

2025 BUILD-TO-SUIT CONSTRUCTION IOS ASSET

10-Yr NNN | 5350 SE 133rd Place, Belleview, FL 34420



EXCLUSIVELY LISTED BY



ANDREW WIESEMANN

FIRST VP & ASSOCIATE DIRECTOR
(214) 295-7569
andrew.wiesemann@matthews.com
License No. 782132 (TX)



CAMDEN JAGGIE

ANALYST
(214) 432-4736
camden.jaggie@matthews.com
License No. 852441 (TX)

BROKER OF RECORD

KYLE MATTHEWS
License No. BK3554632 (FL)
Firm License No. CQ1066435 (FL)

MATTHEWS™

TABLE OF CONTENTS

3 | EXECUTIVE SUMMARY

5 | PROPERTY OVERVIEW

6 | FINANCIAL OVERVIEW

10 | MARKET OVERVIEW

| EXECUTIVE SUMMARY

- **Rapidly Growing Regional Tenant with Institutional Backing** — Empower Rental Group is a leading equipment rental company serving commercial, industrial, and infrastructure customers throughout the Southeast. The company's commitment to a new 10-year lease at this purpose-built facility underscores the strategic importance of the Belleview/Ocala market to its regional operations.
- **Strategic Central Florida Corridor Location** — The subject property is strategically situated in Belleview, FL, placing it directly along Marion County's primary industrial and commercial arteries with seamless access to US-441 and I-75. Located just minutes south of Ocala—the fast-growing “Horse Capital of the World”—and north of The Villages (one of the nation's fastest-growing master-planned communities), Belleview serves as a key logistical nexus for Central Florida's booming construction and development pipeline. This positioning allows quick deployment to active jobsites across Marion, Sumter, and Lake counties while tapping into a skilled regional labor force and rapidly expanding industrial infrastructure.
- **New 2025 BTS Construction / Low-Coverage Heavy Industrial IOS** — This newly developed, 2025 build-to-suit (BTS) site features an 8,031 SF state-of-the-art metal/steel facility set on a generous 3.19-acre parcel (~5.8% building-to-land coverage). The expansive, low-coverage site yields significant yard space for heavy machinery staging, open fleet storage, and seamless vehicle maneuvering—a critical operational necessity for equipment rental and service hubs. Equipped with six (6) oversized 14'x14' drive-in doors, the functional facility is engineered specifically for drive-through maintenance, efficient equipment loading/unloading, and high-throughput field service logistics.
- **Income Tax Free State** — Florida benefits from zero state personal income tax and a pro-business economic environment, providing significant financial advantages for business operations and property investors alike. This tax-friendly backdrop enhances overall net profitability and solidifies Central Florida as a top-tier submarket for sustained capital investment and long-term asset growth.



INVESTMENT HIGHLIGHTS

- Newly constructed 2025 build-to-suit IOS facility
- Long-term 10-year NNN lease with annual 3% rent escalations
- Creditworthy regional tenant with Southeast footprint
- Strategic location between I-75 and Highway 301
- Functional design with wash bay, secured yard, and multiple overhead doors
- Positioned within a growing industrial and residential submarket



TENANT/USE PROFILE



Empower Rental Group is a leading equipment rental company serving commercial, industrial, and infrastructure customers throughout the Southeast. The company's commitment to a new 10-year lease at this purpose-built facility underscores the strategic importance of the Belleview/Ocala market to its regional operations.



PROPERTY OVERVIEW

LIST PRICE
\$4,608,000

LOT SIZE
±3.19 AC

YEAR BUILT
2025

PROPERTY SUMMARY

Address 5350 SE 133rd Place, Belleview, FL 34420

Total Building Size ±8,031 SF

Office ±2,113 SF

Warehouse ±3,631 SF

Wash Bay ±1,272 SF

Covered Outdoor Storage ±1,015 SF

Clear Height 18'

Overhead Doors 6 Total (14' W x 14' H)

Power 400 Amp, 120/208V, 3-Phase

Key Features Wash bay; fully fenced and secured yard; site lighting; close proximity to Highway 301 and I-75; located within a new industrial park alongside Nash Plumbing & Heating and White Cap



FINANCING:

For financing options reach out to:
Andrew Marcus
andrew.marcus@matthews.com
(646) 298-3027

FINANCIAL OVERVIEW

Tenant	Empower Rental Group
Address	5350 SE 133rd Place Belleview, FL
About Tenant	Empower Rental Group is a leading equipment rental company serving commercial, industrial, and infrastructure customers throughout the Southeast. The company's commitment to a new 10-year lease at this purpose-built facility underscores the strategic importance of the Belleview/Ocala market to its regional operations.

