

\$3,450,000
ASKING PRICE



FOR SALE

12570 METRO PKWY | FORT MYERS, FL 33966

NNN INDUSTRIAL INVESTMENT OPPORTUNITY



MAYHUGH
COMMERCIAL ADVISORS

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Ownership Disclosure: It is herein disclosed that Justin "Chase" Mayhugh is a licensed Broker Associate in the State of Florida and has a financial interest in the Subject Property. It is further disclosed that Justin Chase Mayhugh may benefit from the sale of this property.

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EXECUTIVE SUMMARY

Unique opportunity to own a multi tenant NNN investment property fronting on Metro Pkwy in Fort Myers!

The stand-alone grade level facility consists of over 12,000 SF (55' X 220'), setting on over 1 acre, fronting on heavily traveled Metro Pkwy. The facility is just North of Daniels Pkwy, South of Crystal Dr. Building has a back-lit Pylon sign offering additional visibility to Metro Pkwy. Construction is a combination of CBS and Metal. Each unit offers Showroom, Private Offices and Multiple Restrooms. The warehouse has an eave height of 20' and a peak height of over 22' and multiple large grade level rollup doors. Facility is separately metered for each Tenant and has house meter for the outdoor lighting. Unit #2 in the rear offers over 14,000 SF of secured outdoor yard storage and large concrete pad for staging of products.

OFFERING SUMMARY

LIST PRICE	\$3,450,000
CAP RATE	6.0%
PRICE PER SF	\$285.95 PSF
YEAR BUILT	2002
CONSTRUCTION	CBS & Steel/Metal
NET RENTABLE AREA	12,065± SF
LAND SIZE	1.0± Acre
OCCUPANCY	100%
LEASE TYPE	NNN
TENANT CREDIT	National & Regional
ZONING	IL (Lee County)



OPPORTUNITY



LOCATION

Thriving Industrial Market

Located in Southwest Florida, Fort Myers boasts a robust industrial market with an impressively low vacancy rate of just 2%. The region has seen steady population and job growth, with the population increasing by more than 3% annually. Fort Myers is well-connected by the Southwest Florida International Airport, which serves over nine million passengers each year. The Industrial Park, situated within the Lockett Rd. Corridor, is a key hub for the region's primary industrial distributors, manufacturers, and wholesalers, serving the tri-county area of Lee, Collier, and Port Charlotte. With its strategic location adjacent to I-75, the park offers convenient access to contractors and consumers throughout the region.



PHYSICAL ATTRIBUTES

Versatile Building Design

The building offers exceptional functionality with key features such as over 16-foot eave heights, 19-foot peak heights, and fire sprinklers that enable additional product stacking. Several grade-level doors measure 12' x 12', accommodating larger equipment and materials. The property is equipped with county water and sewer services, outdoor lighting, and ample parking areas. These attributes make the center highly versatile, appealing to a broader range of tenants and users.



ACCESS

Prime Access & Ample Parking

The property is easily accessible via Corporation Circle, a two-lane road that provides access from both the north and south. Two large aprons facilitate entry for box trucks and semi-trailers, allowing for seamless turnaround and drive-around access. The property offers overnight parking for vehicles in both the lot and yard. Conveniently located just minutes from US-41 to the west and I-75 to the east, the site is well-connected. Multiple nearby bus stops ensure easy commute options for employees. Ample parking is available around the site's perimeter, with a large lot serving the building fronting Corporation Circle.



ZONING

Diverse Business Operations

The Light Industrial zoning designation offers significant flexibility, accommodating a diverse array of industrial uses. This includes operations such as distribution, wholesale, repair services, and light manufacturing, among others. The zoning is designed to support businesses with varying needs, making it an ideal location for companies looking to establish or expand their operations in a versatile and accommodating environment.

TENANT OVERVIEW



GRABBER CONSTRUCTION PRODUCTS

Grabber Construction Products, Inc. owned by Dot Foods having an annual revenue of \$6.2 Billion and over 4,500 employees. Grabber is an international distributor and manufacturer of premium fasteners and fastening systems for wood, metal and drywall applications in the commercial and residential construction markets. Grabber also distributes a wide range of proprietary tools, accessories, equipment, and building materials to the construction industry. Grabber corporate headquarters are located in Highland, Utah, with sales offices and distribution centers throughout the United States and Canada. Grabber's international market includes Mexico, Central and South America, Europe, Asia, Australia, and New Zealand.

