

MATTHEWS™



Offering Memorandum

Assure
kitchen exhaust services, inc

Single Tenant Absolute NNN Industrial

6740 Tower Dr, Hudson, FL 34667

Exclusively Listed By



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Property Overview



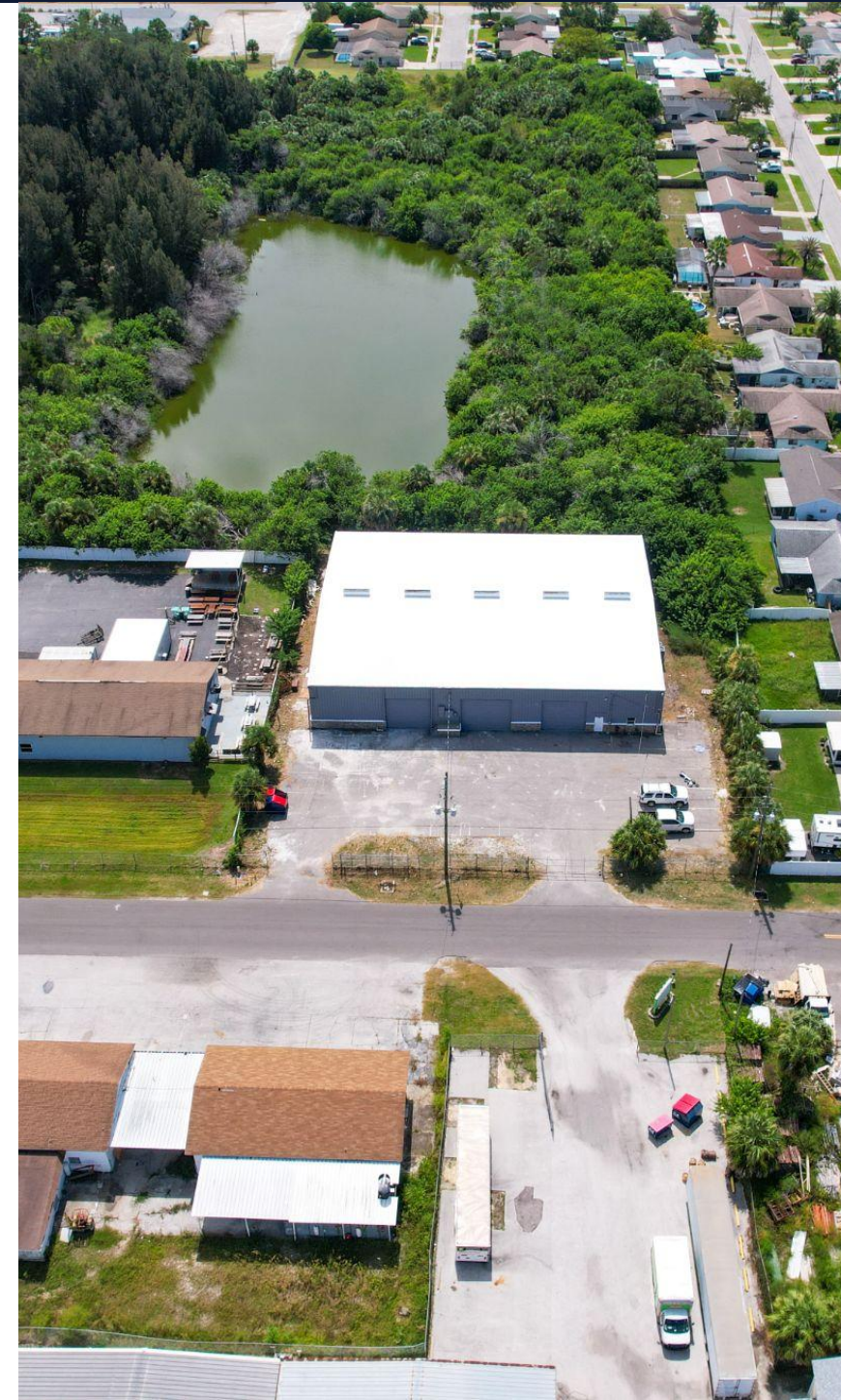
STNL Industrial
6740 Tower Dr
Hudson, FL 34667



