

# 927 Fern St.

Altamonte Springs, FL 32701



**Owner User / Investment Opportunity**

±106,178 SF of Office/Warehouse & Professional Office Space

# Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 927 Fern Street, Altamonte Springs, FL 32701 (the "Property"). It has been prepared by Lee & Associates Central Florida ("Broker"). The information contained herein is confidential and is furnished solely for the purpose of evaluating a possible acquisition of the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller or Broker.

The materials contained herein are based in part upon information supplied by the Seller and in part upon information obtained by Broker from sources it believes to be reliable; however, neither the Seller nor Broker, nor any of their respective officers, employees, or agents, makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents. No legal liability is assumed or shall be implied with respect thereto. Prospective purchasers are advised to conduct their own independent investigations, inspections, and analyses, and to draw their own conclusions.

By accepting this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will treat it in strict confidence; and
3. You will not, directly or indirectly, disclose or permit disclosure of this Offering Memorandum or any of its contents in any manner detrimental to the interests of the Seller.

The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and to terminate discussions with any party at any time unless and until a written purchase and sale agreement has been fully executed and delivered.

If you decide not to pursue this opportunity or if negotiations are discontinued at any time, you agree to promptly return or destroy all materials relating to the Property, including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this transaction or any information provided herein shall be limited to those expressly set forth in an executed purchase agreement. In no event shall a prospective purchaser have any claims against the Seller, Broker, or any of their affiliates or representatives for any damages or liabilities related to the marketing, solicitation, or sale of the Property.

This Offering Memorandum shall not be deemed to represent the current state of affairs of the Property or constitute an indication that no changes have occurred in the Property's condition or operations since the date of its preparation.

## Table of Contents

# 1

Property Overview

# 2

Competitive Data

# 3

Market Overview

1

# Property Overview





Lee & Associates Central Florida is pleased to present the exceptional opportunity to acquire 927 Fern St., Altamonte Springs, FL 32701, a ±106,178 SF industrial/office facility strategically positioned in the heart of one of Seminole County’s most established commercial corridors. Situated with excellent access to major thoroughfares, including S.R. 436, I-4, and S.R. 434, the property provides regional connectivity for logistics, office operations, and service-based users.

Offered as an owner user or heavy value-add / opportunistic investment, the asset represents a chance to acquire a sizable, functional building in the Altamonte Springs submarket at a basis approximately 50% below stabilized investment sale comparables. With current occupancy at ±46%, the project delivers immediate upside potential through thoughtful lease-up, repositioning, or redevelopment strategies tailored to the submarket’s strong tenant demand.

This offering presents users and investors with a compelling opportunity to secure a considerable, versatile asset at an attractive price point in one of Central Florida’s most resilient and high-performing suburban markets.

