

11891 AMEDICUS LANE

INVESTMENT-GRADE INDUSTRIAL INCOME PROPERTY





OFFERING SUMMARY

Address: 11891 Amedicus Lane
Fort Myers, FL 33907

County: Lee

Property Size: 3.05± Acres

Building Size: 40,400 SF
Constructed in 2016

Zoning: IL

Parcel ID: 13-45-24-00-00010.100

2018 Taxes: \$23,451.39

Price: \$4,538,996 | \$112.35 PSF

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.

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut - jthibaut@lsicompanies.com



BUILDING INFORMATION

Type: Metal Frame Construction

Constructed: 2016

Usage: Open Warehouse and
400 SF Office

**Fire
Protection:** Sprinkler and Monitoring

**Interior
Clear Height:** 31 Feet

Roof: Standing Seam Metal

Parking: 32 Spaces

Access: via Amedicus Lane

Doors: (2) 20'x20' motorized
roll-up doors

**Climate
Control:** Humidity control and A/C
(Office)

**Outdoor
Storage:** 35,000 SF of outdoor
storage

Security: Property enclosed by 8'
chain link fence

Irrigation: via 4" irrigation well

TENANT INFORMATION



PODS OF SOUTHWEST FLORIDA, LLC
(including PODS Enterprises, LLC corporate-backed guarantee)

A moving and storage leader, PODS® (Portable On-Demand Storage) services 47 U.S. States, Canada, Australia, and the UK and has made over 4 million deliveries since the company was founded in 1998. The company provides moving and storage services to residential, business, and government customers in addition to disaster and emergency recovery services. Founded in 1998 and based in Clearwater FL, PODS has \$380M in estimated revenue.

- The property is 100% occupied by PODS® (Portable On Demand Storage) on an Absolute NNN lease
- This long-term tenant has 7 years remaining on lease with (1) 5-year option





FINANCIAL DATA

- 10 year NNN lease beginning March 2016 (7 years remaining)
- One (1) five (5) year renewal option
- Corporate backed guarantee
- Annual 2.5% rent increases

Rent	\$224,977.50
CAM	\$62,064.00
Total Revenue	\$287,041.50
RE Taxes	\$23,500.00
Insurance	\$11,900.00
Other Expenses	\$26,664.00
Net Operating Income	\$224,977.50
Cap Rate	5.0%
PRICE	\$4,538,996

FENCED AND GATED PROPERTY



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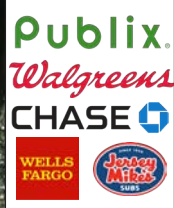
RETAIL MAP

Caloosahatchee River

Colonial Blvd.

EDISON MALL

41



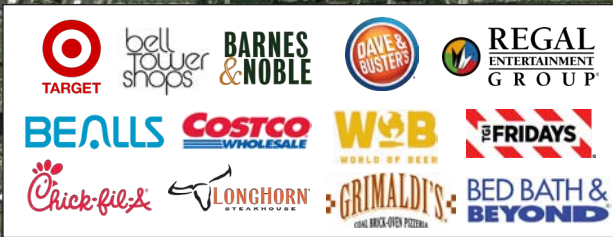
Metro Pkwy.



Six Mile Cypress Pkwy.



Daniels Pkwy.



LOCATION HIGHLIGHTS

- Less than 1 mile from Tamiami Trail (US-41)
- 1.3± miles from Daniels Pkwy.
- 2.7± miles from Colonial Blvd.
- 5.0± miles from I-75

