

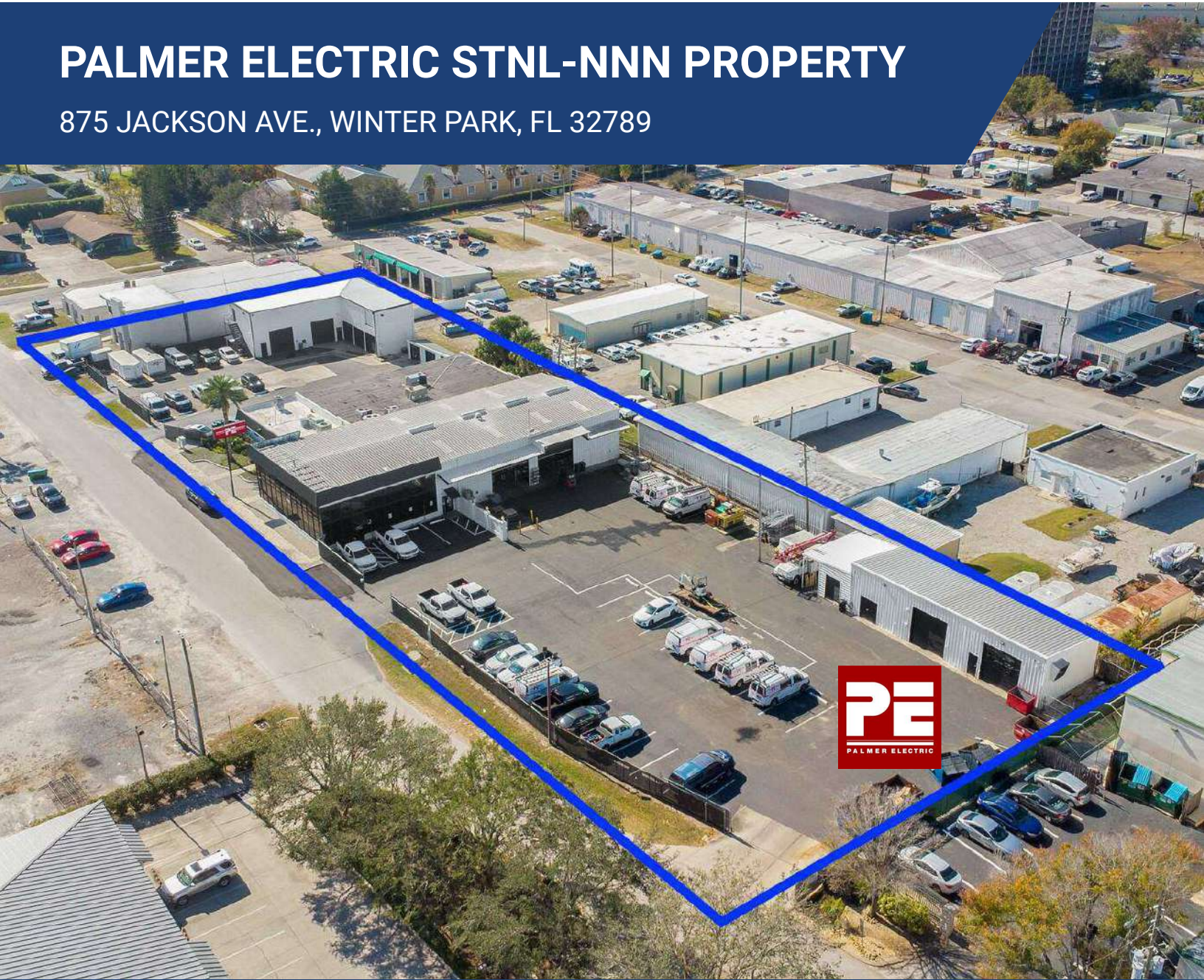


WINTER PARK NNN FLEX/INDUSTRIAL
INVESTMENT PROPERTY

FOR SALE

PALMER ELECTRIC STNL-NNN PROPERTY

875 JACKSON AVE., WINTER PARK, FL 32789



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STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

