



**6363 Edgewater Dr. Orlando, FL**



**BEACON ROOFING SUPPLY INC.**  
(NASDAQ BECN)

ORLANDO, FL

## PROPERTY SPECIFICATIONS

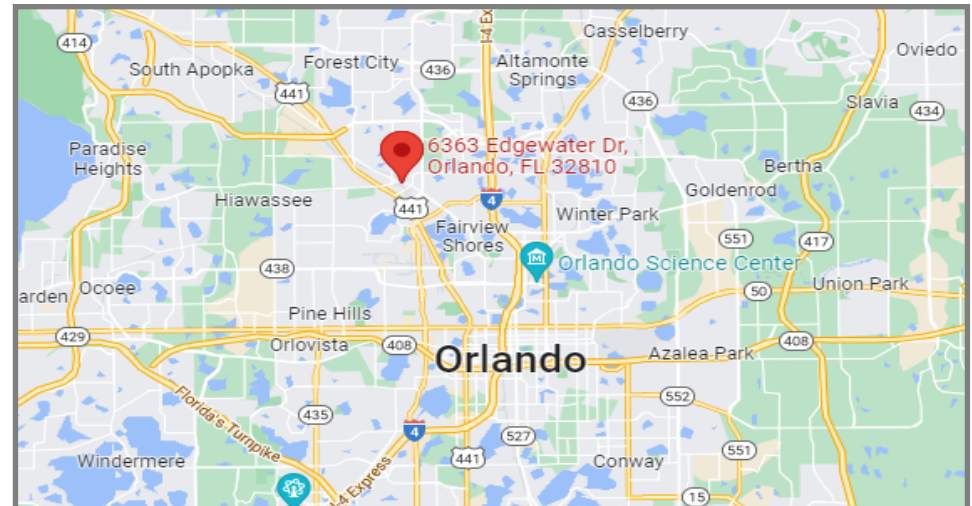


### THE PROPERTY

- 2 Grade Level Buildings: 22,736 SF and 10,000 SF
- Building 1: 22,736 SF with 7,089 SF Office/Showroom, 2 Grade Level Doors, 16'-20' Clear Height, Metal Construction
- Building 2: 10,000 SF Two-Sided Shell, 18'-20' Clear Height, Metal Construction
- 2.77 Acres Fenced, Secured, and Paved
- Zoned IND-2/IND-3 Orange County
- 2021 Property Taxes \$20,820

### THE LOCATION

- Excellent Frontage on Edgewater Dr.
- County planned road extension of Clarcona Ocoee Rd to extend to All American Blvd, estimated completion 2026.
- Clarcona Ocoee Rd and Edgewater Dr is currently a signalized intersection.
- The Clarcona Ocoee Rd extension will create an additional entrance for the subject property on Clarcona Ocoee Rd giving the property 2 ingress/egress.





## LEASE DETAILS



### Beacon Building Products

6363 Edgewater Dr.  
Orlando, FL 32804

#### LEASE DETAILS

TENANT	Beacon Building Products
TOTAL MONTHLY RENT	\$26,500 (Base Year)
RENT INCREASES	3% ANNUALLY
RENT COMMENCEMENT	JANUARY 1, 2023
RENT EXPIRATION	DECEMBER 31, 2029
LEASE TYPE	NNN
ORIGINAL LEASE TERM	7 YEARS
LEASE TERM REMAINING	7 YEARS
OPTION	ONE (5) YEAR AT PREVAILING MARKET RATE
RIGHT OF FIRST REFUSAL	No

#### RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	% INCREASE
1	\$318,000	3%
2	\$327,540	3%
3	\$337,366	3%
4	\$347,486	3%
5	\$357,910	3%
6	\$368,647	3%
7	\$379,706	3%

#### Scheduled Improvements

1. Replace Roof on main building, Replace all roll up doors, add 2 new doors, new HVAC system, New LED warehouse lighting,
2. Office/Showroom Improvements: New Paint, new carpet, and new tile
3. Paint Exterior of Building
4. New asphalt millings in the back corner of the property