

FOR SALE
27,500 SF WAREHOUSE
NET LEASE INVESTMENT



1020 CROWN PARK CIRCLE, WINTER GARDEN FL 34787



Seller Accepting Offers

Newly executed 10 year Lease with H&E Equipment. Tenant is responsible for all maintenance issues, including full replacement of the parking lot. The only obligation of the Landlord is replacement of building structural elements should they fail.

Property Details:

- Total RSF: 27,500 SF (4,500 SF of Office. 1,500 SF Parts Room, 2,500 SF Wash Bay)
- 4.5 Acres completely stabilized with concrete; 4 cut ins off the main road(s)
- Built in 2002
- 20 FT Clear Height
- 5 Drive thru Bays; with a total of ten (10) 14' x 16' Doors
- Oil and power drops provided in each bay; 5-ton crane
- NOI: \$252,000
- Located 1 mile from the critical thoroughfare exchange of: FL Turnpike, SR 408 E/W Expressway and the newly completed Western Beltway SR 429.



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TENANT INFORMATION



H&E Equipment Services, founded in 1961, is one of the largest integrated equipment companies in the nation that provides the higher standard in equipment sales, rentals, parts, and service. With 76 [locations](#) covering 22 states, they pride themselves on being an equipment company, run by equipment people. They leverage their national portfolio of equipment with a local approach to provide reliability, fair prices and the support of a first-class service team. *Where others stop, we continue.*

- One of the largest Komatsu earthmoving equipment dealerships in the U.S.
- The largest dealer in the world for Manitowoc and Grove Crane products.
- Ranked #8 on the Top 100 Equipment Rental Companies in the United States by RER.
- Authorized dealer for top-name manufacturers: Komatsu, Doosan, Manitowoc, Grove, Gehl, JLG, and Bobcat to name a few.
- Our service lines include [sales](#) and [rental](#) of earthmoving, material handling, forestry, concrete, industrial and heavy equipment.
- Select locations provide on-site training, tool rentals, and crane re-manufacturing.

H&E Equipment services is a publically traded company: www.he-equipment.com