Year Built	2025
Construction	Metal/Steel
Total Building Square Feet	±8,031
Acres	±3.19
Lot Square Feet	±138,956
Building/Lot Coverage	5.80%
Grade Level Doors	Six (6) 14' W x 14' H

Price	\$4,608,000
Cap Rate (As of Dec. 1, 2026)	6.44%
Average Cap Rate	7.16%
Price/SF Land	\$33.16
Price/Acre	\$1,444,514

Lease Commencement	12/1/25
Lease Expiration	11/30/35
Lease Term Remaining	9.5
Rental Increases	3% Annually
Monthly Rent (As of Dec. 1, 2026)	\$24,720.00
Annual Rent (As of Dec. 1, 2026)	\$296,640.00
Rent/Acre/Month (As of Dec. 1, 2026)	\$7,749.22
Lease Type	NNN
Tenant Responsibilities	Operating Expenses - Property Taxes, Insurance, Utilities, General Maintenance & Replacement of HVAC, Paving, Building Systems, etc.
Landlord Responsibilities	Roof & Structure
Options	Two (2) 5-Year Options

INCOME TABLE

Period / Year	Annual Rent	Monthly Rent	Cap Rate	% Increase
Initial Term (10 Years)				
12/1/2025 — 11/30/2026	\$288,000.00	\$24,000.00	6.25%	-
12/1/2026 — 11/30/2027	\$296,640.00	\$24,720.00	6.44%	3.00%
12/1/2027 — 11/30/2028	\$305,539.20	\$25,461.60	6.63%	3.00%
12/1/2028 — 11/30/2029	\$314,705.38	\$26,225.45	6.83%	3.00%
12/1/2029 — 11/30/2030	\$324,146.54	\$27,012.21	7.03%	3.00%
12/1/2030 — 11/30/2031	\$333,870.93	\$27,822.58	7.25%	3.00%
12/1/2031 — 11/30/2032	\$343,887.06	\$28,657.26	7.46%	3.00%
12/1/2032 — 11/30/2033	\$354,203.67	\$29,516.97	7.69%	3.00%
12/1/2033 — 11/30/2034	\$364,829.78	\$30,402.48	7.92%	3.00%
12/1/2034 — 11/30/2035	\$375,774.68	\$31,314.56	8.15%	3.00%
1st Option Period (5 Years)				
12/1/2035 — 11/30/2036	\$387,047.92	\$32,253.99	8.40%	3.00%
12/1/2036 — 11/30/2037	\$398,659.35	\$33,221.61	8.65%	3.00%
12/1/2037 — 11/30/2038	\$410,619.14	\$34,218.26	8.91%	3.00%
12/1/2038 — 11/30/2039	\$422,937.71	\$35,244.81	9.18%	3.00%
12/1/2039 — 11/30/2040	\$435,625.84	\$36,302.15	9.45%	3.00%
2nd Option Period (5 Years)				
12/1/2040 — 11/30/2041	\$448,694.62	\$37,391.22	9.74%	3.00%
12/1/2041 — 11/30/2042	\$462,155.45	\$38,512.95	10.03%	3.00%
12/1/2042 — 11/30/2043	\$476,020.12	\$39,668.34	10.33%	3.00%
12/1/2043 — 11/30/2044	\$490,300.72	\$40,858.39	10.64%	3.00%
12/1/2044 — 11/30/2045	\$505,009.74	\$42,084.15	10.96%	3.00%

Key Assumptions:

Purchase Price (Implied at 6.44% Cap): \$4,608,000

Initial Cap Rate: 6.25%

Initial Monthly Rent: \$24,000.00

Initial Annual Rent: \$288,000.00

Annual Rent Escalation: 3.00%

Lease Commencement: 12/1/25

Lease Expiration (Initial Term): 11/30/35

| INTERIOR PHOTOS





Atrium's Small Bay Project
3950 NW 11th St, Ocala, FL 34482

Florida Crossroads Commerce Park
Anchored by Amazon, Chewy, AutoZone, and FedEx

Transform Warehouse Operations

I-75 Highway Construction
\$238 Million Grant for Infrastructure Enhancements Along I-75, a Major Route for Freight and Passenger Travel Through North Central Florida

Marion County Roadway Projects
Marion County has Allocated Approximately \$67.2 Million for roadway projects this fiscal year.

