



OVIEDO INDUSTRIAL BUILDING FOR SALE

 **551 S. ECON CIRCLE
OVIEDO, FLORIDA**

OFFERING SUMMARY

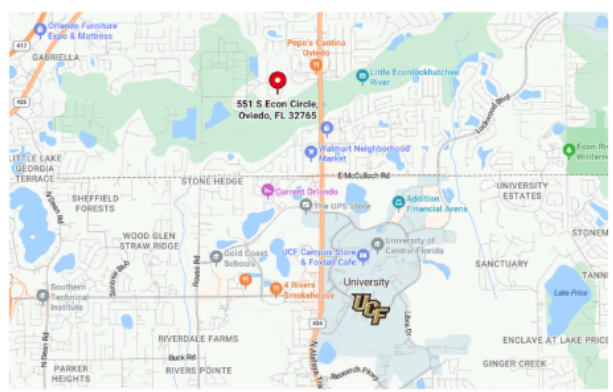
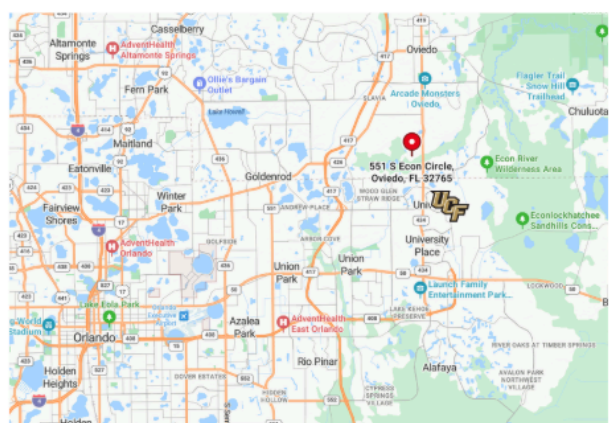
SALE PRICE	\$2,900,000
BUILDING SIZE	10,000 SQ. FT.
LOT SIZE	1.04 ACRES
YEAR BUILT	2009
ZONING	PD

PROPERTY HIGHLIGHTS

- 1,000 SQ. FT. OFFICE SPACE 9'4" CEILING
- 9,000 SQ. FT. WAREHOUSE SPACE 22' CEILING
- TWO LOADING DOCKS: 1 DOCK HIGH 14 'x 12'/1 RAMP INTO BUILDING 14' x 12'
- 3-PHASE POWER WITH 400 AMP. AND 200 AMP. PANELS
- CLOSE PROXIMITY TO UCF, CENTRAL FLORIDA RESEARCH PARK, SR 408, SR 417 AND HIGHWAY 50
- 26 PARKING SPACES
- TWO BATHROOMS
- RECEPTION AREA

UTILITIES

- WATER AND SEWER SEMINOLE COUNTY
- DUKE ENERGY
- AT&T / SPECTRUM



JASON SELLERS 407-832-5744
JASON@SELLERSDEVGROUP.COM

BILL MERCKEL 321-231-8023
BILL@BILLMERCKEL.COM



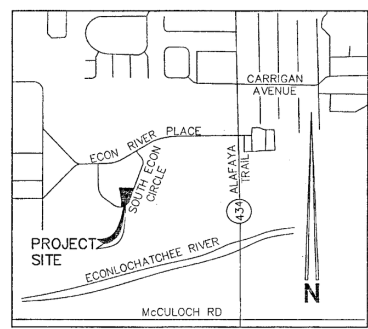


DESCRIPTION:
 LOT 1D, SOUTH PARK BUSINESS CENTER REPLAT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGE 26 AND 27, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