LEASE SUMMARY

OCCUPIED SF	7,865 SF
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LEASE EXPIRATION	2/28/2029
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LEASE TYPE	NNN
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TRUSCAPES

TruScapes is one of South Florida's largest association management landscape companies servicing communities from Tampa to Marco Island. TruScapes has multiple locations and a large staff to adequately handle your needs and is dedicated to quick, responsive communications to attend to all client's request.

LEASE SUMMARY

OCCUPIED SF	4,200 SF
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LEASE EXPIRATION	3/31/2027
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LEASE TYPE	NNN
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PROPERTY OVERVIEW

RECENT IMPROVEMENTS

OFFERING SUMMARY

2022

Re-Seal & Re-Stripe Parking Lot

2021

6' Chain Link Fence installed with Gates around the rear perimeter (Permitted with Lee County)

Roof Maintenance Performed with BBI

- All Skylights
- Removed and Replaced with Metal Parapet Wall
- Re-Caulked and Sealed at Roof

Facility Pressure Washed

Stucco Painted Patched and Sealed

- Painted Lexon Pigmented Surface Conditioner
- One Coat of Super Paint Acrylic Paint
- Stucco Patched and Sealed

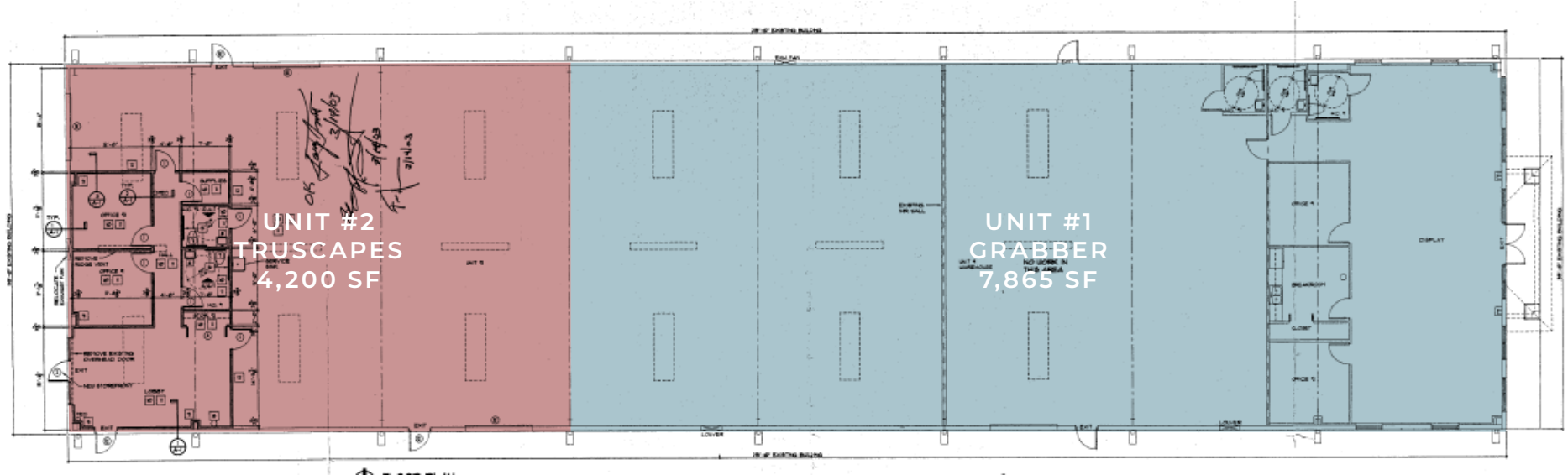
Gutters and Down Spouts Sealed (Re-Caulked with Lexon Urethane Sealant)

