

FOR SALE > LAKE SUZY, FL



Investment Opportunity

12355 SW COUNTY ROAD 769 | LAKE SUZY (DESOTO COUNTY), FL 34269



Price Reduced

~~Asking Price: \$4,200,000~~

Asking Price: \$3,885,000

100% Leased / Industrial Office Warehouse

- > Address: 12355 SW County Road 769 (Kings Highway)
- > Land Size: 3.20± (139,392 Square Feet)
- > Building Size: 55,310 Square Feet
- > Building Use: 44,310 Distribution Warehouse (80.1%)
11,000 Professional Office (19.9%)
- > Years Built: 1990-1991; Renovated in 2004-2005
- > Construction: Steel
- > Ceiling Height: 28 Feet
- > Column Spacing: 25 Feet
- > Bays: 5 Dock High Wells
5 Delivery Truck Docks
1 At Grade
- > Power: 2-Phase and 3-Phase
- > Utilities: DeSoto County/Arcadia Utilities; FPL
- > Fire Protection: 100% Sprinklered (New 2010)
- > Frontage: County Road 769 (Kings Highway)
- > Access: 1.2 Miles to Interstate 75 (Exit 170 - CR 769)
- > Zoning: CG (Commercial General)
- > Parcel ID: 32-39-23-0222-0990-0010 (DeSoto County)
- > Occupancy: 100%

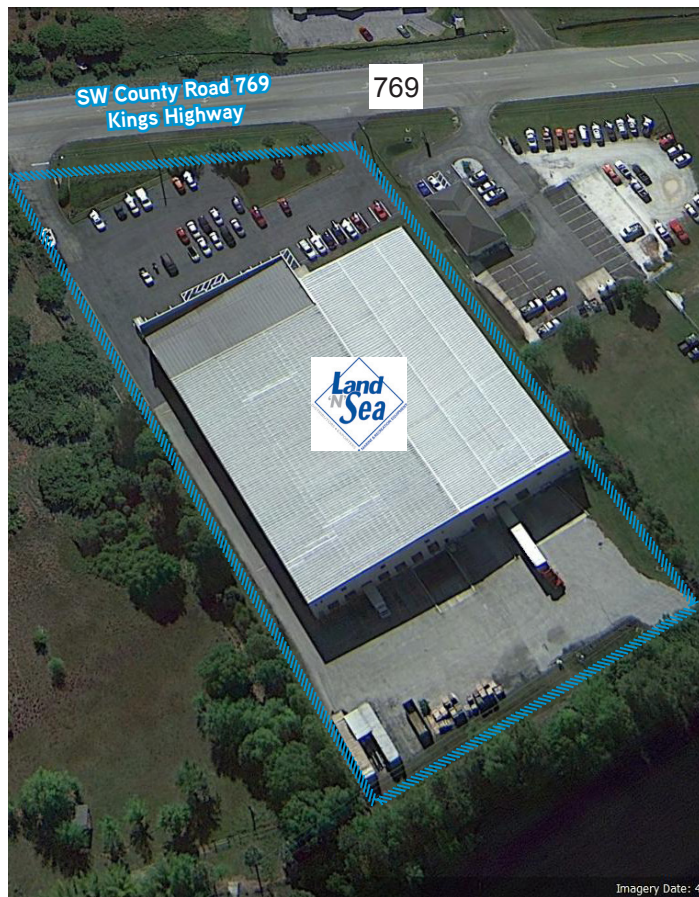


FRED KOLB, MBA, CCIM
Director, Industrial & Land Services
239 985 8081
fred.kolb@colliers.com

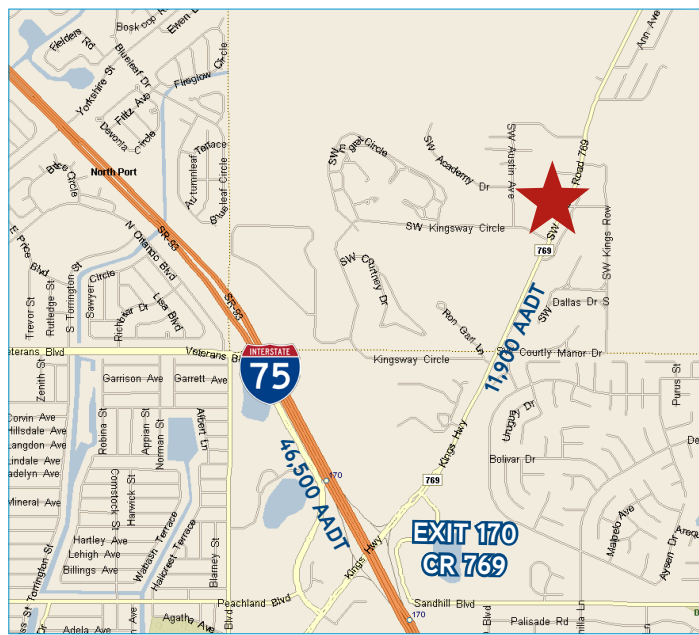
RYAN LEFFLER
Director, Office & Healthcare
Services
239 910 4426
ryan.leffler@colliers.com

COLLIERS INTERNATIONAL
SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, FL 33907
www.colliers.com

Superior Gateway Location to Southwest Florida



2016 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average Household Income	\$55,171	\$59,262	\$57,288
Population	2,819	18,787	48,516
Housing Units	1,300	8,378	20,856
Employees	859	6,545	17,066



Strong National Credit Tenant



Land 'N' Sea
www.landnsea.com

Parent Company
Brunswick Company
(NYSE: BC | S&P BB+)
www.brunswick.com



Land 'N' Sea Distributing, Inc., a Brunswick Corporation subsidiary, is a full service, wholesale only distributor, serving the marine, RV and powersports industries for over 40 years. In addition to marine parts, they distribute recreational vehicle parts and accessories from this location via the Bell Recreational Products Group which was acquired by Brunswick in 2014.

Brunswick Corporation was founded in 1845 and is headquartered in Lake Forest, Illinois. They have occupied this distribution facility for twelve years and, with options, they have eight years remaining on their current lease.

Centrally Located to Major Cities, Airports and Ports of Entry

Lake Suzy is an unincorporated community in the middle of Southwest Florida's gulf coast located 1.2 miles from exit 170 on Interstate 75. This centralized location is easily accessible to major cities, airports and ports of entry.

