

INDUSTRIAL OUTDOOR STORAGE

2972 Forsyth Rd, Winter Park, FL 32792

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

2972 Forsyth Rd
Winter Park, FL 32792



Property Overview

OFFICE

- 11 parking spaces out front
- 14 spots in back (for office)
- 22 office spaces
- 1 conference room
- 1 reception desk
- 1 courtyard with luxury water fountain and sun roof glass covering
- 4 master offices - 2 with bathrooms in them
- Roof is around 7 years old
- Every office has multiple windows, looking inside and out

WAREHOUSE

- 14' doors: Electrical door panel control
- had a fire wall to divide the warehouse into 2 parts, top part still there but wall is removed
- whole warehouse has AC
- 17' to 22' clear height
- Drain system in warehouse
- 2 air compressors that work
- Replaced all on roof gutters
- Heavy gage roof: 20 years old, still in good shape
- 1 doc: has a pump drainage system
- Septic, city water
- Fire hydrant on site
- The property is fully secured with chain-link and barbed wire fencing, along with perimeter lighting throughout.
- Lights around building
- New asphalt pavement: installed December 2025
- Step transformers 600 AMPS
- Huge bathrooms with over 15 showers
- 2 new personal doors in office portion of the warehouse
- The property benefits from an easement allowing stormwater drainage to flow into the retention pond located on the adjacent property to the south-west, as illustrated in the aerial view.

Building Specs	
Address	2976 Forsyth Rd, Winter Park, FL 32792
Rentable SF	±24,132 SF
Office SF	±6,992 SF
Warehouse SF	±17,140 SF
Acreage	±3.83 AC
APN (Parcel #)	10-22-30-0000-00-015
Lot SF	±166,835 SF
Year Built	Warehouse: 1982 Office: 1990
Coverage Ratio	14.46%
Construction	Metal Warehouse, Masonry Office
Zoning	ORG-IND-1/IND-5



Office Photos



Orlando
±8 Miles Away



Subject Property

S Semoran Blvd ±44,500 VPD



551

±34,000 VPD



Jaymark Industrial Park



Marlon Industrial Park



Google Earth

Forsythe Rd ±18,400 VPD

Financial Overview

2972 Forsyth Rd
Winter Park, FL 32792



Financial Overview

**CONTACT BROKER
For Pricing**

Pro Forma Summary	
Pro Forma Office Rent / SF	\$16.00
Pro Forma Office Monthly Rent	\$9,322.67
Pro Forma Office Annual Rent	\$111,872.00
Pro Forma Rent/AC/Mo	\$11,000
Pro Forma IOS Monthly Rent	\$36,300
Pro Forma IOS Annual Rent	\$435,600
Pro Forma NOI	\$485,432



Sale Comps

Address	Price	Price/SF	Price/AC	SF (±)	AC (±)	Date Sold	Year Built	FAR
7235 Gardner St, Winter Park, FL 32792	\$1,300,000	\$400.62	\$942,028.99	3,245	1.38	Jan-26	1987	5.40%
7200 Gardner St Winter Park, FL 32792	\$4,750,000	\$261.85	\$2,305,825.24	18,140	2.06	Aug-24	1987	20.22%
555 N John Young Pky Orlando, FL 32805	\$7,150,000	\$550.85	\$2,042,857.14	12,980	3.5	Aug-25	1990	8.51%
1150 Jetport Dr Orlando, FL 32809	\$5,600,000	\$431.43	\$1,866,666.67	12,980	3	Jul-25	2000	9.93%
2400 Paseo Ave Orlando, FL 32805	\$3,130,000	\$201.69	\$2,845,454.55	15,519	1.1	Jan-25	1971	32.39%
3210 Friendly Ave Orlando, FL 32808	\$3,800,000	\$316.67	\$2,375,000.00	12,000	1.6	Apr-23	1999	17.22%
711 Central Florida Pky Orlando, FL 32824	\$9,800,000	\$251.28	\$2,227,272.73	39,000	4.4	Oct-25	1980	20.35%
300 W Landstreet Rd Orlando, FL 32824	\$3,650,000	\$184.75	\$1,573,275.86	19,756	2.32	Aug-24	1987	19.55%
11826 Boggy Creek Rd Orlando, FL 32824	\$8,000,000	\$386.70	\$1,000,000.00	20,688	8	Jul-25	2004	5.94%

