

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

100 SUNPORT

ORLANDO, FLORIDA



90% LEASED • INFILL LOCATION WITH +/- 7 ACRES OF EXCESS LAND FOR OUTSIDE STORAGE / FUTURE DEVELOPMENT • 6.4 YEARS WALT • 148,164 SF

INVESTMENT OVERVIEW

The National Industrial Advisory Group of Cushman & Wakefield has been retained by the Owner as the exclusive agent and advisor for the sale of 100 Sunport (the “Property”), a 148,164 square foot (“sf”), industrial building located on nearly 20 acres in Orlando’s Airport Lake Nona Submarket. The property is conveniently located on Sunport Lane with visibility from the Beachline Expressway (SR 528). This location provides excellent connectivity to Orlando International Airport (“MCO”) as well as immediate proximity to the Beachline Expressway, which provides access to several major thoroughfares including Florida’s Turnpike, I-4, and SR 417. The Property is currently 90% leased to a strong, diverse tenant roster of which 82% are national or regional in scope including Penske and Frank Gay Services (Apex). Additionally, the property offers near term upside through the leasing of excess land for outside storage. 100 Sunport offers investors an opportunity to acquire a high-quality infill industrial asset on nearly 20 acres with the potential to develop in the future on the 7 Acres of excess land in Orlando, one of the Southeast’s most sought-after industrial markets.

The Owner has not established a specific asking price but is a sophisticated, market sensitive seller with expectations of achieving the value that a premium asset of this quality commands.



6.4
YEARS WALT



90%
OCCUPANCY



26%
BELOW MARKET
RENTS

PORTFOLIO SUMMARY



Total SF:
148,164



Land Area:
100 Sunport: 11.2 Acres
203 Sunport (Additional Land): 8.3 Acres
Total: 19.5 Acres



Built:
1986



Renovated:
2018



Tenants:
3



Clear Height:
22’



Year 1 NOI:
\$1.8M



INVESTMENT HIGHLIGHTS

STRONG, STABLE TENANT BASE WITH UPSIDE POTENTIAL

- 6.4 years of weighted average remaining lease term
- 82% of rent roll is comprised of national or regional tenants
- In-place rents are 26% below market which will allow investors to achieve huge upside by capturing outside storage income on the additional land and by marking rents to market as leases roll over
- Penske has invested more than \$12M of their own capital into their space creating a “sticky” tenant scenario
- Ability to capture additional income through outside storage opportunities from the 7 acres of additional paved land, with the ability to capture on nearly four acres immediately, and additional acres as leases roll
- Additional land also has the opportunity for future development

EXCELLENT PRODUCT QUALITY AT AN EXCEPTIONAL COST BASIS

- Ownership has completed several recent capital projects at the Property totaling \$7.3M, which includes full upgrade of building electrical system, new water line, development of additional parking, and addition of telecom-data technology hub
- Nearly \$4M investment for complete refresh of suite 100 that included the addition of Glass “jewel box” offices, complete backup power system, 150,000 feet of data cabling, integrated lighting control system, high-end fixtures, 3,200 sf kitchen, and break area
- The building features 22’ clear heights, concrete construction, and an attractive exterior facade
- The Property is expected to sell at a discount to replication cost



