

SUN CENTURY INDUSTRIAL

100% OCCUPIED INDUSTRIAL FLEX BUILDING

LSI
COMPANIES



SUN CENTURY ROAD

LSI
COMPANIES

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 1141 Sun Century Road
Naples, FL

County: Collier (Unincorporated)

Property Type: Improved Industrial

Property Size (Acres): 0.53± Acres

Building Size (Sq. Ft.): 4,800± Sq. Ft.

Zoning: Industrial

STRAP Number (s): 64210120004

Tax Information: \$3,965.99 (2022)

LIST PRICE

\$1,350,000 | \$281 PSF

2023 IN PLACE CAP RATE: 6.22%

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate




OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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WWW.LSICOMPANIES.COM



**LSI Companies, Inc., is pleased to present
1141 Sun Century Rd, in Naples, FL.**

The property is comprised of a 4,800 Sq. Ft. building located within unincorporated Collier County. 1141 Sun Century Rd has been occupied by a regional pest extermination company since 2021, with a new lease in place as of 2023.

The site is well positioned between Lee and Collier Counties with quick access to US41 and I-75, allowing users to reach South Naples and South Fort Myers within 15 miles.

This is one of the few remaining industrial properties available in the constrained industrial market.

BUILDING HIGHLIGHTS

- Metal-steel frame built in 1989
- Perimeter fencing
- 36 parking spaces on-site
- (8) overhead doors: 12' W x 12' H
- Dual access with ability to accommodate 18-wheeler
- Clear span: 16.3' Ft. - 18' Ft.
- 5 bathrooms
- Open area located on the east side of the building can be used for extra storage and parking
- 4,800± Sq. Ft.
 - 1,000± under air second story office
 - 1,000± Sq. Ft. under air front office
 - 3,800± Sq. Ft. warehouse (4 work areas demised by firewall)
 - 100± Sq. Ft. additional office space within warehouse/work area #3



TENANT INFORMATION



The building is 100% occupied by a regional pest control company since 2021. The company specializes in pest/animal control in Lee & Collier Counties, and has been serving the community since 1979.

LEASE INFORMATION

- Lease in-place since 2021
- Base rent: \$17.50 PSF NNN
- Cap rate: 6.22%
- Lease expiration: June 30th, 2024
- Renewal Options: 1 year option

