



 **JLL** SEE A BRIGHTER WAY

For sale

4575 St. Augustine Road
Jacksonville, FL 32207

For sale

- Main Parcel: 6,037 SF building on 0.68 ac.
- Read land parcel: 0.77 ac.
- Built in 1995
- Zoned IL (Light Industrial)
- Located in the San Marco submarket
- Frontage on St. Augustine Road
- Fenced and gated parking/storage area
- Two points of ingress/egress
- Parking ratio of 3.53/1,000 SF
- Investment-grade tenant (BBB); NYSE: RTO
 - *We are not saying "corporate guarantee" because they will not, but the leaseback entity will be "Rentokil North America, Inc." and that is their largest North American entity*
- 7 year leaseback at market rent
- 3% annual escalations
- NNN lease structure

Tenant overview:

Rentokil North America, Inc.

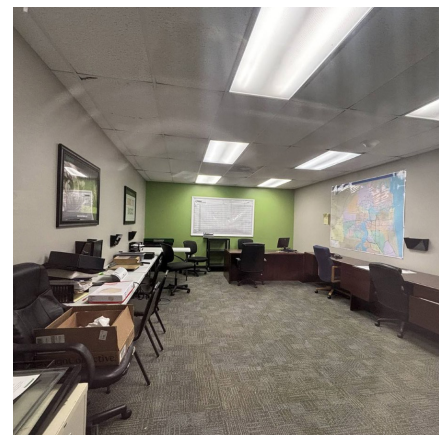
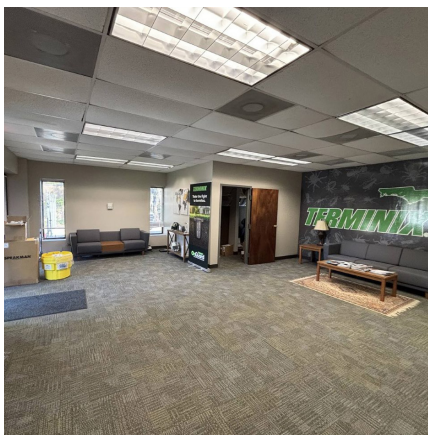
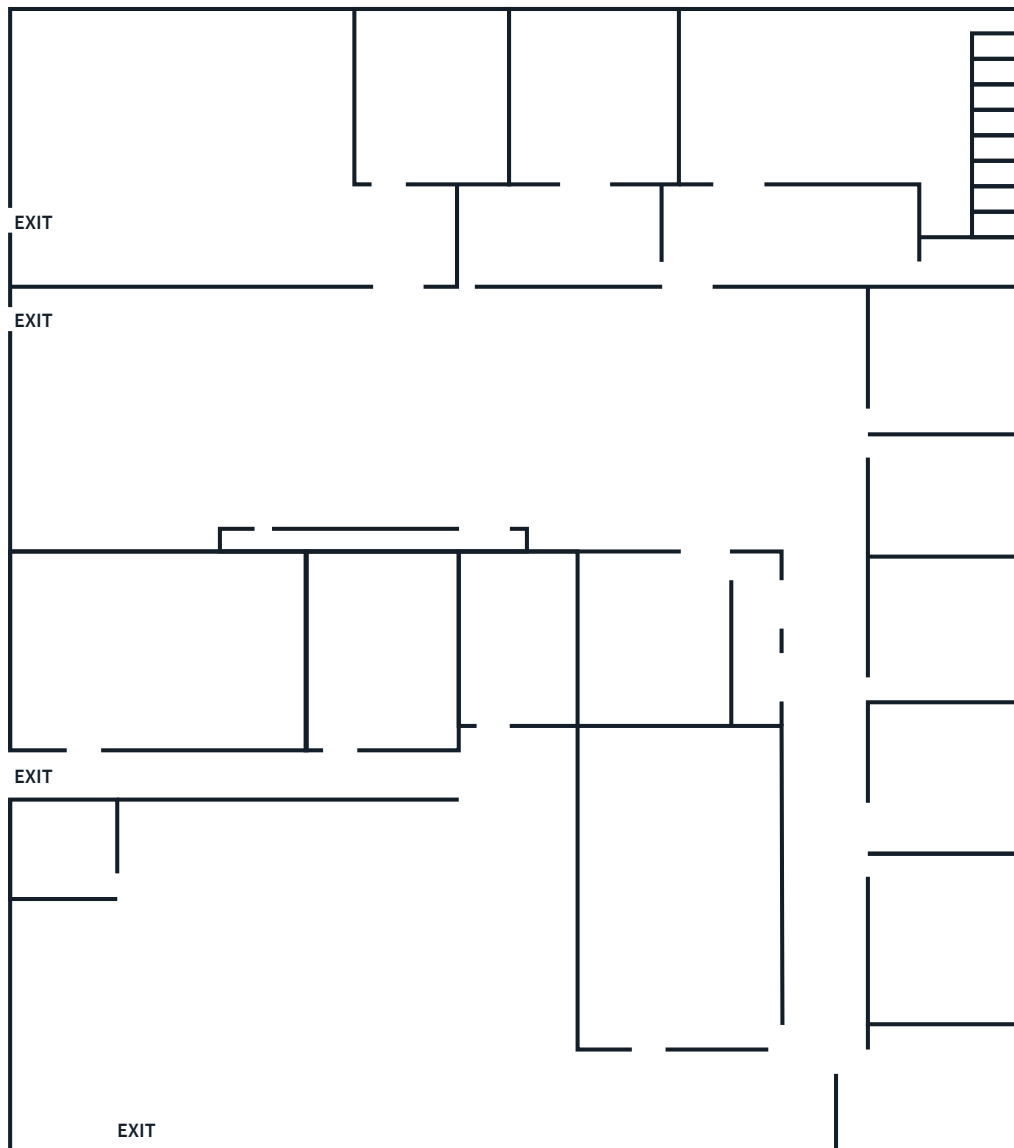
Rentokil is a full-service pest control company serving commercial customers from a wide range of business sectors. With a national network of Specialists located across the United States, Rentokil offers customers local expertise and innovative solutions. Rentokil has a market capitalization of \$12.29B and a BBB credit rating