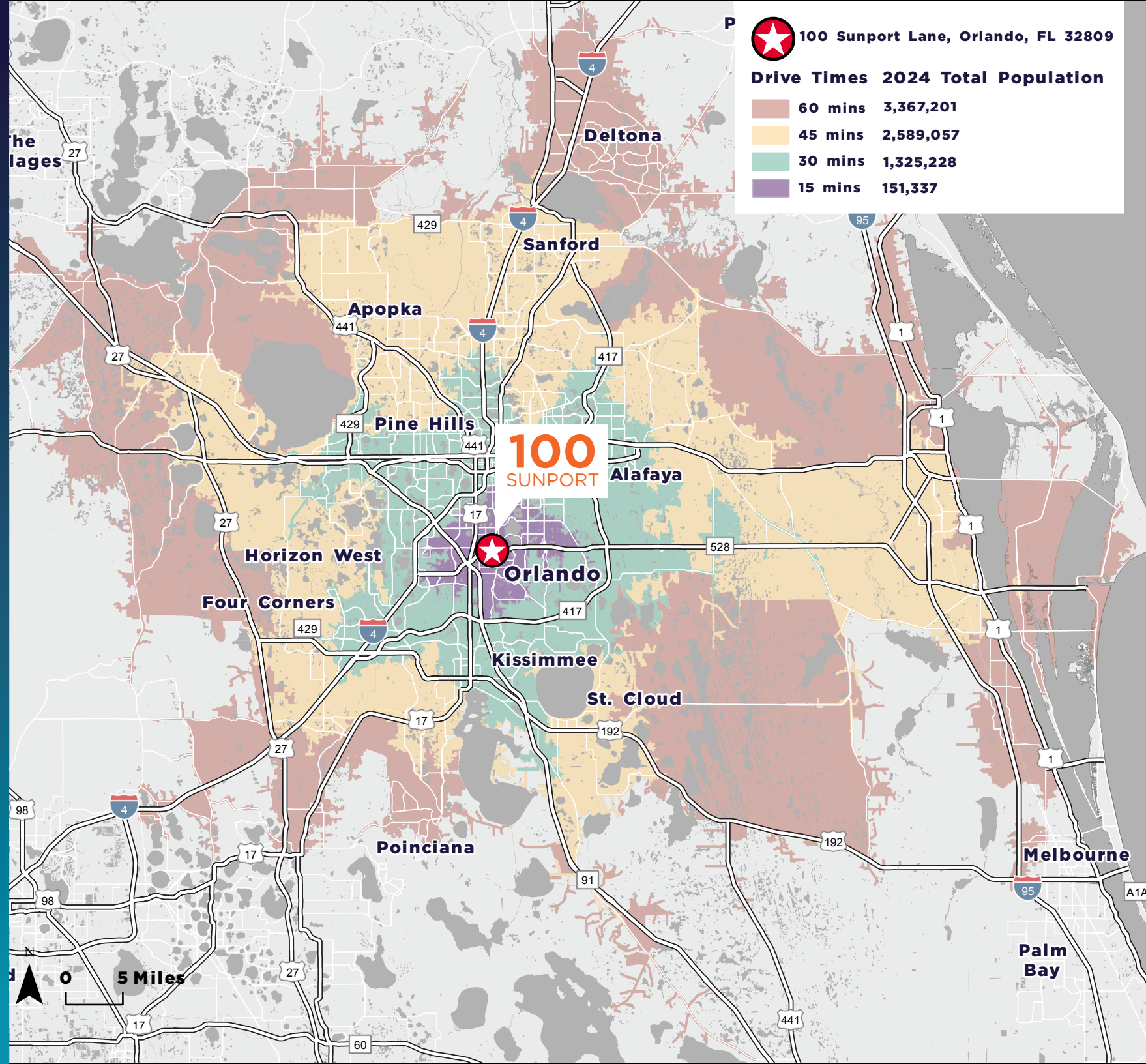
INVESTMENT HIGHLIGHTS

ROBUST MARKET FUNDAMENTALS

- As of December 2024, Orlando has an unemployment rate of 3.0%, outperforming the national rate by 110 bps
- Orlando ranks 7th in the nation for net migration from 2018-2023, increasing their population by 232k residents
- As of 4Q 2024, the Airport Lake Nona Submarket had a low overall vacancy rate of only 7.3%, down 80 bps over the past three years
- Rental rates for warehouse/distribution product in the Airport Lake Nona submarket have increased an incredible 35.3% over the past three years

PREMIER INFILL LOCATION & ACCESSIBILITY

- Location adjacent to the Beachline Expressway provides proximity to nearby major transportation arteries including Florida's Turnpike and Interstate 4
- Located within a 15-minute drive of Orlando International Airport and a 25-minute drive of Orlando's CBD
- Ability to access a population of nearly 3.4M within 60-minutes



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