2019

LED Lights installed in Warehouse







PROPERTY PHOTOS



PROPERTY PHOTOS



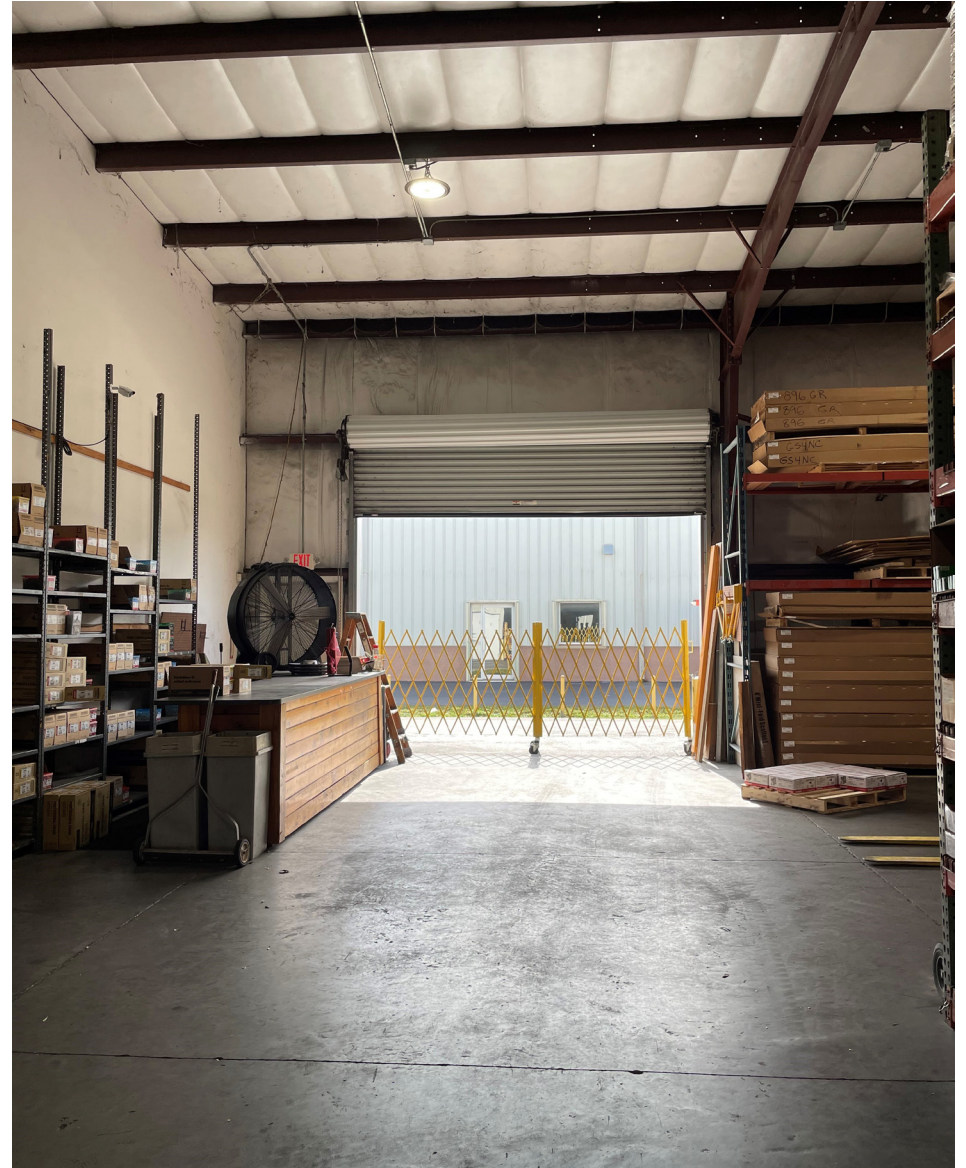
PROPERTY PHOTOS



UNIT 1 - GRABBER



UNIT 1 - GRABBER



UNIT 2 - TRUSCAPES



LOCATION

WHY LEE COUNTY?