**Portfolio Size**  
106,178 SF

**Total Acres**  
±5.6

**1st Floor Industrial**  
72,732 SF

**2nd Floor Prof. Office**  
33,446 SF

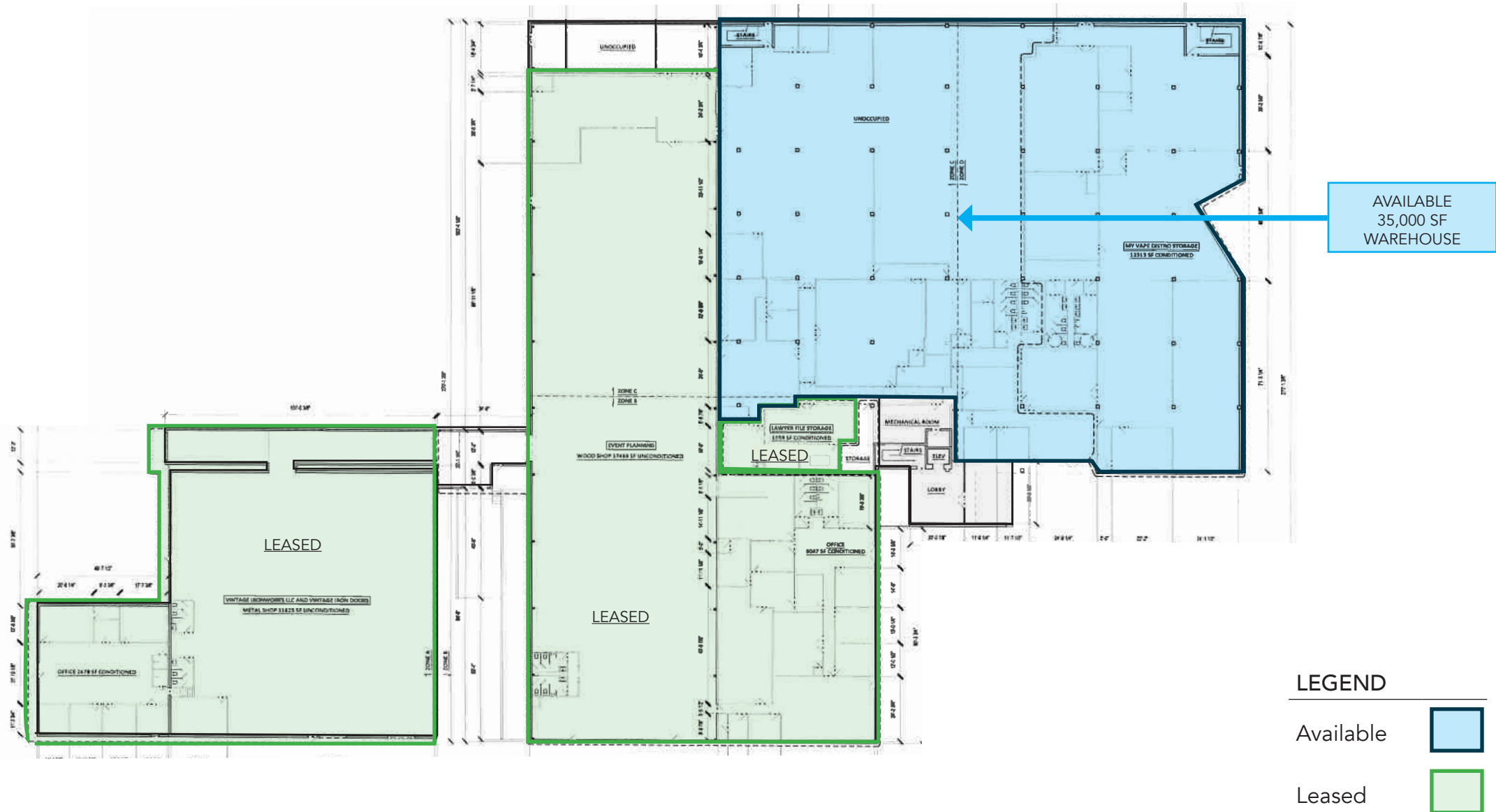
**Number of Tenants**  
6

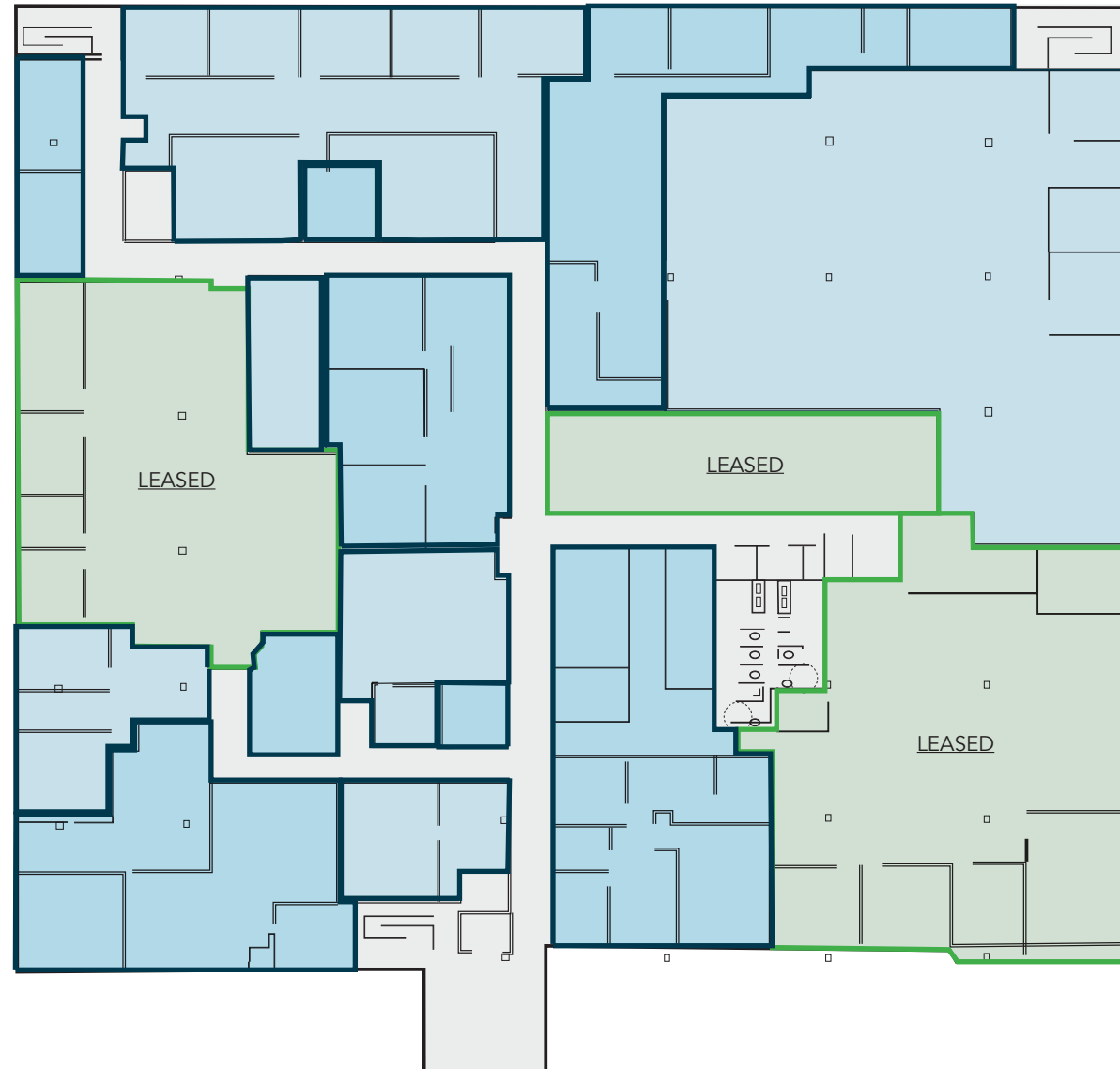
**WALT**  
2.1 Years

**Occupancy**  
±46%


**In-Place NOI**  
\$435,941







**LEGEND**

- Available 
- Leased 

The ±106,178 SF two-story industrial/office facility is situated on ±3.5 acres, with the offering also including three adjacent stabilized and paved