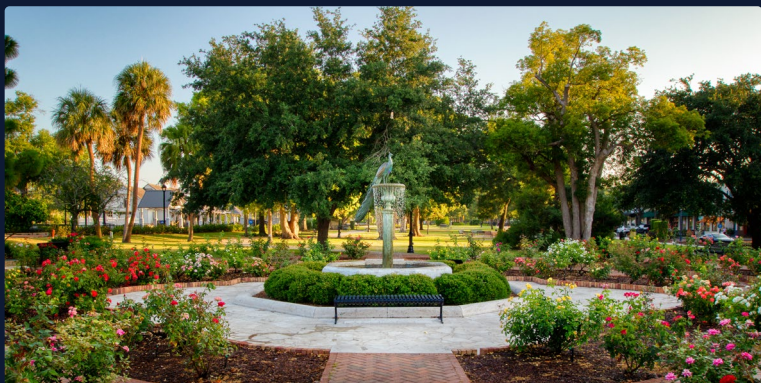
Market Overview

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Winter Park, FL

Market Demographics



29,000
Total Population

\$85,000
Median HH Income

12,000
of Households

16,000
Employed Population

65%
% Bachelor's Degree

\$500,000
Median Property Value

Local Market Overview

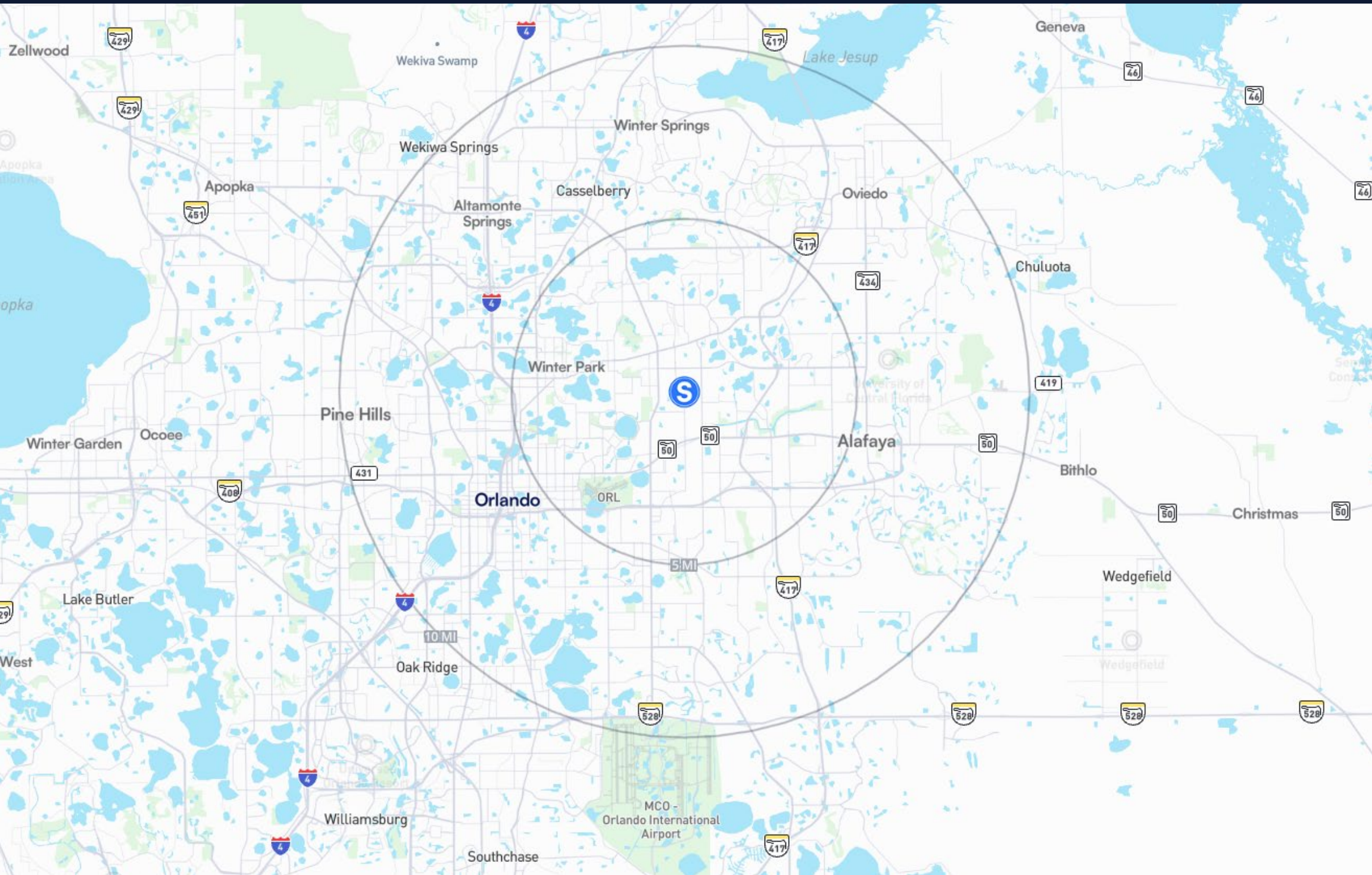
Winter Park is an affluent suburban community located just north of Orlando, recognized for its historic charm, strong residential base, and proximity to Central Florida's economic core. The area benefits from steady population growth driven by in-migration, a highly educated workforce, and a median household income that exceeds both state and national averages. Its tree-lined streets, upscale retail corridors such as Park Avenue, and access to high-quality schools contribute to sustained housing demand and a stable consumer base. The presence of Rollins College further enhances the area's demographic profile, supporting a mix of students, faculty, and professionals.

