



National Credit Tenant

100% Occupied

FOR SALE | 12355 SW County Road 769, Lake Suzy | FL

Contact us:

Fred Kolb, MBA, CCIM

Director

+1 239 985 8081

fred.kolb@colliers.com

colliers.com/fred.kolb

\$3,885,000



Strong National Credit Tenant | 100% Occupied

Civic 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)

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Land 'N' Sea
www.landnsea.com

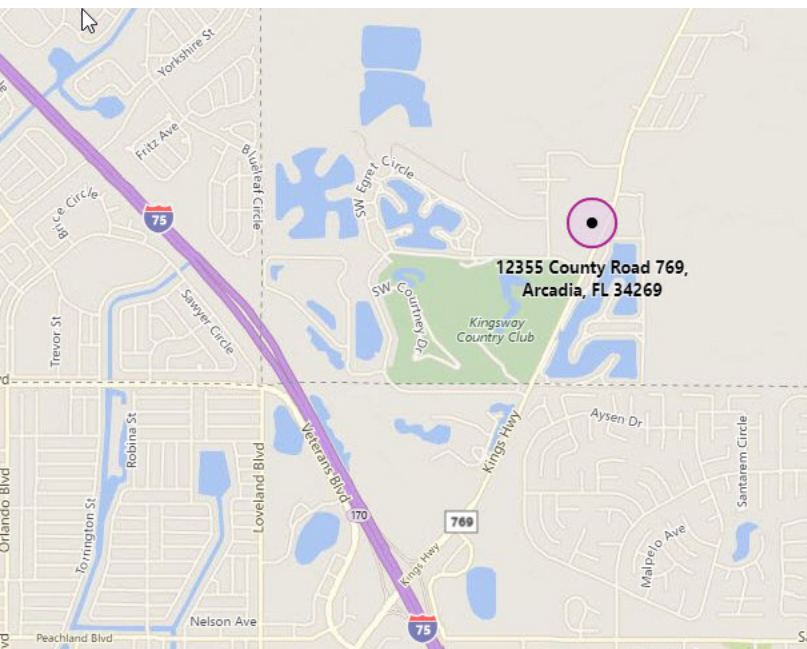
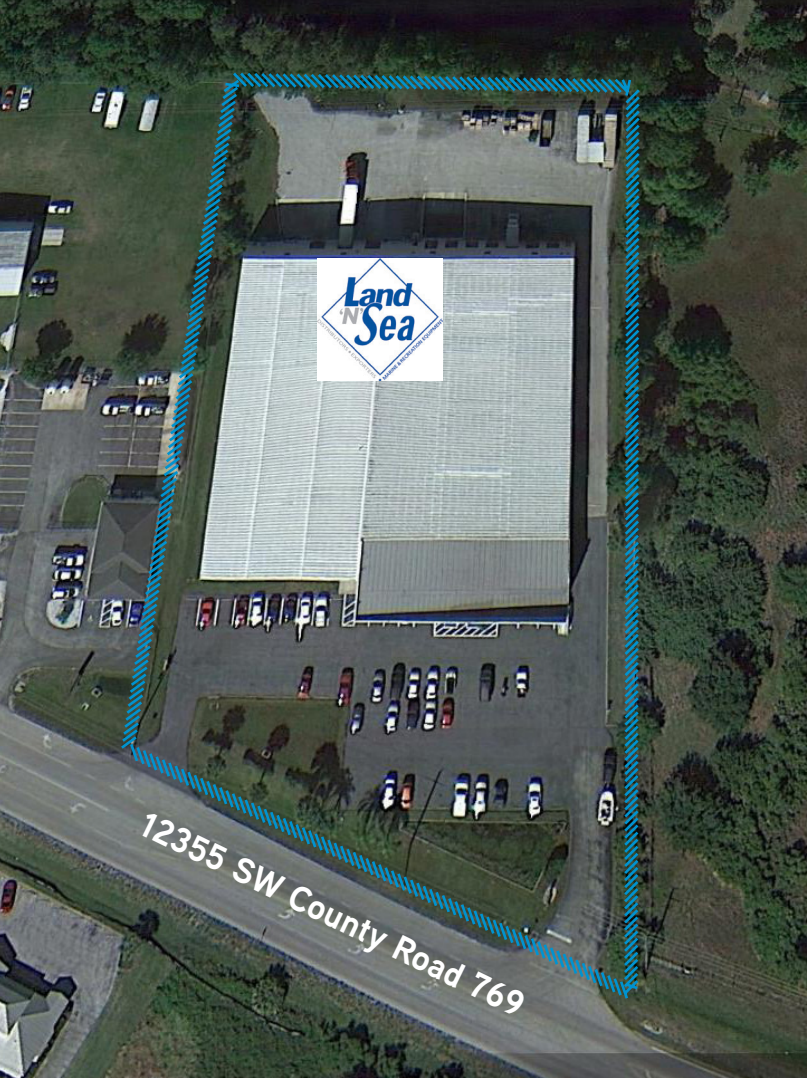
Land 'N' Sea Distributing, Inc., a Brunswick Corporation subsidiary, is a full service, wholesale only distributor, serving the marine, RV and powersports industries for over 40 years. In addition to marine parts, they distribute recreational vehicle parts and accessories from this location via the Bell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

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

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.