parcels totaling ±2.1 acres that provide convenient overflow and employee parking. The property has recently undergone renovations, enhancing both the warehouse functionality and the quality of the office improvements.

The building is electrically serviced by Duke Energy and receives water and sewer from the City of Altamonte Springs.

### **First Floor – ±72,732 SF**

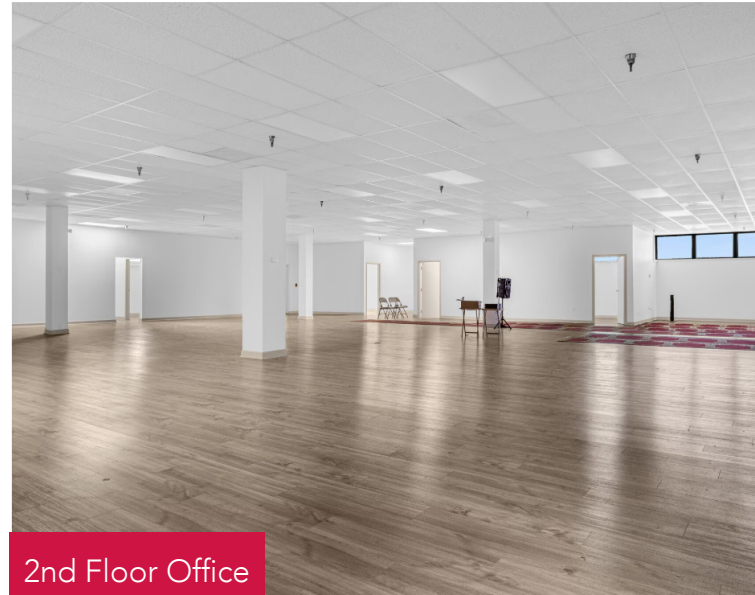
Configured as warehouse space suitable for distribution, storage, and light industrial operations.