PROPERTY AERIAL



PROPERTY AERIAL



NOTABLE NEIGHBORS

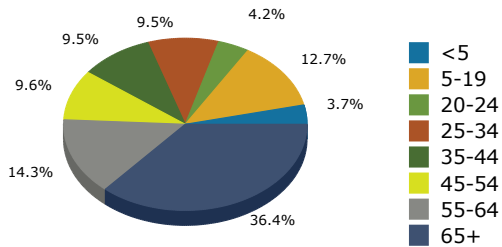


1. ABC SUPPLY CO.
2. GARGIULO PRODUCE
3. KELLY ROOFING
4. BEST HOME SERVICES
5. FEDEX

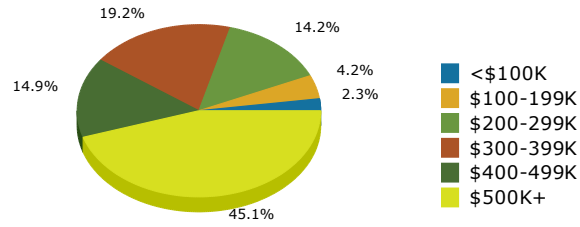
AREA DEMOGRAPHICS

15 MIN RADIUS

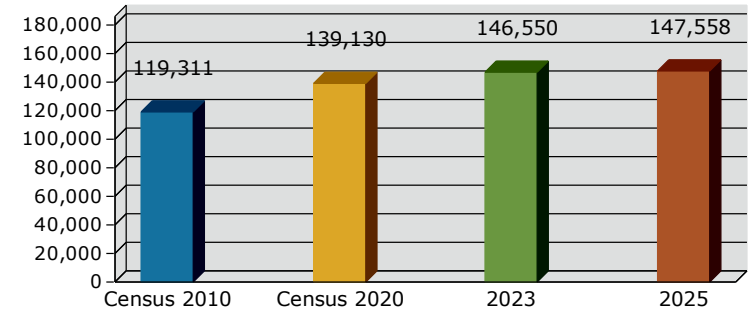
2023 Population by Age



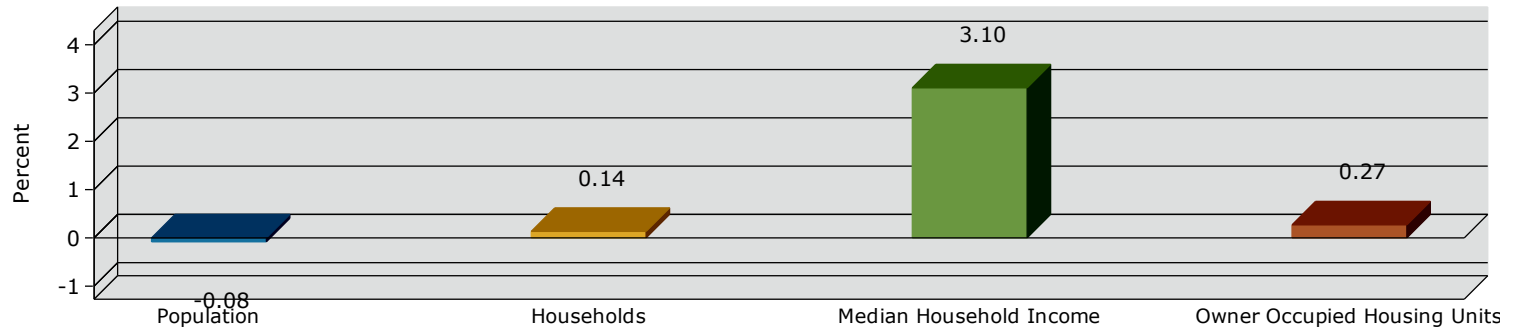