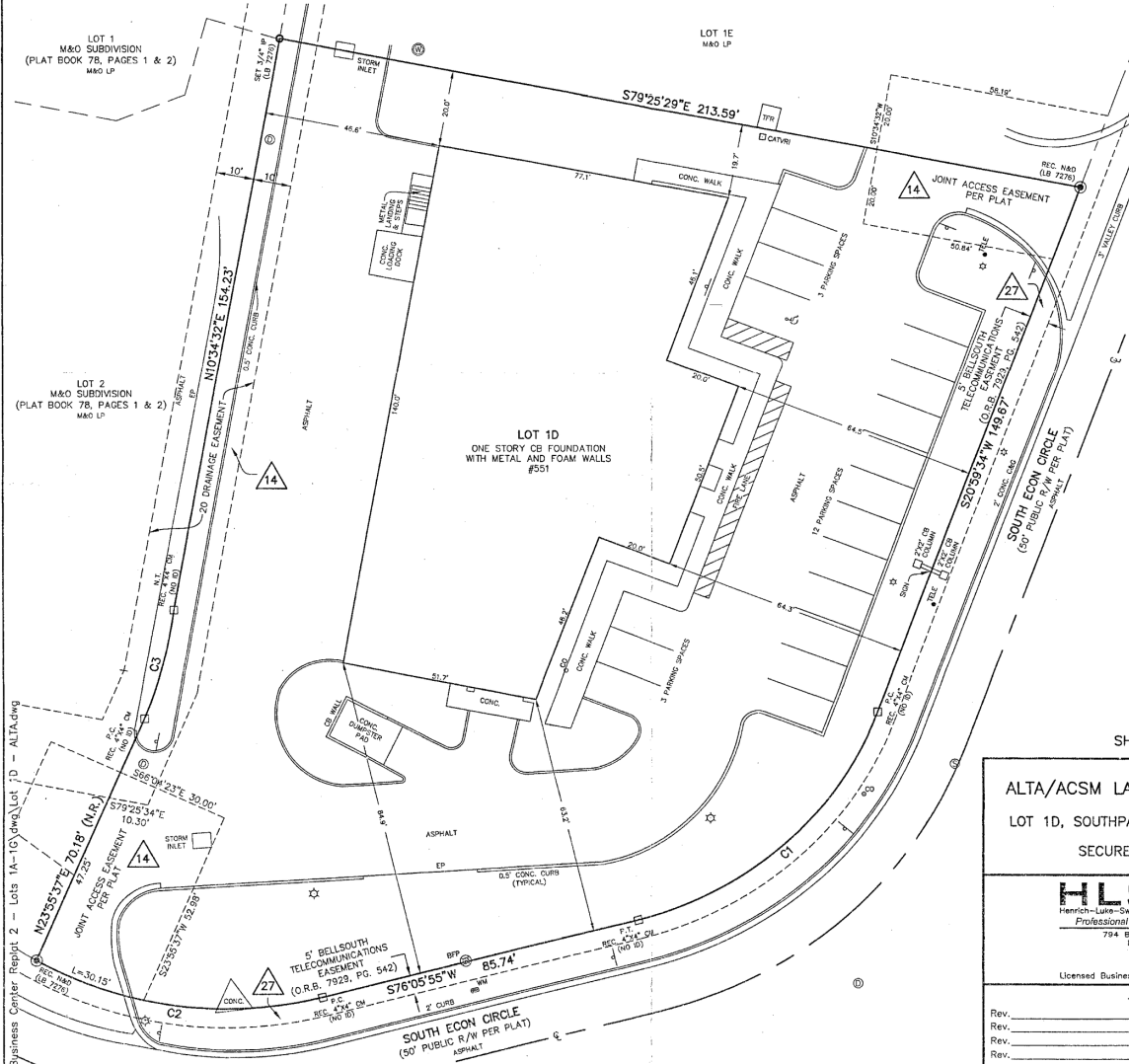
SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 33, Township 21 S, Range 31 E, Seminole County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this survey map.
- Bearings shown hereon are assumed relative to the North line of Lot 1D, said bearing being S 79°25'20" E per plat.
- According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Parcel number 1211700280 F, Dated: 9/28/2007.
- This site is located at 551 South Econ Circle, Oviedo, FL 32765.
- This site contains 1.04 acres, more or less.
- This surveyor has reviewed the Affiant National Title Insurance Company, Commitment Number: FL7179-1403066 Effective Date: May 7, 2014.