### **Second Floor – ±33,446 SF**

Improved office suites, ideal for administrative, operational, or multi-tenant use.

These parcels are zoned MOI-1 (Mixed Office Industrial-1), which is intended for locations along collector roadways. MOI-1 supports clean, light industrial operations; warehousing, wholesale distribution; showrooms; professional office, medical office & high-technology uses such as data centers. See allowable uses [here](#).

The property's Future Land Use (FLU) designation is Industrial, fully aligning with its existing configuration and use. See [here](#).



2nd Floor Office



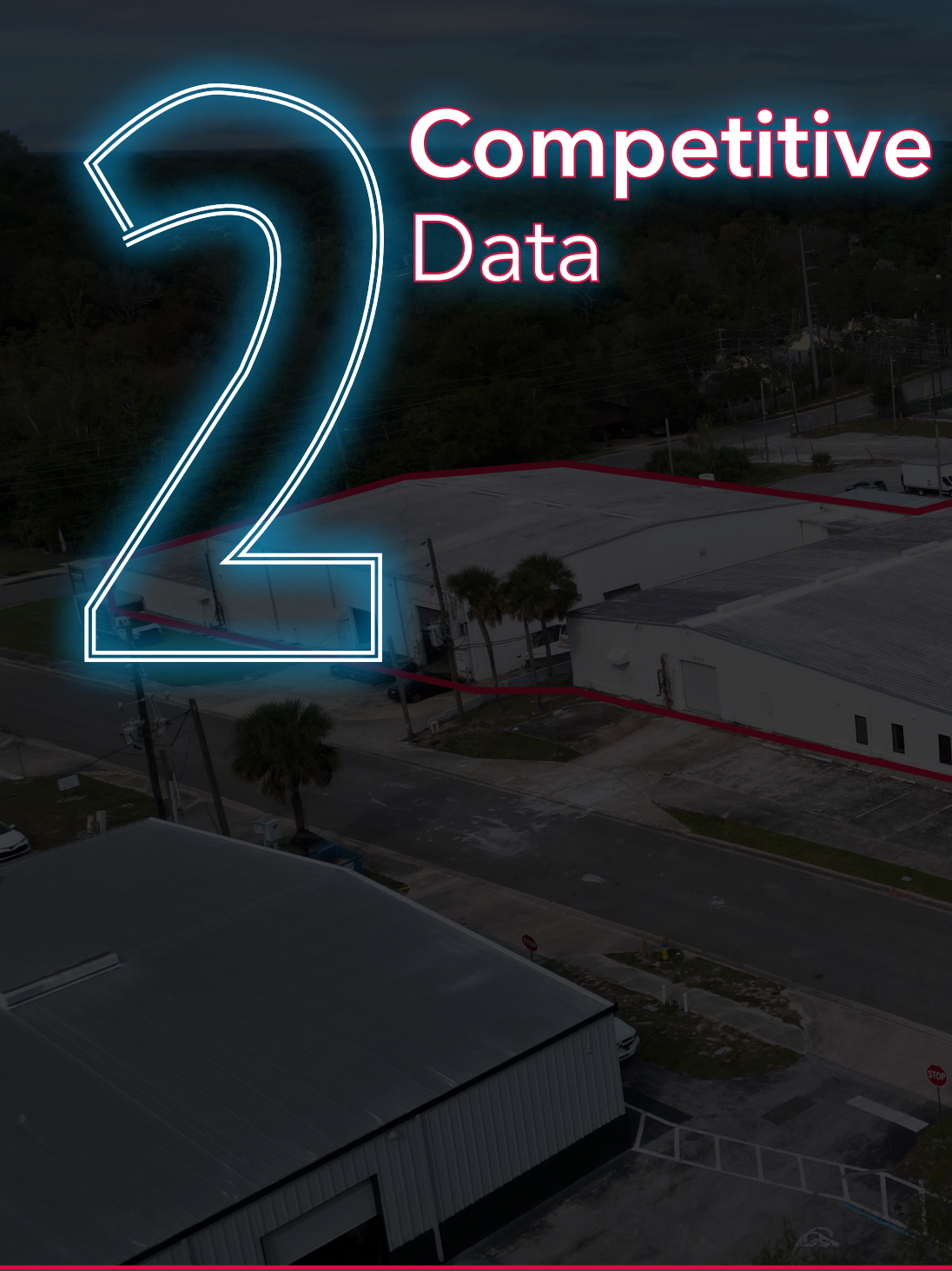
1st Floor Warehouse



1st Floor Warehouse



# Competitive Data



927 Fern Street Lease Comparables - Industrial

Date	Park	Owner	Type	Address	Tenant	Size (SF)	N/R/E	Lease Term (Mos)	Rate (NNN)	Escalations	Year Built
1/8/2024	American Industrial Center	Starwood	Industrial	950 Charles Street	Workspace Solutions LLC	21,325	R/E	60	8.95	4.0%	1979-2002
3/28/2024	American Industrial Center	Starwood	Industrial	955 Charles Street	Rayhaven Group	10,250	R/E	60	12.00	5.0%	1979-2002
5/2/2024	American Industrial Center	Starwood	Industrial	1260 American Way	Blake Consolidated	10,350	R/E	60	10.50	5.0%	1979-2002
5/4/2024	American Industrial Center	Starwood	Industrial	205 National Place	JQ Industries	10,447	R/E	11	12.00	Unknown	1979-2002
6/5/2024	American Industrial Center	Starwood	Industrial	1100 Charles Street	Tri Star Construction	25,110	N	61	9.50	4.0%	1979-2002