2023 Home Value



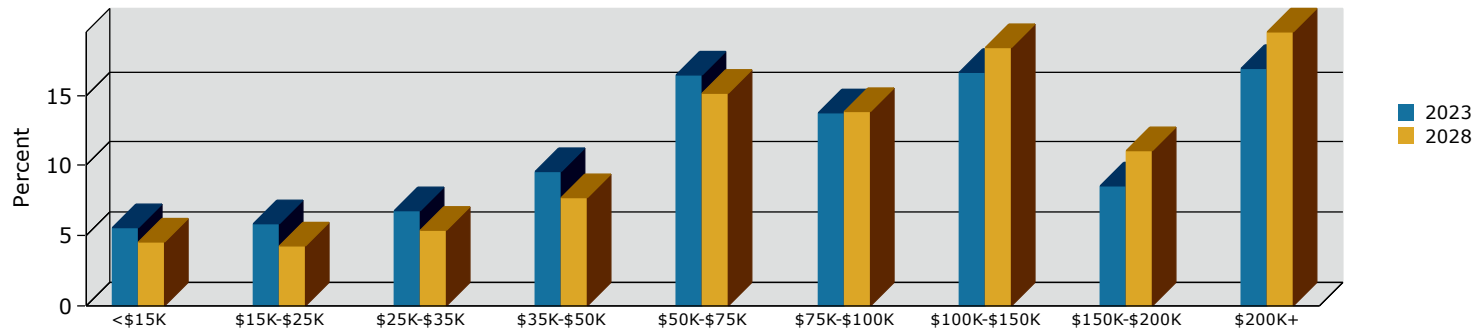
Households



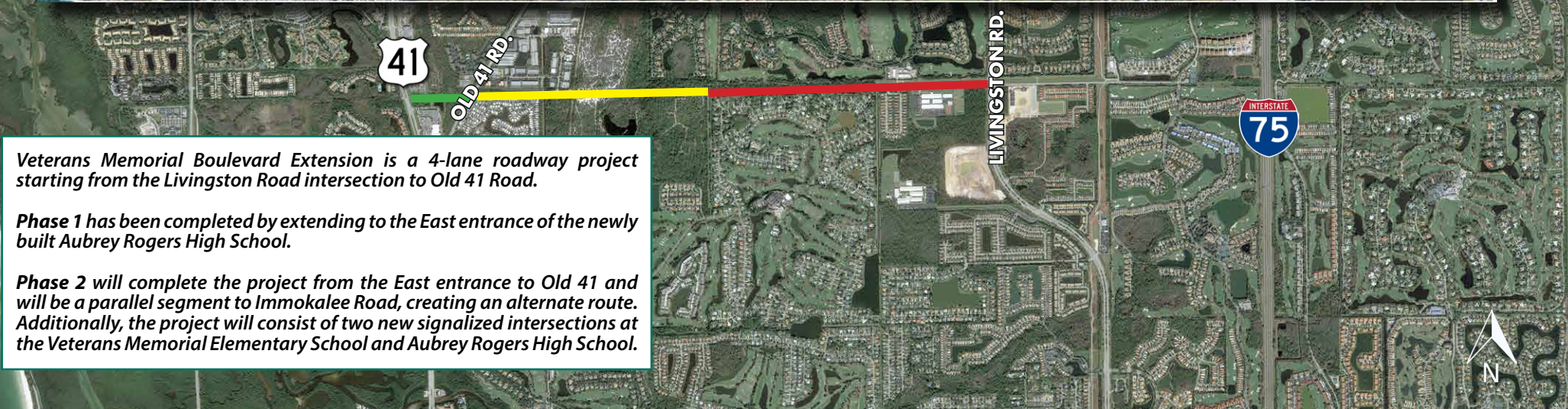
2023-2028 Annual Growth Rate



Household Income



ROAD EXTENSION

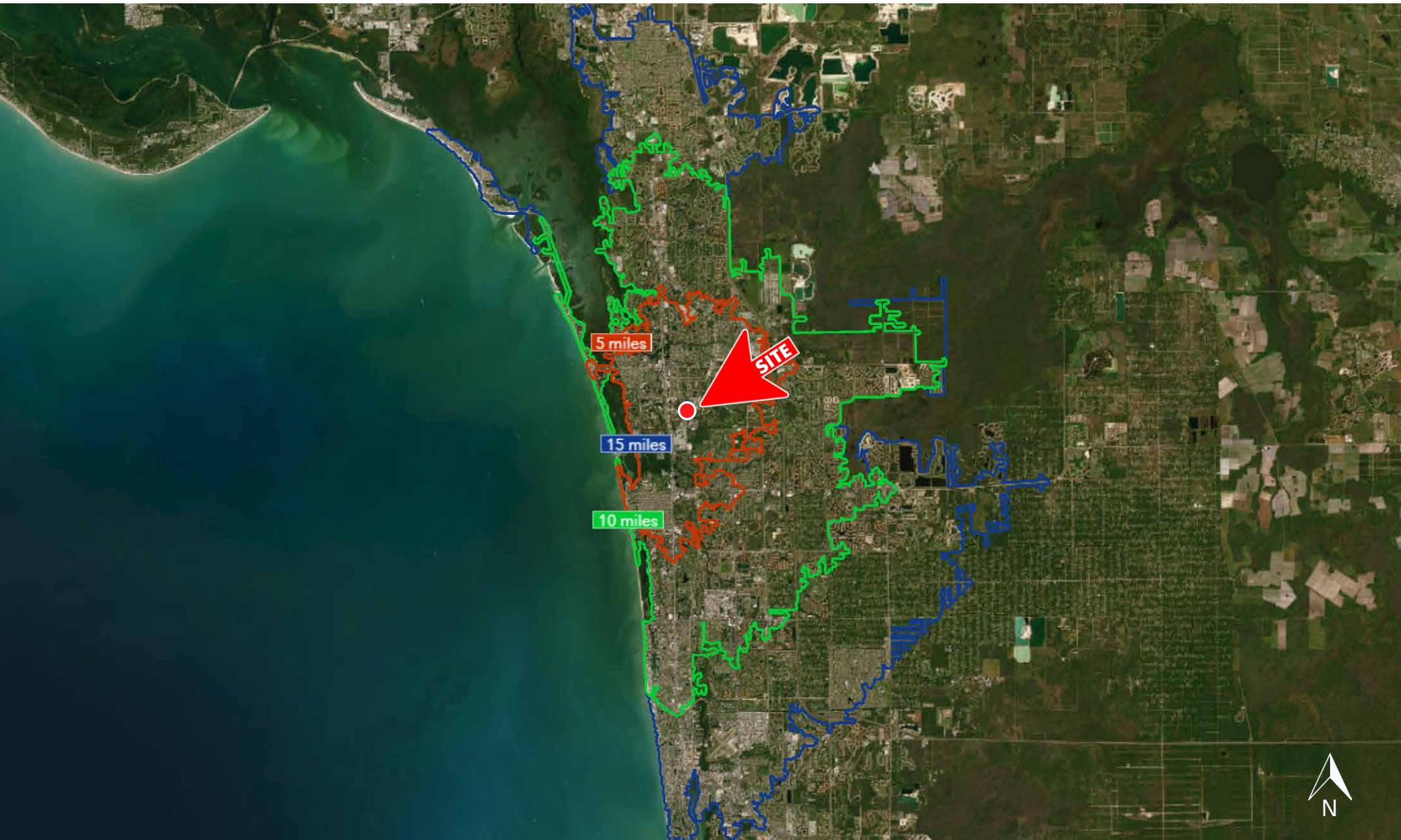


Veterans Memorial Boulevard Extension is a 4-lane roadway project starting from the Livingston Road intersection to Old 41 Road.

