689-215-1651
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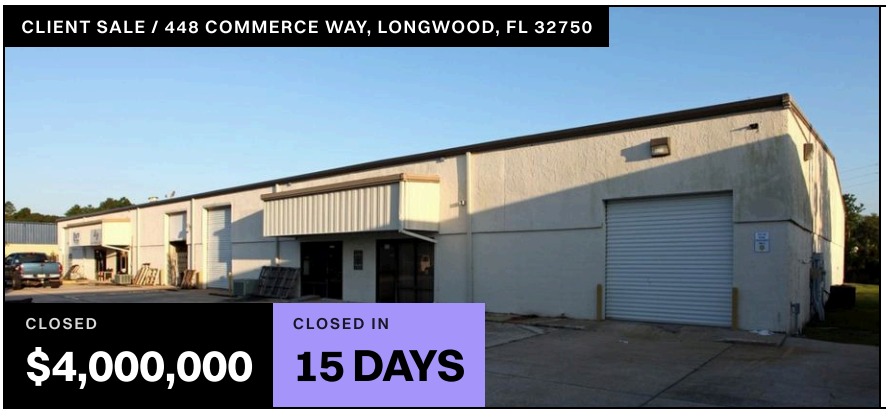
blacklinecre.com

BLACK__LINE

CENTRAL FLORIDA INDUSTRIAL OWNERS

RESULTS, NOT PROMISES.

Every deal below was advised start to finish by a principal, for owners in Orlando, Tampa, and across Florida.



FEATURED RESULT / 2026

A private family estate exits a 35,250 SF small-bay flex property in 15 days.

Mixed month-to-month and long-term leases. At the seller's direction, Blackline sold it off-market to two private buyers it identified, on an expedited due diligence and closing timeline.

35,250 SF	$113/SF	3.96%
BUILDING	PRICE	CAP RATE

10+	$43.1M	6 days	$475M+
transactions closed in the last 12 months	closed sales volume since 2024	to contract at 1101 Central Park Dr.	career transaction experience

_RECENT RESULTS

CLOSED 2024 TO DATE



$1.45M $232/SF
1101 Central Park Dr.
Sanford / Small-bay industrial
Record submarket pricing. Under contract 6 days after launch, all cash.



$1.75M $254/SF
659 Hickman Cir.
Sanford / Industrial flex
Single-tenant investment sale, 6.65% cap rate (Year 1).



$1.1M
245 Orange Ave.
Longwood / Industrial land
Buyer rep. Negotiated $550,000 off the asking price.



$30.6M $156/SF
975-1075 Fla. Central Pkwy.
Longwood / Industrial flex
Three properties for a family estate, sold off-market.



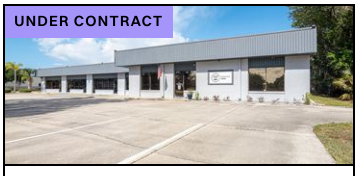
$4.2M
1748 33rd St.
Orlando / Office flex
1031 buyer sourced. 20-day due diligence, 10-day all-cash close.

_NOW ON MARKET

EXCLUSIVE LISTINGS / SEMINOLE COUNTY



$2.395M $165/SF
223 Hickman Dr.
Sanford / 14,500 SF industrial flex



$2.295M $196/SF
2290 W. Airport Blvd.
Sanford / Multi-suite flex



$1.895M $172/SF
109 Commerce Way
Sanford / Air-conditioned warehouse



$1.8M $199/SF
1969 Corporate Sq.
Longwood / Flex office HQ

WHAT IS YOUR BUILDING WORTH TODAY?

Free broker's price opinion and strategy session.

No cost, no obligation. A written value, today's active buyers, and your best window to sell.

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Institutional Strategy. Private Owner Focus. Real Results.
Transaction data as published at blacklinecre.com/transactions.