ALL PROPERTY TOURS ARE BY APPOINTMENT ONLY

CITY Commercial, LLC has been engaged as the exclusive agent and representative of the Owner. No contact shall be made by any prospective purchaser or agents to the Owner, its personnel, related entities, or tenants. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CITY Commercial, LLC and should not be made available to any other person or entity without the written consent of CITY Commercial, LLC.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Neither CITY Commercial, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, CITY Commercial, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Details & Highlights

Property Type	Winter Park - STNL NNN Investment
Tenant	Palmer Electric
Property Subtype	Flex/Warehouse/Distribution
APN	12-22-29-2136-01-030
Building Size	± 14,833 SF
Lot Size	1.31 Acres
875 Jackson Ave Map	
Florida is income tax-free	

CITY Commercial is pleased to offer the exclusive opportunity to purchase a ±14,833 square-foot, 100% leased, single-tenant net lease, flex/industrial asset located in Winter Park, FL (Orlando MSA).

The lease is for a 7-year NNN term, with no termination options, and has annual rent increases.

The property is fully leased to Palmer Electric ("Tenant"), a leading provider of electrical contracting services in Central Florida. Approaching its 75th anniversary, Palmer Electric has excelled in electrical contracting and security solutions since 1951. The company boasts a robust customer base and maintains a highly recognizable, strong brand reputation.

This asset is located in the highly sought-after Winter Park suburb of Orlando, in the heart of Central Florida. Ease of access to I-4, I-75, and the Turnpike, which provide direct routes north into Jacksonville, west into Tampa, and to south Florida. This central location allows Palmer Electric to take full advantage of the surrounding markets.



- Flex/Industrial Quality Facility
- Ownership provided a full property renovation for the Tenant in 2024. The Property serves as Palmer Electric's corporate office, supply center, and service hub.
- The property offers a rare ± 15,000 SF flex/industrial warehouse on 1.31 ac of land, C-3 zoned, which is adaptable for a variety of businesses.
- The flex/industrial space is designed to accommodate Tenant needs, with additional paved parking lots for service vehicles and outdoor storage.
- Long-Term STNL to a Tenured Industry Expert.
- Predictable, stable cash flows throughout the lease term, which features annual rent escalations and a renewal option.