Schedule B, Section II Items from Title Commitment that affect the property are as follows:
 14. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on as recorded in Plat Book 62, Page 26 and 27, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; AS SHOWN HEREON)
 15. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on as recorded in Plat Book 36, Page 18 and 19, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 16. Restrictive covenants, conditions, easements, reservations and other provisions, as contained in instrument recorded in Official Record Book 3382, Page 1199, of the Public Records of Seminole County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PROPERTY; NOT PLOTTABLE)
 19. Conditional Utility Agreement for Sewer Service as contained in that certain instrument recorded in Official Record Book 4551, Page 755, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 20. Conditional Utility Agreement for Water Service as contained in that certain instrument recorded in Official Record Book 4551, Page 722, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 22. Conditional Utility Agreement for Water Service with Seminole County as contained in that certain instrument recorded in Official Record Book 6919, Page 1557 and Official Record Book 6919, Page 1624, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 23. Conditional Utility Agreement for Sewer Service with Seminole County as contained in that certain instrument recorded in Official Record Book 6919, Page 1500 and Official Record Book 6919, Page 1637, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 24. Distribution Easement to Florida Power Corporation doing business as Progress Energy Florida, Inc. as contained in that certain instrument recorded in Official Record Book 7027, Page 1352, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 25. Econ Circle PUD Developer's Commitment Agreement, Commitments, Classifications and District Description as contained in that certain instrument recorded in Official Record Book 7185, Page 688 and amended in Official Record Book 7896, Page 1204, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 26. Seminole County Development Order as contained in that certain instrument recorded in Official Record Book 7185, Page 696 and amended in Official Record Book 7896, Page 1198, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY; NOT PLOTTABLE)
 27. Easement to BellSouth Telecommunications, Inc. for AT&T Florida as contained in that certain instrument recorded in Official Record Book 7929, Page 542, of the Public Records of Seminole County, Florida. (AFFECTS PROPERTY AS SHOWN HEREON)



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	90.00'	55°06'21"	88.58'
C2	104.00'	42°33'41"	77.86'
C3	110.00'	17°41'11"	33.98'



- LEGEND**
- BFP BACKFLOW PREVENTOR
 - C&G CURB AND GUTTER
 - CATRI CABLE TV RISER
 - CB CONCRETE BLOCK
 - CLEANOUT CONCRETE
 - CM CONCRETE MONUMENT
 - ED EDGE OF PAVEMENT
 - ID IDENTIFICATION
 - IP IRON PIPE
 - L LENGTH
 - LB LICENSED BUSINESS
 - N&D NAIL AND DISK
 - N.R. NON-RADIAL
 - N.T. NON-TANGENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.C. POINT OF CURVATURE
 - PC. PAGE
 - P.T. POINT OF TANGENCY
 - R/W RIGHT-OF-WAY
 - REC. RECOVERED
 - TELE TELEPHONE RISER
 - TFR TRANSFORMER
 - WM WATER METER
 - C CENTERLINE
 - LP LIGHT POLE
 - SIGN SIGN
 - SM STORM MANHOLE
 - SM SANITARY MANHOLE
 - W WELL
 - ▲ TITLE EXCEPTION

SHEET 1 OF 1

ALTA/ACSM LAND TITLE SURVEY
 OF
 LOT 1D, SOUTH PARK BUSINESS CENTER
 FOR
 SECURED TITLE, LLC

HLSM, LLC
 Heron-Lake-Geography-Measure
 Professional Surveyors & Mappers
 794 Big Tree Drive, Suite 108
 Longwood, Florida 32750
 P. (407) 647-7546
 F. (407) 952-7166
 Licensed Business No. 7276

REVISIONS	
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

CERTIFICATION
 To: Secura Title, LLC, Alliant National Title Insurance Company, Commerce National Bank & Trust, and Jerry's MR Holdings, Inc.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7, 8, 9, 11a, and 13.
 William F. Herford
 Florida Registration #5625
 Date: 5/28/14

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 Job No: E-8869
 Field Date: 5/28/14
 Drawn By: ADA
 Field By: WKP/ME
 Scale: 1"=20'

PARKING SUMMARY
 HANDICAPPED SPACES: 1
 REGULAR SPACES: 15
 TOTAL SPACES: 16

JASON SELLERS 407-832-5744
 JASON@SELLERSDEVGROUP.COM

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 BILL@BILLMERCKEL.COM