For nearly 100 years, Rentokil companies have been steadfastly committed to being innovators in our industry. Rentokil is proud to be part of this century-old tradition. Our research and development team is the key to delivering an unmatched line of products and services to keep your facility free of pest problems. As the experts in pest control, our team focuses on developing advances in technology through extensive product research and development, product testing and innovation.

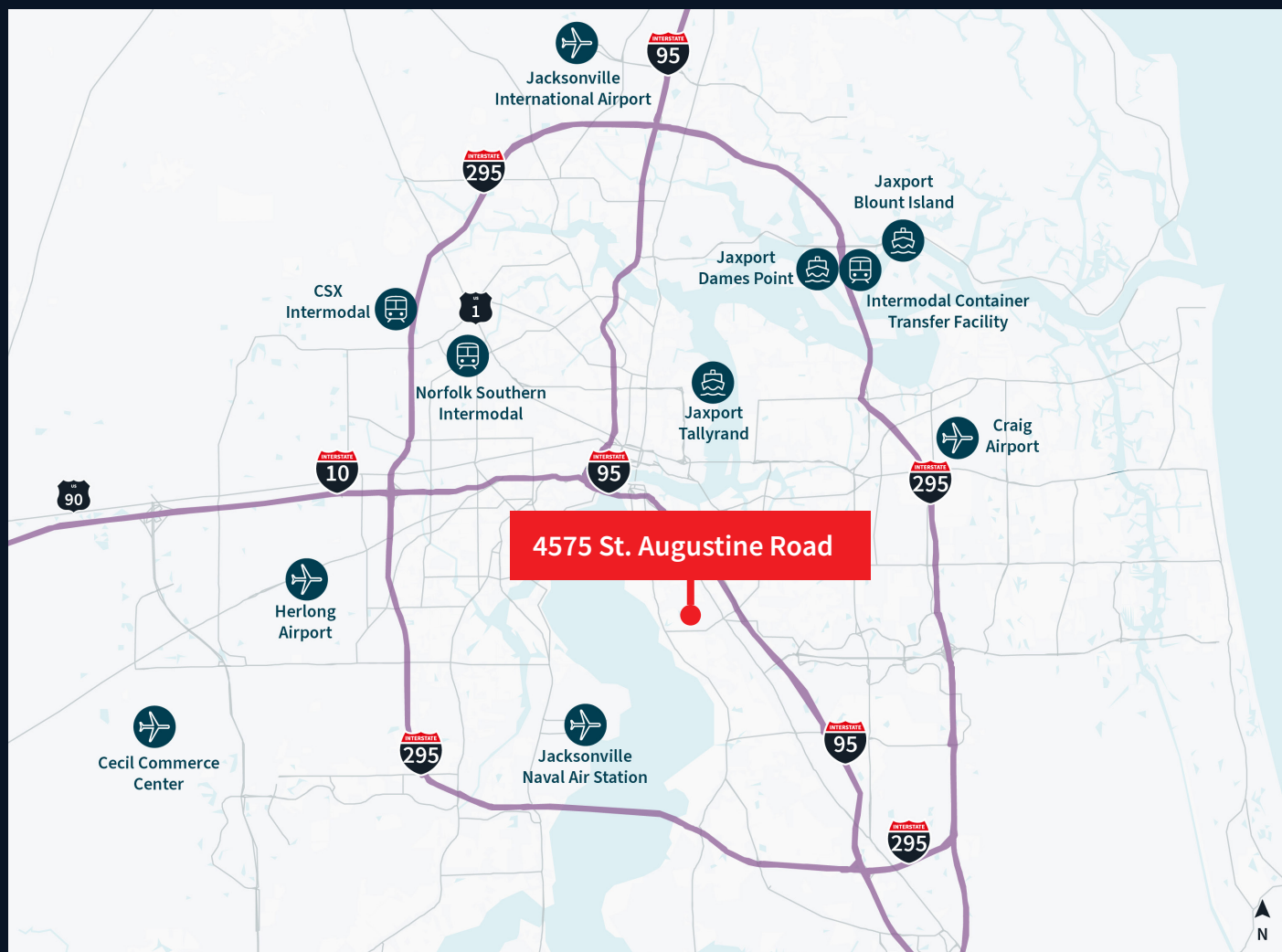
We represent the North American division of Rentokil Initial plc, one of the largest business services companies in the world — operating in 83 countries. Rentokil North America includes a portfolio of brands that provide expert service to both residential and commercial facilities. All of our brands work together to help you create safer, healthier environments that protect your people and your business from risk. This expanded organization increases national coverage, provides faster response times, and now offers an even broader range of solutions including odor management, bioremediation, and food safety services.



Floorplan



Location



1.9
miles



5.9
miles



10.3
miles



20
miles

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