon Mobile Marine	03/01/25	02/28/30	Marine	\$13.00	\$45,929.00	\$15,442.08	\$61,371.08
2	1101 SF	11.82%	11.82%	True Grit Academy LLC	5/7/2024	5/6/2026	Gym	\$19.26	\$21,207.80	\$4,761.96	\$25,969.76
3	1170 SF	12.56%	12.56%	Five Seasons Painting LLC	4/15/2024	4/14/2026	Painting	\$16.44	\$21,206.37	\$4,761.90	\$25,968.27
4	1170 SF	12.56%	12.56%	Marksman Enterprises Inc	4/1/2024	2/28/2027	Boxing	\$15.14	\$17,714.97	\$3,954.60	\$21,669.57
5	1170 SF	12.56%	12.56%	APM Contractors LLC	8/15/2025	8/31/2027	Car Rental	\$16.33	\$19,109.40	\$4,761.90	\$23,871.30
6	1170 SF	12.56%	12.56%	Unique's Auto Care LLC	1/15/2026	1/14/2028	Auto	\$17.14	\$20,057.40	\$4,890.60	\$24,948.00
<b>TOTAL RENTABLE</b>	<b>9,314 SF</b>		<b>100%</b>						<b>\$157,650</b>	<b>\$38,573</b>	<b>\$196,222</b>
<b>For % of CAM</b>	<b>9,314 SF</b>	<b>100%</b>									

PROPERTY EXPENSES (PROFORMA)		
	YEARLY	PSQFT (RENTABLE)
REAL ESTATE TAXES	\$13,160.00	\$1.41
HAZARD INSURANCE	\$4,902.00	\$0.53
COMMON UTILITIES	\$4,924.00	\$0.53
LANDSCAPE/PARKING LOT	\$2,400.00	\$0.26
GENERAL MAINTENANCE	\$3,500.00	\$0.38
MANAGEMENT	\$11,823.74	\$1.27
<b>TOTAL</b>	<b>\$40,709.74</b>	<b>\$4.37</b>

<b>Rental Income</b>	\$157,650
<b>(5%) Vacancy</b>	\$0.00
<b>Effective Gross</b>	\$157,649.91
<b>Gross Revenue</b>	\$157,649.91
<b>Recoverable</b>	\$38,573.04
<b>Operating Income</b>	\$196,222.95
<b>Operating Income</b>	\$196,222.95
<b>Expenses</b>	\$40,709.74
<b>NOI</b>	\$155,513.21