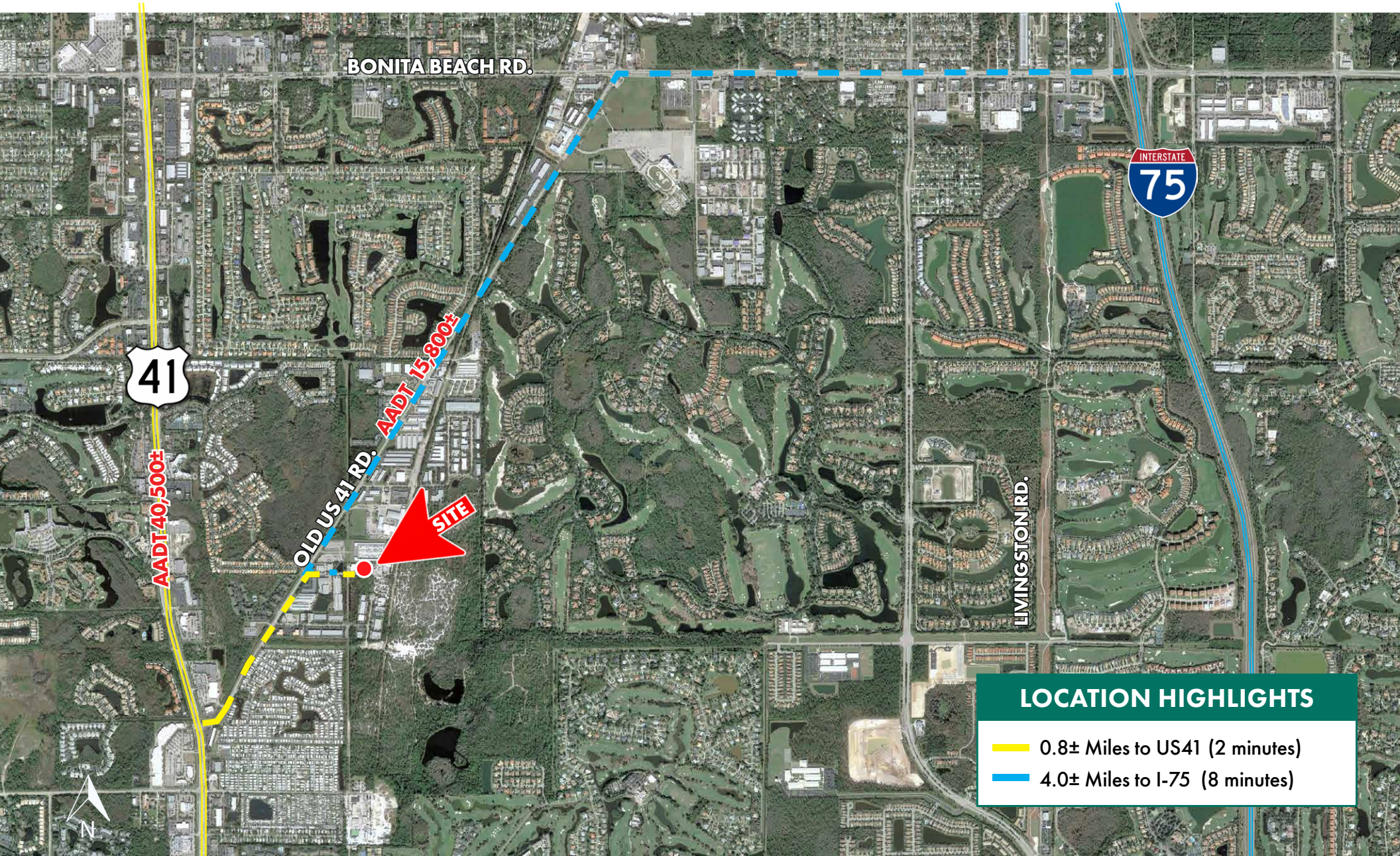
Phase 1 has been completed by extending to the East entrance of the newly built Aubrey Rogers High School.