8/21/2024	N/A	Earnest Products	Industrial	1201 Cornwall Road	Waterfall Industries/Discovery World	46,272	N	24	8.75	4.0%	1991
9/20/2024	American Industrial Center	Starwood	Industrial	1210 Sarah Street	Piranha Boatworks	12,089	R/E	36	9.93	4.0%	1979-2002
9/27/2024	American Industrial Center	AIC Longwood	Industrial	215 Pineda Street	The Coordinator, INC.	18,000	R/E	37	9.25	4.0%	1979-2002
9/27/2024	American Industrial Center	AIC Longwood	Industrial	225 Pineda Street	Robco, Inc.	10,200	R/E	60	8.00	4.0%	1979-2002
11/19/2024	American Industrial Center	AIC Longwood	Industrial	830 South Ronald Reagan Blvd.	Feeding Children Everywhere Inc.	20,018	R/E	62	10.75	4.0%	1979-2002
2/26/2025	N/A	Maplevest	Industrial	350 W State Road 434	Master Builders Solutions	25,547	N	120	12.25	3.0%	1982
3/13/2025	American Industrial Center	GKI II ORLANDO LLC	Industrial	150 National Place	A1 Assets Inc.	27,159	N	62	10.00	4.0%	1979-2002
5/6/2025	American Industrial Center	GKI II ORLANDO LLC	Industrial	225 Pineda Street	AM Cabinets LLC	13,382	N	36	11.50	5.0%	1979-2002
5/30/2025	American Industrial Center	GKI II ORLANDO LLC	Industrial	820 National Place	Oracle Elevator Hold Co. Inc.	18,187	R/E	60	12.50	4.0%	1979-2002
9/21/2025	Monroe Commerce Park	Ocala North Partnership LLC	Industrial	4140 Flex Court	Interstate Batteries	13,125	R	60	13.00	4.0%	2003/2010
9/30/2025	N/A	SNK America, Inc.	Industrial	3551 W 1st Street	BuildDirect	24,496	N	60	12.50	4.0%	1999