A Top Destination for Business Growth and Quality of Life

Consistently ranked as one of the nation's leaders in job growth, Lee County, Florida, is home to a thriving business community and offers an exceptional quality of life. Strategically located along Florida's Gulf Coast, midway between Miami and Tampa on Interstate 75, Lee County boasts world-class transportation infrastructure, including Southwest Florida International Airport (RSW) and the general aviation facility Page Field. Both facilities are designated Foreign Trade Zones, equipped with state-of-the-art amenities and resources.

Lee County's pro-business environment, vibrant workforce, and favorable tax climate make it a prime choice for businesses. Beyond its ideal business conditions, the county offers unparalleled quality of life with white-sand beaches and year-round sunshine, making it an attractive location for top talent. The Lee County Economic Development Office is dedicated to helping businesses find the perfect location, attract new talent, and foster growth and diversification.

PROJECTED TOTAL POPULATION BY COUNTY

County	2010	2015	2020	2025	2030	2035	2040
Lee	618,754	673,800	758,596	837,801	911,499	980,603	1,044,296
Collier	321,520	345,098	379,097	411,401	441,899	470,598	492,496
Charlotte	159,978	166,300	174,101	181,001	186,998	192,802	197,700

Sources: University of Florida Bureau of Economic and Business Research, Population Projections; U.S. Census Bureau



5 REASONS TO CHOOSE LEE COUNTY, FL



TOP-TIER BUSINESS CLIMATE

Florida is consistently ranked among the best states for business, thanks to its no personal income tax and favorable tax structure. Lee County, in particular, benefits from this business-friendly environment. In 2014, Chief Executive Magazine named Florida the 2nd Best State for Business, and the Tax Foundation ranked it 5th on its 2015 State Business Tax Climate Index. Cape Coral, the largest city in Lee County, was recognized by WalletHub as one of the Best Cities to Start a Business and by Forbes as one of the Best Cities for Future Job Growth.



PRIME REAL ESTATE OPPORTUNITIES

Lee County offers a range of prime real estate opportunities for businesses and investors. Sites like Skyplex, located at Southwest Florida International Airport, provide over 1,000 acres of development-ready land within a foreign trade zone, suitable for both aviation and non-aviation projects. The Lee County Economic Development Office is available to assist with business relocation and expansion, providing access to essential tools and financial resources.



A HUB FOR JOB GROWTH AND TALENT

Lee County is a prime location for job growth, with a rapidly expanding talent pool. The county's population grew by over 40% between 2000 and 2010 and continues to grow at 1.8% annually, making it one of the fastest-growing regions in the U.S. By 2020, Southwest Florida's 25 to 54 age group is projected to increase by 9%, more than double the state average. Lee County attracts major companies like Hertz, Gartner, and Chico's, and is home to over 19,000 small and medium-sized businesses. The county also boasts numerous colleges, universities, and a nationally recognized public school system, ensuring a steady stream of skilled graduates.



HIGH QUALITY OF LIFE AND ATTRACTIVE AMENITIES

Lee County stands out for its exceptional quality of life, which enhances its appeal to both businesses and residents. With beautiful natural surroundings, including white-sand beaches and abundant outdoor recreational opportunities, the county offers a desirable lifestyle that attracts top talent. The area's vibrant cultural scene, excellent healthcare facilities, and recreational amenities contribute to a high standard of living, making it an attractive location for businesses seeking to draw and retain skilled employees.



STRATEGICALLY LOCATED

Located on Florida's southwest coast, Lee County is perfectly positioned midway between Miami and Tampa along Interstate 75. Southwest Florida International Airport (RSW) in South Fort Myers provides nonstop service to destinations across North America, Europe, and the Caribbean, ranking among the 50 busiest U.S. airports. Lee County is also within a two-hour drive of multiple regional and international airports. The county features the award-winning Page Field (FMY), a business and general aviation airport near downtown Fort Myers with a 6,400-foot runway, and PrivateSky Aviation, a full-service FBO at RSW.

EMPLOYERS IN LEE COUNTY

CHICO'S FAS, through its brands – Chico's, White House Black Market, Soma Intimates, and Boston Proper, is a leading women's omni-channel specialty retailer of private branded, sophisticated, casual-to-dressy clothing, intimates, complementary accessories, and other non-clothing items. Under the Chico's, White House Black Market, Soma Intimates and Boston Proper names, the company operates about 1,500 boutiques and outlets throughout the U.S. and Canada and has direct-to consumer channels for each of its brands.