Phase 2 will complete the project from the East entrance to Old 41 and will be a parallel segment to Immokalee Road, creating an alternate route. Additionally, the project will consist of two new signalized intersections at the Veterans Memorial Elementary School and Aubrey Rogers High School.

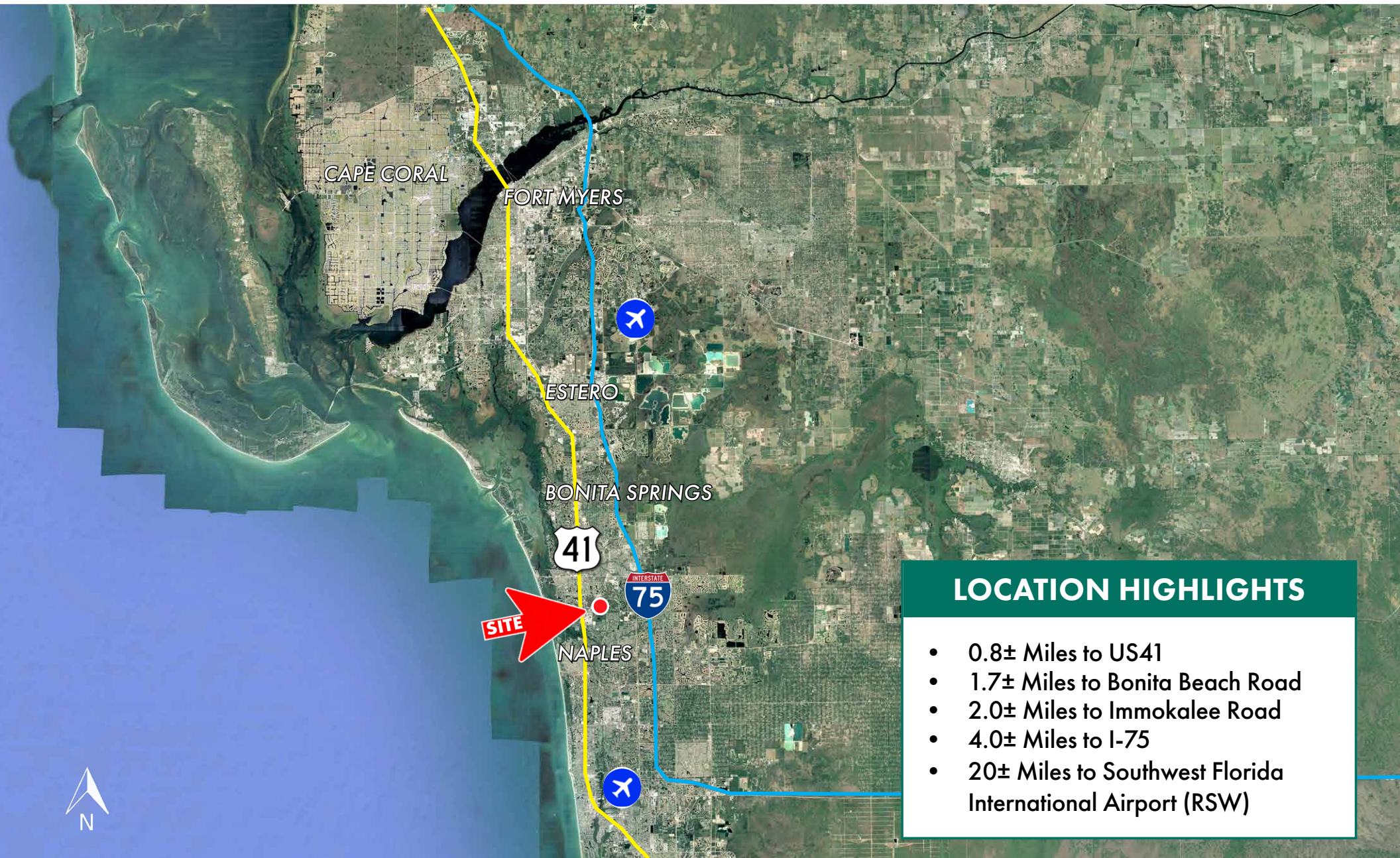
5-15-MILES RADIUS MAP



SITE ACCESS



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.8± Miles to US41
- 1.7± Miles to Bonita Beach Road
- 2.0± Miles to Immokalee Road
- 4.0± Miles to I-75
- 20± Miles to Southwest Florida International Airport (RSW)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

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