927 Fern Street Lease Comparables - Office

Date	Park	Owner	Type	Address	Tenant	Size (SF)	N/R/E	Lease Term (Mos)	Rate (NNN)	Escalations	Year Built
6/1/2024	N/A	Wildmere Park Development, LLC	Office	155 E Wildmere Ave	Control Systems Inc.	3,040	N	36	\$12.00 NNN	4.00%	1998/2004
1/1/2014	Longwood Medical Center	Lanzano Inv Inc	Office	451 Milwee Street	Prospira Paincare	6,000	N	120	\$19.00 NNN	4.00%	1983/1990
2025 Q2	Cypress Park	H 9500 Satellite LLC	Office	9500 Satellite Blvd	Orlando Tax Master Inc.	1,267	R	36	\$18.50 NNN	5.00%	1989
2025	American Pioneer III	Mhus Res LLC	Office	604 Courtland Street	Central Florida Dreamplex	2,930	N	64	\$22.50 FS	3.00%	1984
2025	Premier Point	Escape 19B LLC	Office	237 S Westmonte Dr	Center Contracting Company	8,068	N	38	\$20.13 FS	3.00%	1984

927 Fern Street Sales Comparables - Industrial

Name	American Industrial Center Portfolio	South Seminole Industrial Portfolio	70 Keyes Court	Dot Com Court Portfolio
Type	Industrial/ Flex	Industrial/ Flex	Industrial/ Flex	Industrial/ Flex
Market	Seminole County	Seminole County	Seminole County	Seminole County
Year Built	1979-2002	1990	1990	2003
RBA	820,000	196,418	55,400	209,999
Buildings	25	3	2	3
Building Class	Class C	Class C	Class C	Class C
Sale Price	\$125,000,000	\$30,600,000	\$8,150,000	\$33,250,000
\$/SF	\$152.44	\$155.79	\$147.11	\$158.33
Date Closed	Q1 2025	Q4 2024	Q1 2025	Q3 2025
Seller	Starwood Property Trust	Eckstein Properties	Kemco Industries	TerraCap Management
Buyer	Investcorp	Redfearn Capital	Lanier Holdings	Dot Com Court Property Owner

927 Fern Street Sales Comparables - Office

Name	1063 Maitland Center Commons Blvd.	950 S. Winter Park Dr.	242 North Westmont Dr.	1024 Florida Central Pky.
Type	Office	Office	Office	Office
Market	North Orange County	Seminole County	Seminole County	Seminole County
Year Built	1985	1985	1983/1997	1998
RBA	9,464	43,082	15,366	20,748
Buildings	1	1	1	1
Sale Price	\$1,290,000.00	\$5,300,000.00	\$2,150,800.00	\$2,500,000.00
\$/SF	\$136.31	\$123.02	\$139.97	\$120.49
Date Closed	9/11/2025	5/30/2025	4/29/2025	1/18/2024
Seller	J D Gambling LLC	950 Casselberry, LLC	Unavoidable Investments, LLC	Transform Ship Properties LLC
Buyer	J & Js Lawn & Tree Service Inc	Revest Capital Group LLC	Altamonte Springs Florida LLC	Adv. & Guard. For The Elderly & Disabled Inc

# 3

## Market Overview



DEMOGRAPHICS			
Population	2 Miles	5 Miles	10 Miles
2020 Population	33,753	230,137	772,855
2024 Population	36,937	238,021	788,777
Annual Growth 2020 - 2024	2.4%	0.9%	0.5%
Annual Growth 2024 - 2029	1.0%	0.8%	0.8%
Median Age	42.5	40.7	39.3

