2025 BUILD-TO-SUIT CONSTRUCTION IOS ASSET

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

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Offering Memorandum

MATTHEWS™

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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

ERG

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	LOT SIZE	YEAR BUILT
$4,608,000	±3.19 AC	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
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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.

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

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

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

N
27
Atrium's Small Bay Project
3950 NW 11th St, Ocala, FL 34482
Florida Crossroads Commerce Park
Anchored by Amazon, Chewy, AutoZone, and FedEx
35
40
40
40
40
75
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.
301
35
Ridge at Heath Brook
Neighborhood
± 29,500 VPD
± 78,500 VPD
On Top of The World
Neighborhoods
Marion Ranch
±720 Homes
SummerCrest
Neighborhood
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
ID LOGISTICS
Bennah Oaks
±400 Homes
Ocala South Logistics Park
Anchored by Dollar Tree Distribution Center, Family Dollar Distribution Center, and Pepsi Distribution Center
PEPSI
DOLLAR TREE
FAMILY DOLLAR
484
± 19,000 VPD
Subject Property
Belleview Heights
Neighborhood
Google Earth
441

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

BELLEVIEW, FL
ECONOMY

$15.98B+
Regional Gross Domestic Product

5,570
Total Population

4%
Growth Rate

Belleview 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.

Belleview 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.

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