Investment Highlights

Property Highlights

- **Long-Term Lease:** A newly signed **10-year absolute NNN lease** provides investors with long-term, stable cash flow and zero landlord responsibilities. The lease includes **3% annual increases** and **two (2) 10-year renewal options**, offering the potential for up to 30 years of occupancy. This passive investment structure is especially attractive for 1031 exchange buyers seeking predictable income and minimal management.
- **Newly Renovated:** The property has recently been updated with fresh exterior paint, roof work (with 10-year warranty), and a renovated office space, giving it a clean, modern look and improving overall functionality. These upgrades help reduce near-term maintenance costs and make the building more appealing to tenants, offering investors a low-maintenance, turnkey asset from day one.
- **Potential for Value Appreciation:** Florida's growing economy and increasing demand for industrial properties, combined with the property's prime location, position the asset for potential appreciation in value. Investors can benefit from both stable income and potential long-term capital gains.
- **Cost Below Replacement Cost:** The property is being offered at a significant discount compared to today's replacement costs for comparable industrial facilities. This pricing provides investors with immediate built-in value, eliminating the time, expense, and risk associated with ground-up development while securing an asset well below the cost of new construction.
- **Strong Submarket Fundamentals:** The property sits in Hudson, FL, part of the thriving Tampa industrial submarket - a logistics hub fueled by population growth, e-commerce demand, and limited new supply. With access to major highways, the Port of Tampa Bay, and a strong labor force, the location offers long-term stability and growth potential.
- **Tenant Profile:** Assure Kitchen Exhaust Services Inc. was founded in 2005 in Miami, FL by two brothers and has since grown into one of the largest kitchen exhaust service providers in the United States. The company operates a sizable fleet serving national accounts, including McDonald's, Applebee's, and Walmart.
- **Building Highlights:** The property offers 26' clear heights, a rare feature in this submarket, along with three oversized 12' x 16' drive-in doors that provide excellent accessibility. The building is also fully sprinklered, adding an extra layer of safety and functionality.



Subject Property



Beacon Woods Golf Club

CREDIT CARS SALES, LLC.

Walmart Supercenter

Publix

planet fitness

U-HAUL

ALDI

McDonald's

SUNOCO

enterprise

OLLIE'S GOOD STUFF CHEAP

W

19 ±55,900 VPD

CVS pharmacy

Fivay High School ±1,610 Students

Gulf Coast Medical Center DERMATOLOGY & AESTHETICS

Plaza of the Oaks Shopping Center

ROSS DRESS FOR LESS, EoS, save a lot, DOLLAR TREE, Pizza Hut, cricket wireless

TSC TRACTOR SUPPLY CO

UNITED SELF MINI STORAGE A.T.L. Hunt Development

Public Storage

Ford

Bayonet Point Middle School ±725 Students

6740 Tower Dr
Hudson, FL 34667

\$1,590,000

List Price

\$102.58

Price Per SF

±15,500 SF

GLA

1980

Year Built

±55,9000

Vehicles Per Day



Property Photos



Financial Overview



STNL Industrial
6740 Tower Dr
Hudson, FL 34667



Financial Summary

\$1,590,000

List Price

7.66%

Cap Rate

\$102.58

Price Per SF

±0.70 AC

Lot Size

Property Summary

Address 6740 Tower Drive, Hudson, FL 34667

Rentable SF ±15,500 SF

APN (Parcel #) 04-25-16-0020-00300-0010

Lot SF ±30,492 SF

Year Built 1980

Coverage Ratio 50.83%

Construction Masonry

Clear Heights 26'

Financial Analysis

Current Rent/SF \$7.85

Monthly Rent \$10,145.50

Current NOI \$121,746.00

Price/SF of Land \$52.14

Tenant Assure Kitchen Exhaust Services Inc.

Lease Term 10 Years

Commencement Date October 1st, 2025

Annual Increases 3%

Options Two, 10-Year Options

Lease Type Absolute NNN

Financial Summary

Rent Schedule

Year	Term	Monthly Rent	Annual Rent	NOI	Rent/SF	Cap Rate
Current	October 1, 2025 - December 31, 2025	\$9,850	\$118,200	\$118,200	\$7.63	6.96%
1	January 1, 2026 - December 31, 2026	\$10,146	\$121,746	\$121,746	\$7.85	7.17%
2	January 1, 2027 - December 31, 2027	\$10,450	\$125,398	\$125,398	\$8.09	7.38%
3	January 1st 2028 - December 31, 2028	\$10,763	\$129,160	\$129,160	\$8.33	7.60%
4	January 1st 2029 - December 31, 2029	\$11,086	\$133,035	\$133,035	\$8.58	7.83%
5	January 1st 2030 - December 31, 2030	\$11,419	\$137,026	\$137,026	\$8.84	8.07%
6	January 1st 2031 - December 31, 2031	\$11,761	\$141,137	\$141,137	\$9.11	8.31%
7	January 1st 2032 - December 31, 2032	\$12,114	\$145,371	\$145,371	\$9.38	8.56%
8	January 1st 2033 - December 31, 2033	\$12,478	\$149,732	\$149,732	\$9.66	8.81%
9	January 1st 2034 - December 31, 2034	\$12,852	\$154,224	\$154,224	\$9.95	9.08%