SUBMARKET REVIEW



12 Mo Deliveries in SF

431 K

12 Mo Net Absorption in SF

153 K

Vacancy Rate

4.2%

12 Mo Rent Growth

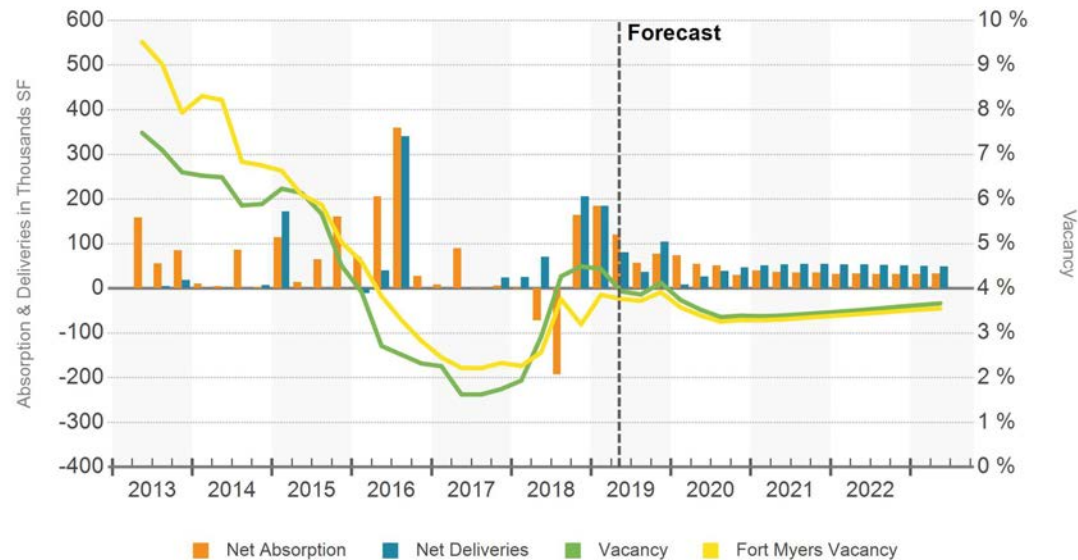
4.8%

KEY INDICATORS

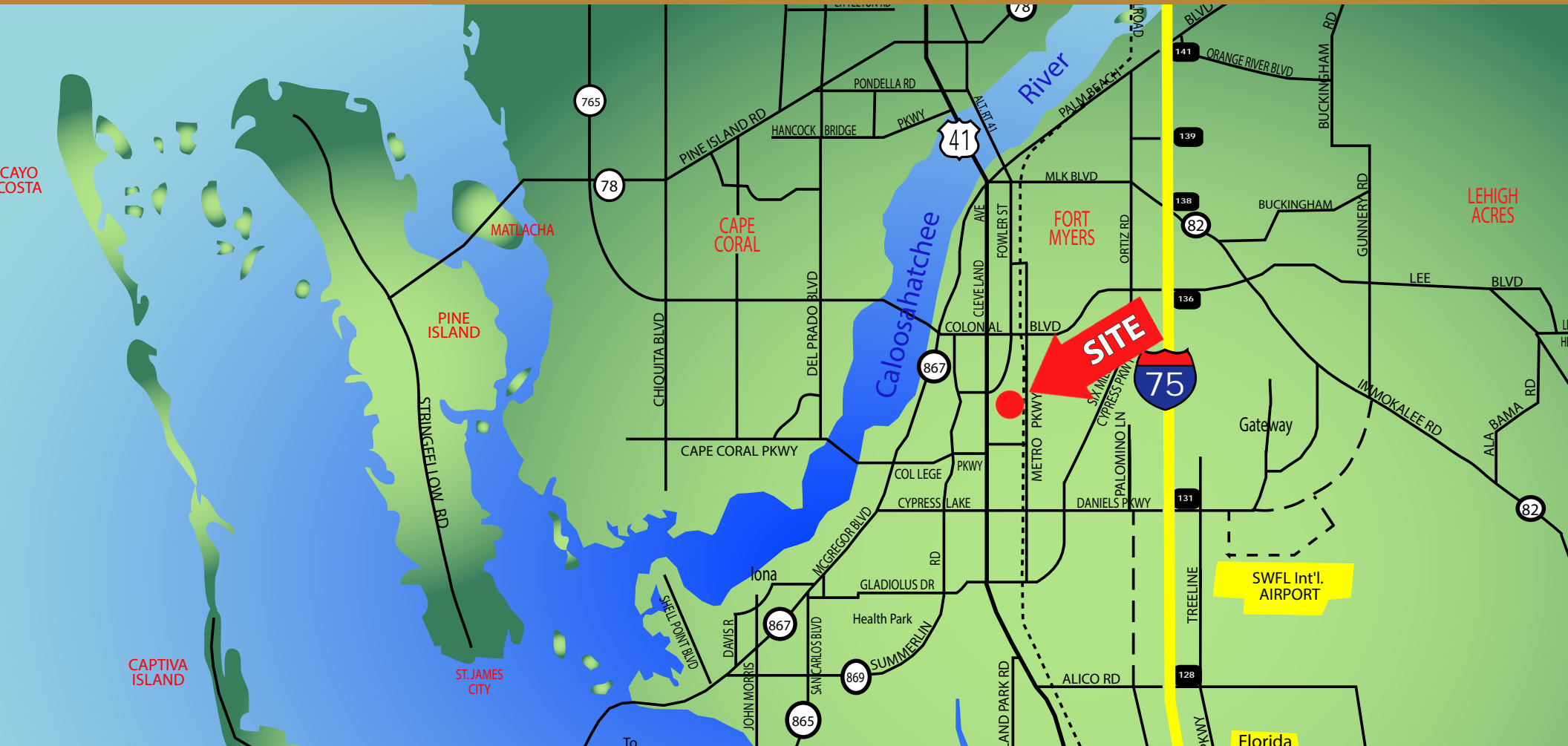
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	10,033,459	4.0%	\$8.30	5.0%	8,099	0	206,049
Specialized Industrial	2,231,325	3.5%	\$7.73	3.9%	(10)	0	9,500
Flex	2,445,667	5.4%	\$10.02	6.6%	30,116	0	10,500
Submarket	14,710,451	4.2%	\$8.50	5.1%	38,205	0	226,049

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.8%	7.7%	3.6%	15.9%	2009 Q2	1.6%	2017 Q3
Net Absorption SF	153 K	213,300	206,211	796,277	2016 Q3	(526,756)	2009 Q2
Deliveries SF	431 K	222,652	245,622	798,398	2007 Q3	0	2017 Q3
Rent Growth	4.8%	1.1%	2.2%	5.6%	2018 Q1	-5.2%	2009 Q3
Sales Volume	\$66.2 M	\$29.8M	N/A	\$65.5M	2019 Q1	\$6.9M	2009 Q4

NET ABSORPTION, NET DELIVERIES & VACANCY



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