# EXTERIOR PHOTO



# BIRD'S EYE VIEW



# TRANSIT & HIGHWAY ACCESSIBILITY



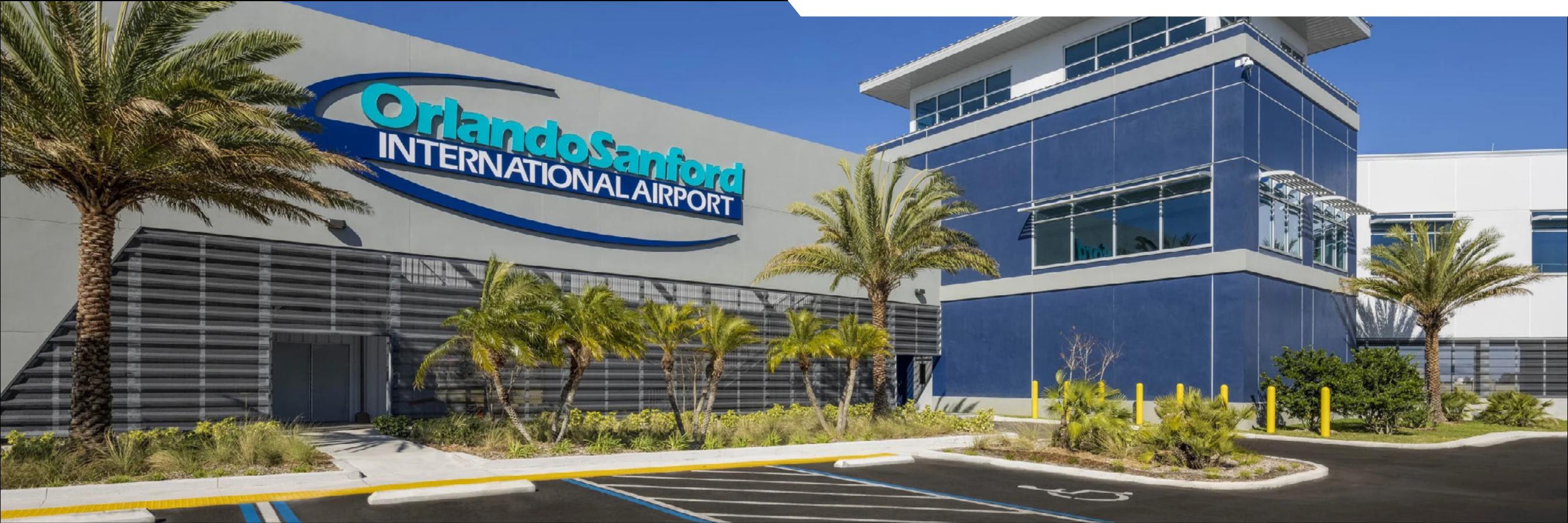
## Major Highway Access

Situated minutes from I-4 and other major highways, the property ensures convenient access for deliveries, employees, and clients, further enhancing its commercial appeal and logistical efficiency.



## Prime Airport Proximity

Directly across the street from Orlando Sanford International Airport, this property offers unparalleled advantages for businesses with logistics, air cargo, or national/international operations. This translates to reduced travel times, enhanced global connectivity, and access to a robust economic hub.



## ORLANDO SANFORD INTERNATIONAL AIRPORT

The direct proximity to Orlando Sanford International Airport (SFB) is a significant asset for this property, offering unparalleled advantages for savvy investors.

SFB is a dynamic and growing economic engine for Seminole County, currently undergoing a major \$300 million expansion that includes new hangars, maintenance centers, and potentially a hotel, set to create over 1,000 new jobs. This substantial investment signals a commitment to long-term growth and increased activity, directly benefiting businesses in the immediate vicinity.

For investors, it translates into a property with strong appreciation potential, driven by the airport's ongoing development, increased traffic, and the bolstered local economy it fosters. For tenants, this means enhanced access to air cargo and logistics, critical for efficient supply chains and expanding market reach. This strategic location minimizes transportation costs and maximizes connectivity, making it an incredibly desirable hub for a wide range of industrial and commercial operations and securing its value for years to come.

# LIFE IN SANDFORD

Sanford, one of Central Florida's oldest incorporated cities, is well known for its brick-lined streets, towering oaks, elegant storefronts, and large, nineteenth-century Victorian homes. Picturesque First Street, the center of Downtown Sanford, is a vibrant, entertaining, and enticing destination. Sanford is home to Seminole State College of Florida and the Central Florida Zoo and Botanical Gardens. Its downtown attracts tourists with shops, restaurants, a marina, and the beautiful Sanford RiverWalk

The City's RiverWalk is a bike/walk/run trail that spans a distance of several miles in Sanford's downtown area along the waterfront of Lake Monroe. The city completed multimillion-dollar streetscapes of 1st Street and Sanford Avenue in its historic downtown, using brick pavers, creating wider sidewalks, and adding trees, flowers, and benches. Sanford is connected to the central Florida commuter railway SunRail, with the station 2 miles from the downtown.





**561 NE 79 ST - SUITE 420**

Miami, FL 33138

**5728 MAJOR BLVD - SUITE 306**

Orlando, FL 32819

[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**MIGUEL PINTO**

CEO/MANAGING BROKER

[MIGUEL@APEXCAPITALREALTY.COM](mailto:MIGUEL@APEXCAPITALREALTY.COM)

**CARL GORMAN**

COMMERCIAL ADVISOR

(305) 323-9787

[CARL@APEXCAPITALREALTY.COM](mailto:CARL@APEXCAPITALREALTY.COM)