Tenant Overview

Year Founded
2005

Robust
National Accounts

Ownership Status
Privately held

Website
www.assurekes.com



Tenant Overview

Assure Kitchen Exhaust Services, Inc. is a specialized service provider focused on commercial kitchen exhaust system maintenance, including hood and duct cleaning, fan and grease containment, and related fire-safety compliance services. Established in 2005, the company has built a strong reputation in a niche but mission-critical segment of the foodservice and hospitality industries. Its business model centers on safety, regulatory compliance, and consistent execution, which makes it a reliable partner for national restaurant chains, healthcare systems, schools, arenas, and other high-volume kitchen operators.

Headquartered in Florida, Assure operates as a privately held firm under family ownership. Unlike many competitors in the space, Assure emphasizes quality control by performing all services in-house rather than subcontracting, enhancing consistency across its service footprint. The company has expanded its operations to serve clients nationwide through a structured National Accounts Program, supporting recurring service contracts and long-term client relationships.

Though it does not publish financials or hold public credit ratings, Assure's recurring revenue model, regulatory relevance, and national service capabilities position it as a stable, operations-focused tenant. For retail or service-adjacent property investors, the tenant offers exposure to a compliance-driven, recession-resistant service niche with high renewal potential and minimal exposure to retail volatility.

Market Overview



Absolute NNN
6740 Tower Dr
Hudson, FL 34667



Hudson, FL

Market Demographics



10,873
Total Population

\$49,063
Median HH Income

5,816
of Households

76.6 %
Homeownership Rate

260,718
Employed Population

23.7%
% Bachelor's Degree

64.4
Median Age

\$239,200
Median Property Value

Local Market Overview

West Pasco County continues to experience a steady influx of population and economic activity as spillover growth from the greater Tampa Bay region pushes development outward. Pasco County's population recently surpassed 580,000, with year-over-year household income gains reflecting rising affluence in suburban corridors. The immediate industrial submarket around Hudson is benefitting from improved infrastructure alignment and growing demand for light manufacturing, logistics, and distribution uses.

Vehicular traffic along US-19, one of the primary north-south corridors in this area, frequently registers daily counts in the tens of thousands, providing visibility and access for industrial users. The site's proximity to key arterials and its position between established industrial nodes helps deliver both accessibility and functional reach across the west coast of Florida. The demand pull from Tampa, Pinellas, and Hernando County occupiers is gradually pushing occupier migration and speculative development further into Hudson's industrial zones.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,941	52,324	98,532
Current Year Estimate	7,497	50,072	93,520
2020 Census	6,537	46,532	87,702
Growth Current Year-Five-Year	5.92%	4.50%	5.36%
Growth 2020-Current Year	14.69%	7.61%	6.63%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,963	24,380	43,693
Current Year Estimate	3,716	23,183	41,197
2020 Census	3,131	21,176	37,980
Growth Current Year-Five-Year	6.63%	5.16%	6.06%
Growth 2020-Current Year	18.70%	9.48%	8.47%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,889	\$76,491	\$72,431

Economic Drivers

A growing logistics and light industrial corridor anchored by Tampa Bay expansion

Strategic western coastal access combined with proximity to major transit and port corridors

Economic Drivers

In recent years, Pasco County has evolved beyond its traditional bedroom-community role, with the emergence of manufacturing, distribution, and tech-oriented facilities moving into western nodes. The Hudson submarket is increasingly benefiting from this migration, supported by the development of industrial parks and infrastructure upgrades. The county actively supports industrial growth via incentive programs, and portions of the “Penny for Pasco” sales tax initiative are allocated toward industrial/office infrastructure and business park expansion.

Primary Industries

- Logistics / Warehousing / Distribution
- Light Manufacturing & Fabrication
- Construction & Building Products
- Transportation / Trucking
- Support Services & Contractors

Top Employers

- Regional logistics/distribution firms
- Healthcare and social services clusters (serving growing retirement population)
- Retail and wholesale firms servicing coastal and suburban markets
- Construction, trade contractors
- County and public sector (government, education)

Recent Developments

- Expansion projects at the Port of Los Angeles to increase cargo handling capacity.
- Transportation improvements along the Harbor Freeway (I-110) to enhance traffic flow.
- Development of mixed-use projects to revitalize commercial corridors.
- Investments in public transportation to improve connectivity within the region.

± 30 Miles
Distance to Tampa



This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6740 Tower Dr, Hudson, FL, 34667 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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