GARTNER, INC. (NYSE: IT) is the world's leading information technology research and advisory company. We deliver the technology-related insight necessary for our clients to make the right decisions, every day. From CIOs and senior IT leaders in corporations and government agencies, to business leaders in high-tech and telecom enterprises and professional services firms, to technology investors, we are the valuable partner to clients in over 9,100 distinct enterprises worldwide. Through the resources of Gartner Research, Gartner Executive Programs, Gartner Consulting and Gartner Events, we work with every client to research, analyze and interpret the business of IT within the context of their individual role. Founded in 1979, Gartner is headquartered in Stamford, Connecticut, USA, and has 6,600 associates, including more than 1,500 research analysts and consultants, and clients in 85 countries.

HERTZ operates the Hertz, Dollar, Thrifty and Firefly car rental brands in more than 10,300 corporate and licensee locations throughout approximately 150 countries. Hertz is the largest worldwide airport general use car rental company with more than 1,600 airport locations in the U.S. and more than 1,300 airport locations internationally. Additionally, Hertz owns the vehicle leasing and fleet management leader Donlen Corporation, operates the Hertz 24/7 hourly car rental business and sells vehicles through its Rent2Buy program. The Company also owns Hertz Equipment Rental Corporation ("HERC"), one of the largest equipment rental businesses with more than 350 locations worldwide offering a diverse line of equipment and tools for rent and sale.

HOUSEHOLD BY INCOME LEVELS

Employment	1 Mile Radius	3 Mile Radius	5 Mile Radius
AGRICULTURE/FORESTRY/FISHING & HUNTING	7	28	73
MINING	2	25	31
UTILITIES	0	15	28
CONSTRUCTION	1,343	4,629	8,867
MANUFACTURING	349	1,301	2,786
WHOLESALE TRADE	540	1,610	3,513
RETAIL TRADE	2,104	13,283	18,968
TRANSPORTATION & WAREHOUSING	51	598	1,366
INFORMATION	568	1,656	3,486
FINANCE & INSURANCE	139	3,166	4,155
REAL ESTATE/RENTAL/LEASING	250	3,619	5,219
PROFESSIONAL/SCIENTIFIC/TECH SERVICES	319	4,031	6,701
MANAGEMENT OF COMPANIES & ENTERPRISES	6	79	112
ADMINISTRATIVE & SUPPORT	380	2,565	4,056
EDUCATIONAL SERVICES	168	6,324	9,465
HEALTH CARE & SOCIAL ASSISTANCE	168	9,437	14,901
ARTS/ENTERTAINMENT/RECREATION	48	764	2,312
ACCOMMODATION & FOOD SERVICES	309	5,480	8,921
OTHER SERVICES	460	3,464	6,039
PUBLIC ADMINISTRATION	49	993	2,164
UNCLASSIFIED ESTABLISHMENTS	2	92	295

DEMOGRAPHICS

POPULATION

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 CENSUS	6,728	52,465	108,535
2022 SUMMARY	7,673	61,961	139,650
2027 PROJECTED	7,815	63,594	145,120
2022-2027 GROWTH	0.37%	0.52%	0.77%

HOUSEHOLDS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 CENSUS	3,024	24,751	50,353
2022 SUMMARY	3,416	28,785	64,585
2027 PROJECTED	3,492	29,546	67,179
2022-2027 GROWTH	0.44%	0.52%	0.79%

OWNER OCCUPIED HOUSING UNITS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 CENSUS	2,075	14,725	31,122
2022 SUMMARY	2,436	18,016	41,507
2027 PROJECTED	2,517	18,537	42,976
2022-2027 GROWTH	0.66%	0.57%	0.70%

HOUSEHOLD BY INCOME LEVELS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2022 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$88,670	\$93,122	\$100,502
2027 PROJECTED AVERAGE HOUSEHOLD INCOME	\$103,916	\$108,094	\$116,685



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