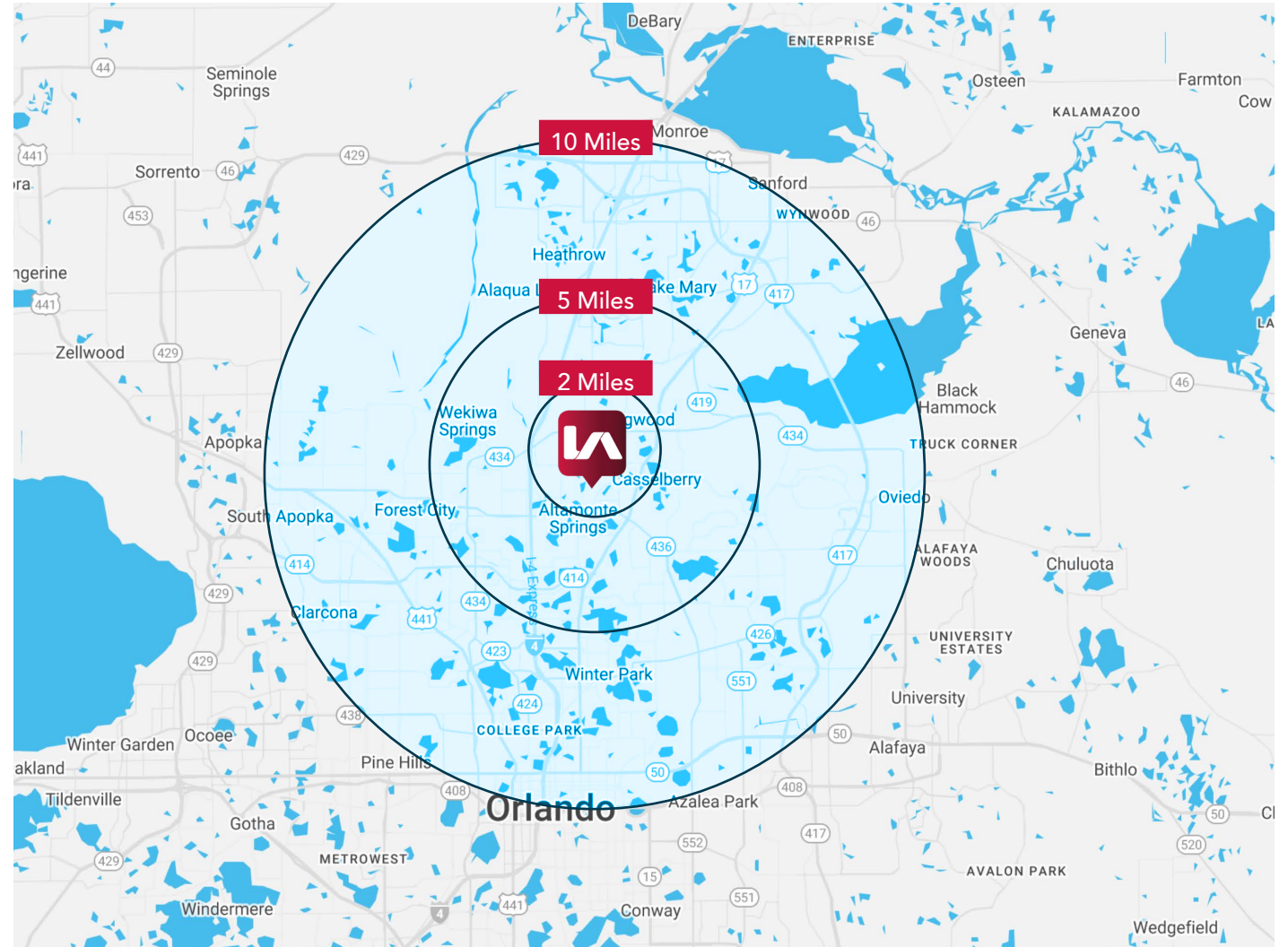
Households	2 Miles	5 Miles	10 Miles
2020 Households	15,028	95,735	306,765
2024 Households	16,452	99,323	314,276
2029 Households	17,335	103,616	326,598
Annual Growth 2020 - 2024	2.5%	1.4%	1.3%
Annual Growth 2024 - 2029	1.1%	0.9%	0.8%

Income	2 Miles	5 Miles	10 Miles
Avg. Household Income	\$80,830	\$89,124	\$92,299
Median Household Income	\$59,811	\$64,548	\$66,279

Daytime Employment	2 Miles	5 Miles	10 Miles
Total Employees	34,499	127,927	467,604
Total Businesses	4,575	16,328	57,321



# 927 Fern St.

Altamonte Springs, FL 32701



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