

Additional Info on 1509 S Byron Butler Parkway, Perry FL 32348

Prospect to verify all SF measurements in diligence. Lessor is not the current owner of record. Property cleanup is ongoing and equipment has been removed. Localized repairs are being made to roofs, siding, and various other parts of the building. NNN is estimated at \$1.25 to \$1.75 per SF. Smaller buildings toward the rear of the property along with 2 blue silos seen on ground photography have been / are to be demolished. Ground photos are of October 2025, and Aerials as of December 2026. Spaces are available separately or entire property can be leased. Triple Net is estimated. Deed restriction is attached. Prohibited uses are manufacture of "OSB, Plywood, or Lumber". Other wood products such as pellets, pallets, chips, and assembled products (i.e. furniture) are permitted. Please refer to deed for accuracy. Survey is also attached.

Deed Restriction

Grantee, by accepting the conveyance made by this deed, covenants and agrees that the Property shall not be used for the production, manufacture, or assembly of "OSB", lumber, or plywood ("Use Covenant"), for the earlier to occur of: (i) twenty (20) years from the date hereof; or, (ii) so long as Grantor (or its successor, assigns, or related entities) are in the lumber, sawmill, or wood production business. Such Use Covenant shall not prohibit the use of the Property for the sale of the foregoing items (i.e. a lumberyard) or for the production, manufacture, or assembly of other wood related products such as finished wood products (i.e. furniture), wood pellets, pallets, or wood chips. The Use Covenant shall be a covenant running with the Property and binding upon the Grantee, its successors and assigns.