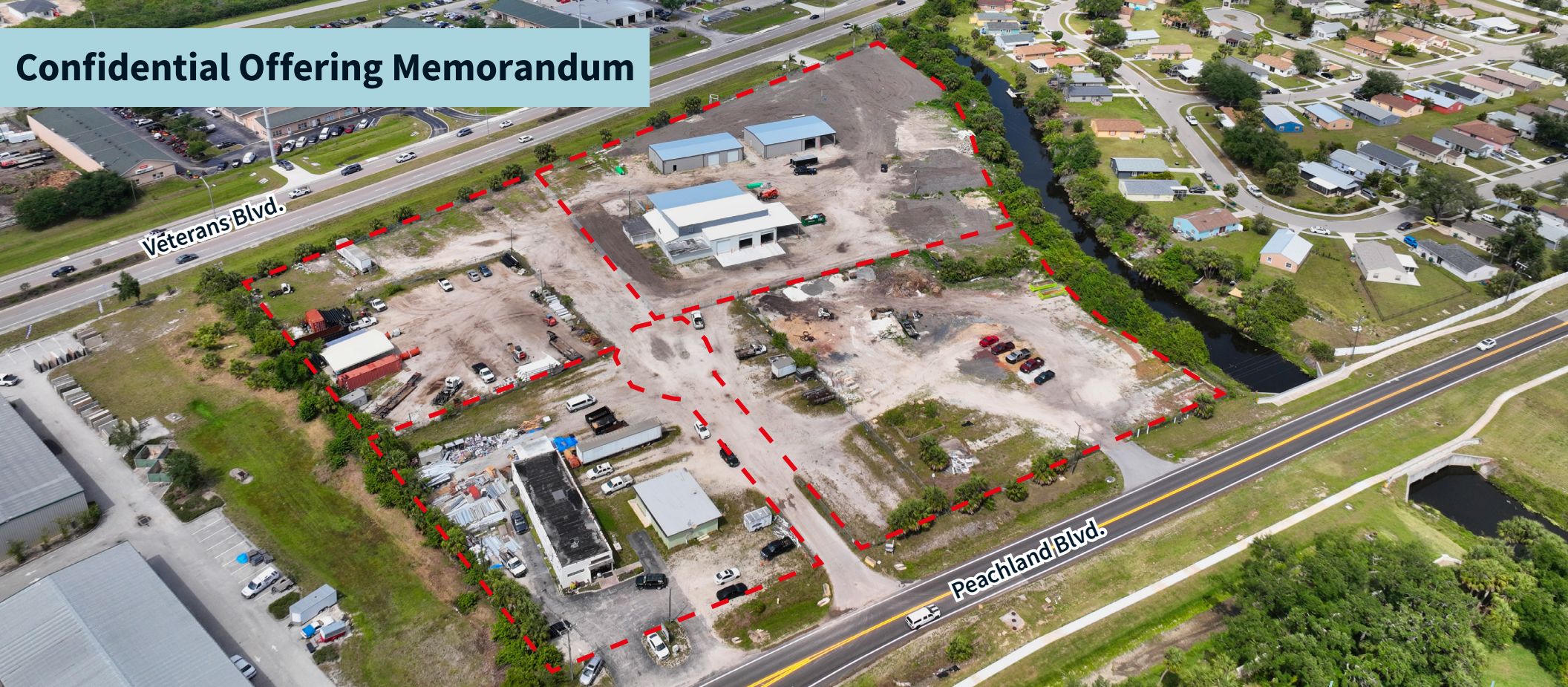


Confidential Offering Memorandum




Southwest Florida IOS Site For Sale

19500 Peachland Blvd., Port Charlotte, FL 33948

- Infill location in Port Charlotte
- 9.63 acres
- 17,000 SF of building area
- 46% leased long-term to EquipmentShare (new lease)
- Short-term tenants (under-market) on the balance of the property

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

 **JLL** SEE A BRIGHTER WAY

Investment opportunity

The opportunity

Purchase price \$9.5M

JLL, on behalf of Park Industrial, is pleased to introduce a rare, infill/value-add IOS (industrial outdoor storage) opportunity situated in the Port Charlotte submarket of Southwest Florida. Located at 19500 Peachland Boulevard in Charlotte County, the property is 9.63 acres with a total of 17,000 SF of warehouse and office space in 5 buildings. Situated on one of the markets' primary commercial corridors, there are neighboring industrial uses along with a multitude of nearby retail amenities. The site is accessible via Veterans Blvd. and Peachland Blvd. and is a 6-minute drive to I-75; the primary north/south corridor serving the west coast of Florida.

The site is 46% leased with a brand new 10-year lease signed with EquipmentShare. This lease provides stable, long-term income for the buyer with annual rent growth. The balance of the site is leased to short-term tenants, which will allow the buyer to see immediate leasing upside by increasing these below-market rents and/or developing the additional land.

Rents for IOS land in Southwest Florida have climbed dramatically in recent years, and with the lack of supply, lack of appropriately zoned land, and the continual demand to support the regions' growing economy, sites such as this are extremely well-situated for the near and long-term.