 **On Top of The World**
Neighborhoods

 **Marion Ranch**
±720 Homes

 **Ridge at Heath Brook**
Neighborhood

 **SummerCrest**
Neighborhood

±29,500 VPD

Advanced Drainage Systems
450,000 SF Manufacturing Facility is Located ± 7 miles N of Subject Property.

ID Logistics
13253 SW 20th Avenue Rd
Ocala, FL 34473



 **Bennah Oaks**
±400 Homes

Ocala South Logistics Park
Anchored by Dollar Tree Distribution Center, Family Dollar Distribution Center, and Pepsi Distribution Center



Subject Property

 **Bellevue Heights**
Neighborhood

484 ± 19,000 VPD

Google Earth

441

BELLEVIEW, FL



LOCAL MARKET OVERVIEW

BELLEVIEW, FL is located within the rapidly expanding Ocala Metropolitan Statistical Area, a region benefiting from strong population growth, residential development, and increased industrial activity. The area offers direct access to Interstate 75, providing efficient north-south connectivity throughout Florida and into the Southeast, while Highway 301 supports local and regional distribution routes.

The surrounding market is anchored by major industrial and logistics users, including ID Logistics, Dollar Tree Distribution Center, Pepsi Distribution, and Nash Plumbing, reinforcing the area's appeal to service-oriented and distribution tenants. Significant residential growth led by national homebuilders such as D.R. Horton and large-scale communities like Belleview Heights continues to expand the workforce and support long-term demand for industrial and service facilities.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	17,351	43,858	198,979
2025 Population	19,023	46,965	224,600
2030 Population Projection	21,633	53,234	261,955
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	6,750	18,810	87,287
2025 Households	7,393	19,980	98,403
2030 Household Projection	8,400	22,605	115,398
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$69,637	\$75,669	\$76,975

BELLEVUE, FL

ECONOMY

\$15.98B+

Regional Gross Domestic Product

5,570

Total Population

4%

Growth Rate

Bellevue is part of the rapidly evolving Ocala metropolitan economy, which has emerged as a key logistics and warehousing node in Central Florida. The area benefits from its strategic position along the I-75 corridor, enabling efficient north—south freight movement across the state. The region's industrial sector is supported by robust activity in transportation, construction, and distribution services, with Ocala acting as the industrial anchor for Marion County. Employment in these sectors has expanded in tandem with increased demand for last-mile logistics and outdoor storage uses, including equipment and fleet operations.

Bellevue offers proximity to Ocala's 9M+ SF of industrial space while providing more affordable land opportunities. Infrastructure investments, including road enhancements and industrial park developments, have reinforced the market's growth, making it a magnet for regional service providers and logistics users seeking operational space outside higher-cost metros. This economic momentum continues to attract both occupiers and investors to Florida's inland logistics corridor.

2025 BUILD-TO-SUIT CONSTRUCTION IOS ASSET

10-Yr NNN | 5350 SE 133rd Place, Belleview, FL 34420

Offering Memorandum

EXCLUSIVELY LISTED BY

ANDREW WIESEMANN

FIRST VP & ASSOCIATE DIRECTOR
(214) 295-7569

andrew.wiesemann@matthews.com
License No. 782132 (TX)

CAMDEN JAGGIE

ANALYST
(214) 432-4736

camden.jaggie@matthews.com
License No. 852441 (TX)

Broker of Record | Kyle Matthews | License No. BK3554632 (FL) | Firm License No. CQ1066435 (FL)

MATTHEWS™

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5350 SE 133rd Place, Belleview, FL 34420** ("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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ 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.