Accelerating success.



Area Demographics 5-Mile



Current Population
(2017)
49,633



Households
(2017)
21,471



Average Household Income
(2017)
\$59,951

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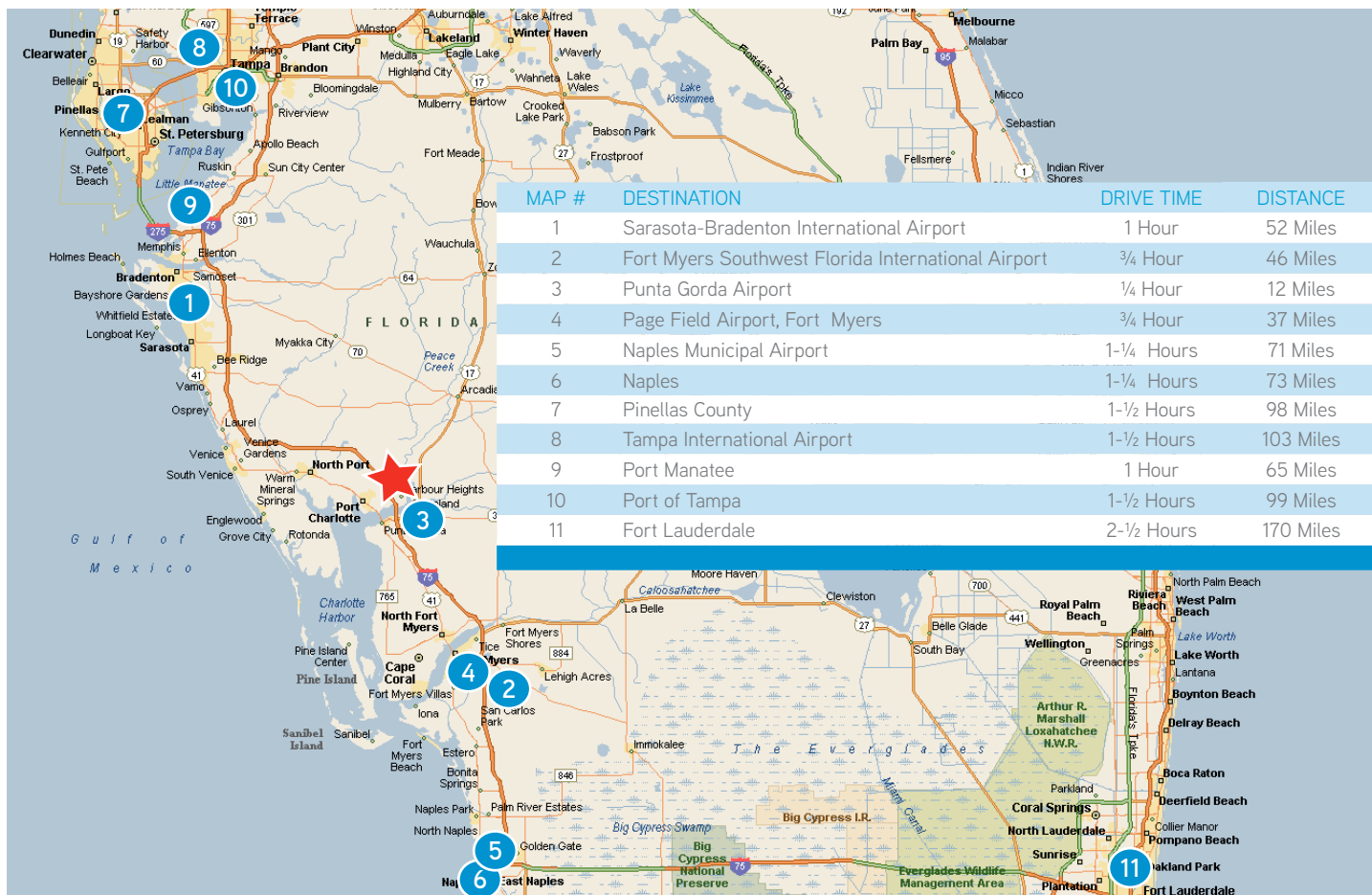
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Centrally Located to Major Cities, Airports and Ports of Entry

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.



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