The broader Orlando-Kissimmee-Sanford metro area continues to experience strong economic expansion, fueled by tourism, technology, healthcare, and logistics sectors. Winter Park stands out as a premier residential and boutique commercial submarket within this region, offering a blend of lifestyle amenities and accessibility. With convenient access to Interstate 4 and major employment hubs, the area attracts both long-term residents and businesses seeking a high-quality environment. Its walkability, cultural institutions, and consistent investment in infrastructure make it a desirable location for both living and investment.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	109,315	282,560	951,902
2025 Population	118,440	302,466	1,016,675
2030 Population Projection	128,464	327,001	1,096,168
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	44,610	114,223	369,220
2025 Households	48,434	123,083	396,782
2030 Household Projections	52,714	133,639	429,727
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$102,458	\$105,354	\$99,120

Regional Map



ORLANDO, FL - MSA



LOCAL MARKET OVERVIEW

Orlando's industrial market benefits from its central location in Florida, strong population growth, and expanding logistics infrastructure. As a regional distribution and e-commerce hub, the city has evolved into a strategic link in the supply chain for both statewide and Southeastern U.S. operations. Businesses are drawn to Orlando by its multimodal access—via highways, rail, and air—and its ability to reach over 19 million Floridians within a 4-hour drive. That proximity fuels ongoing demand for warehouse, fulfillment, cold storage, and light assembly space.

The city's growing consumer base—driven by in-migration, a healthy labor force, and elevated construction activity—has reinforced absorption trends across both new and existing industrial product. Strategic industrial corridors, including the Airport/Lake Nona submarket, Taft/Vineland corridor, and Northwest Orlando, are experiencing robust leasing activity. Users range from e-commerce firms and national 3PLs to building supply distributors, food & beverage tenants, and manufacturers. For investors and developers, Orlando offers scale, speed-to-market advantages, and rising rents with relatively low industrial vacancy.

ECONOMIC DRIVERS

Orlando's economic landscape supports industrial space demand through consumer logistics, construction supply chains, and manufacturing support. As Florida's inland logistics center, Orlando offers superior regional access without the pricing pressures of coastal industrial markets.



Primary Industries

- Logistics & warehousing
- Construction & building materials
- Food & beverage distribution
- E-commerce & fulfillment
- Advanced manufacturing & aviation



±51 Miles

Distance to Port Canaveral

| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2972 Forsyth Rd, Winter Park FL 32792** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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