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Property Photos



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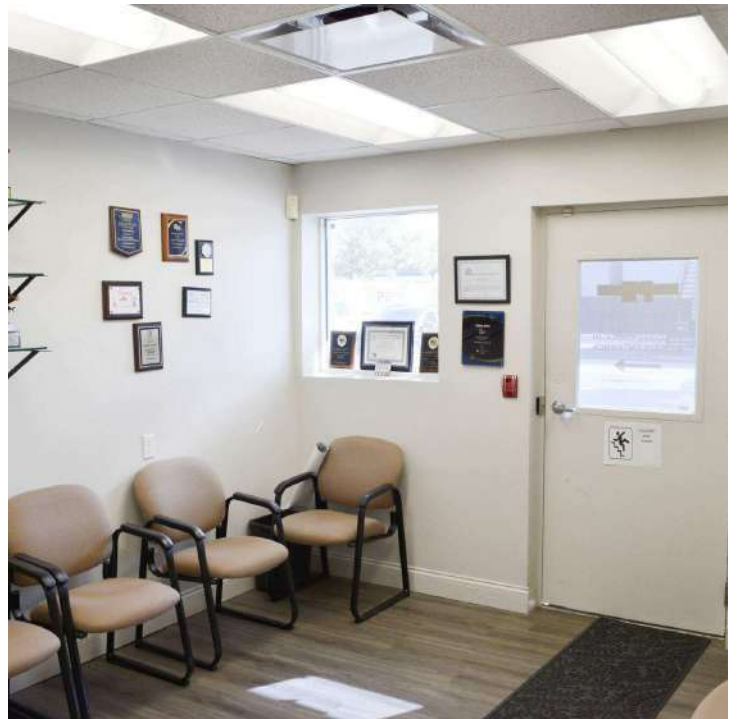
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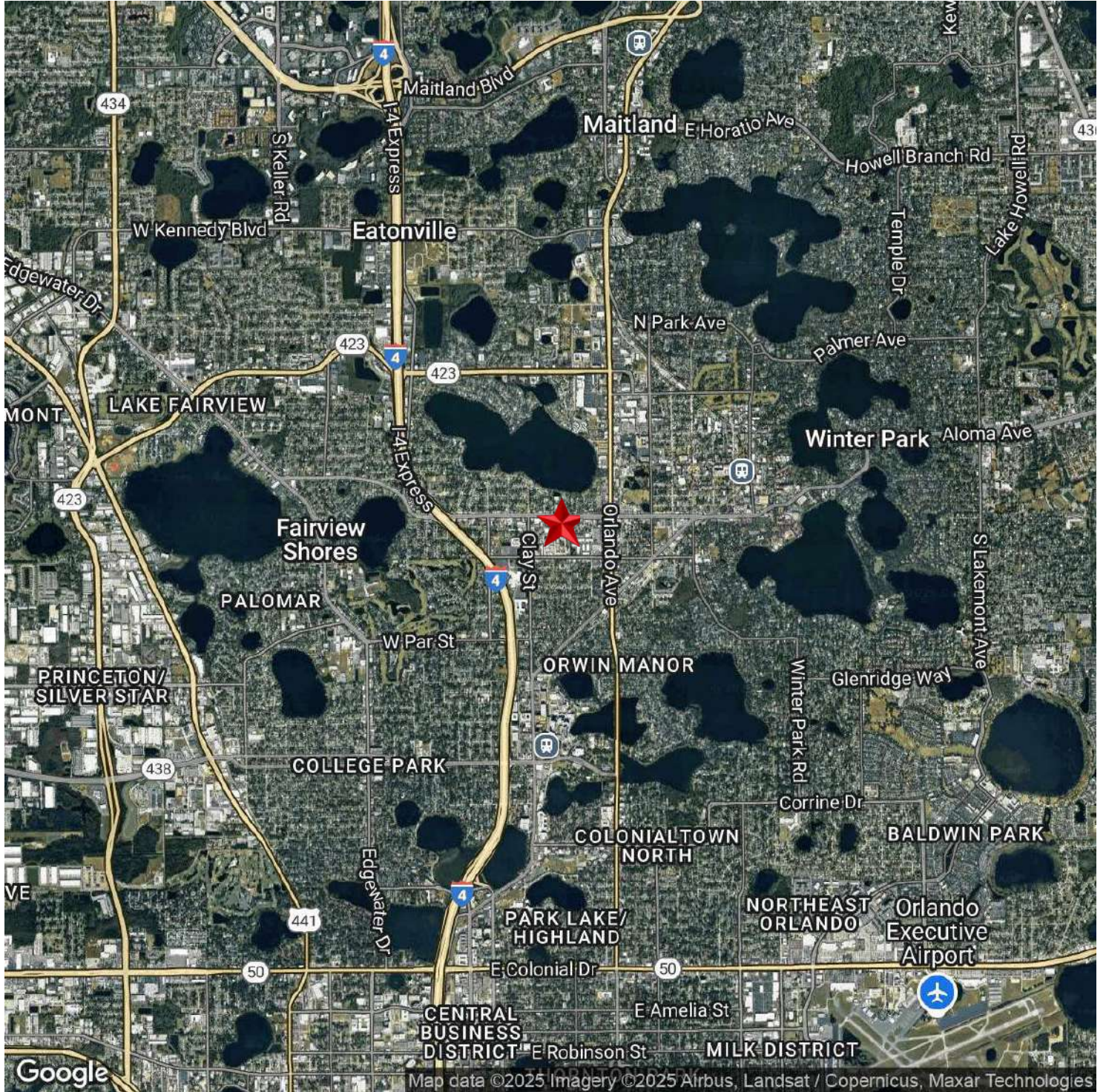


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Location Map



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