The property is zoned I1, Charlotte County, which permits outside storage along with a variety of other uses. For the use table, click [here](#).

Click [here](#) or [here](#) for an interactive aerial view.



17,000 SF



9.63 acres



6 min. to I-75



20M+ people
within 4 hours



The location

Why Port Charlotte?

Found along Florida's welcoming Gulf Coast, Port Charlotte is located about halfway between Sarasota and Fort Myers, perfectly positioned for quick access to major industrial markets like Tampa & Orlando. Its strategic positioning along key transportation routes, such as I-75 and U.S. 41, ensures unparalleled connectivity to major markets and logistical pathways, streamlining operations for businesses. Beyond logistics, Port Charlotte boasts a supportive community, robust infrastructure, and a business-friendly atmosphere, creating an ideal ecosystem for business growth and development.



Investment opportunity

Surrounding and neighboring industrial uses and amenities



The property

19500 Peachland Blvd., located in the heart of Port Charlotte, sits strategically between I-75 and U.S. 41 on Veterans and Peachland Blvds. (access via both). The access to these arteries and major corridors allows end-users to access all of Southwest Florida (Punta Gorda, Ft. Myers, Naples) and points north (Sarasota/Tampa). The remaining lots can be combined or leased individually. Lot 4 has it's own access point along Peachland Blvd.

Physically, the site is entirely fenced with new asphalt millings in place. Water and sewer lines are stubbed or already in place for all lots.

Lot #1

- 4.5 acres
- 3 Buildings: 4,000 SF | 3,360 SF | 6,000 SF
- Metal building includes: new roof, siding, roll-up doors & insulation

Lot #2

- 1.75± acres for outdoor storage
- Site cleared & stabilized
- Full access from Peachland Blvd.
- New asphalt millings
- Power, water & sewer stubbed to the site

Lot #3

- 0.9± acres
- 2 Buildings:
- 2,565 SF (office)
- 1,075 SF (office in shell condition)
- Concrete block construction
- New sewer and water lines to the existing buildings

Lot #4

- 1.8± acres for outdoor storage
- Site is cleared, stabilized and fenced
- Power water & sewer stubbed to the site



Investment financials

Existing and proforma rents are included on the next page.

Lot #1

- Current tenant: EquipmentShare
- Premises: 4.5 acres and 13,360 SF in the NE quadrant with exclusive access off Veterans Blvd. and shared access off Peachland Blvd.
- Term: 10 years
- Rate: \$35,000/month NNN
- Annual escalations: 3%
- Commencement: April 1, 2024
- Improvements to be completed by owner:
All new: roofs, siding, roll-up doors, fencing, warehouse lighting, electric service, wash bay system & sewer service

Lot #2

- Current tenant: Site contractor taking majority of site along with some truck parking
- Premises: 1.75 acres
- Term: Month to month
- Current rate: \$3,500/month gross
- Projected rent: \$10,000/month NNN

Lot #3

- Current tenant: Roofing contractor
- Premises: 0.9 acres with two block warehouse buildings (3,640 SF office)
- Term: Month to month
- Current rate: \$3,500/month gross
- Projected rent: \$8,750/month NNN

Lot #4

- Current tenants: Landscape company and underground cable company
- Premises: 1.8 acres. The site plan on the right and following page shows a proposed new building, which could be built for a prospect. Current intent is to lease it as land and potentially hook up an office trailer, connecting to newly stubbed sewer line. Water would need to be pulled from Peachland Blvd.
- Term: Month to month
- Current rate: \$3,200/month gross
- Projected rent: \$11,000/month NNN





Income analysis

				Existing	Proforma
Rental revenue					
Gross rent		Acres	SF	Base rent	Base rent
Lot 1	Equipment share	4.5	13,360	\$420,000.00	\$420,000.00
Lot 2	Ray Smith Excavating	1.75		\$42,000.00	\$120,000.00
Lot 3	Douglass Roofing	0.9	2,565	\$42,000.00	\$105,000.00
	Vacant		1,075	\$0.00	\$0.00
Lot 4	Craig's Perfect Turf	1.8		\$30,000.00	\$132,000.00
	Olsen Painting			\$2,808.00	\$0.00
	Mike Pfier			\$5,604.00	\$0.00
Total base rent		8.95 net	17,000	\$542,412.00	\$777,000.00
Reimbursables					
	Equipment share			\$57,915.96	Tenant
	Ray Smith Excavating			\$0.00	Tenant
	Douglass Roofing			\$0.00	Tenant
	Carig's Perfect Turf			\$0.00	Tenant
	Olsen Painting			\$0.00	Tenant
	Mike Pfier			\$0.00	Tenant
Total reimbursables			17,000	\$57,915.96	\$0.00
Effective gross rent			17,000	\$600,328	\$777,000
Operating expenses					
	Property taxes			\$34,280	\$34,280
	Property insurance			\$11,494	\$11,494
	Utilities			\$2,400	\$2,400
	Landscaping			\$7,500	\$7,500
	Admin-management fee		4%	\$24,013	\$34,477
	Fire/Life alarm system			\$120	\$120
Total operating expenses				\$79,807	\$90,271
Net operating income				\$520,521	\$777,000

Get in touch

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