



LIFOAM DISTRIBUTION CENTER



2701-2801 ANVIL ST N | SAINT PETERSBURG, FL 33710

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

HIGH QUALITY
TENANT

MULTI-TENANT
INDUSTRIAL

OWNER/USER
CAPABILITY

EXCLUSIVELY LISTED BY:



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KYLE MATTHEWS

BROKER OF RECORD

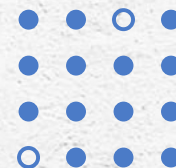
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INVESTMENT HIGHLIGHTS

- **STRONG LEASE GUARANTOR** – LiFoam Industries is currently occupying approximately 69% of the site (55,588 SF) and using the site for distribution. With mission critical operations nearby and long-term operating history at this location, this site proves crucial for LiFoam.
- **OWNER/USER OR INVESTMENT OPPORTUNITY** – The 25,000 SF building at 2801 Anvil St currently has short term leases without options in-place. This along with the proportionate breakdown of office and warehouse space in this building can offer users the ability to move into the site relatively quickly after closing.
- **HIGH QUALITY DISTRIBUTION SPACE** – LiFoam’s 55,588 SF of space is high quality distribution space boasting 10 dock high doors, ±22’ clear heights, and ample room for racking. The space is also fully sprinkled and comes with sufficient interior lighting.
- **STRATEGIC LOCATION** – Pinellas County is the most densely populated county in the State of Florida. The offering is located between the Tyrone Square Mall and the Atlantic Ocean. Users such as Raytheon, Life Sciences Advanced Technologies, Sybridge Technologies and more all operate in this corridor further emphasizing the appeal this area has to industrial companies.
- **STRONG SUBMARKET FUNDAMENTALS** – The South Pinellas Industrial Submarket has seen an 8.53% YOY rent growth per CoStar. With over 59 million SF of industrial space in this submarket, proximity to ancillary companies and clients is immediate for any user at 2701-2801 Anvil St.





PROPERTY SUMMARY



\$11,000,000

LIST PRICE



\$136.59

PRICE/SF



\$73.41

PRICE/SF OF LAND



5.51%

IN-PLACE CAP RATE

Address	
2701-2801 Anvil St N Saint Petersburg, FL 33710	
Total SF	±80,588 SF
Acreage	±3.44 AC
Lot SF	±149,846 SF
Construction	Concrete
Coverage Ratio	53.78%
Year Built	1979
Clear Heights	±22'-24'
Office SF	±10%
Dock Doors	10



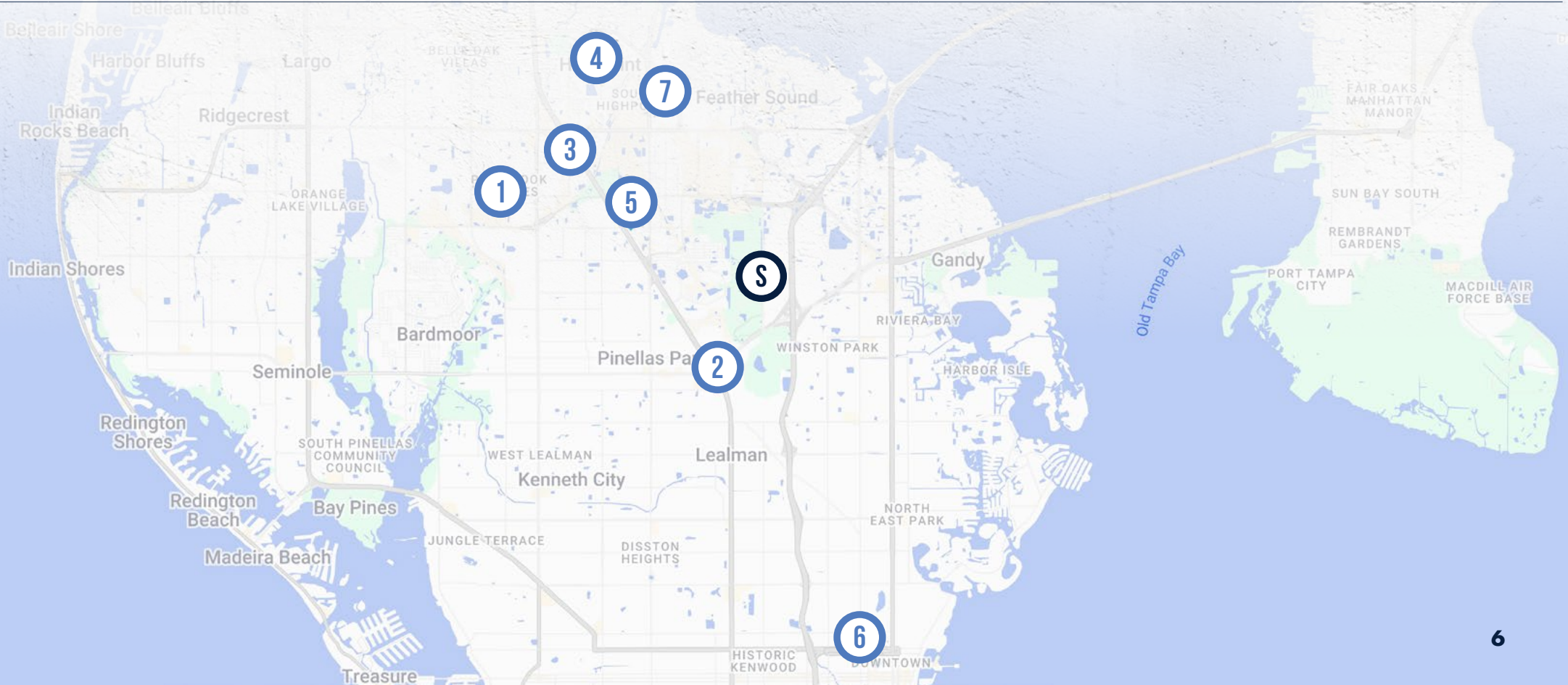
RENT ROLL

UNIT	TENANT	SF	RENT/SF	MONTHLY RENT	ANNUAL RENT	TERM END	TYPE	OPTIONS
2701/2711 Anvil St	LiFoam	±55,588	\$7.83	\$36,248.50	\$434,982.00	3/31/2027	Industrial NNN	One, 3-Year Options at 95% of Fair Market Value Rent
2801 Anvil St	Sensor Systems	±10,000	\$12.60	\$10,500.00	\$126,000.00	6/1/2025	Industrial NNN	TBD
	Vacant	±11,500	-	-	-	-	-	-
	Proposed SLB (Negotiable)	±3,500	\$13.00	\$3,791.67	\$45,500.00	TBD	Industrial NNN	TBD
Totals		±80,588	\$7.53	\$50,540.20	\$606,482.00			



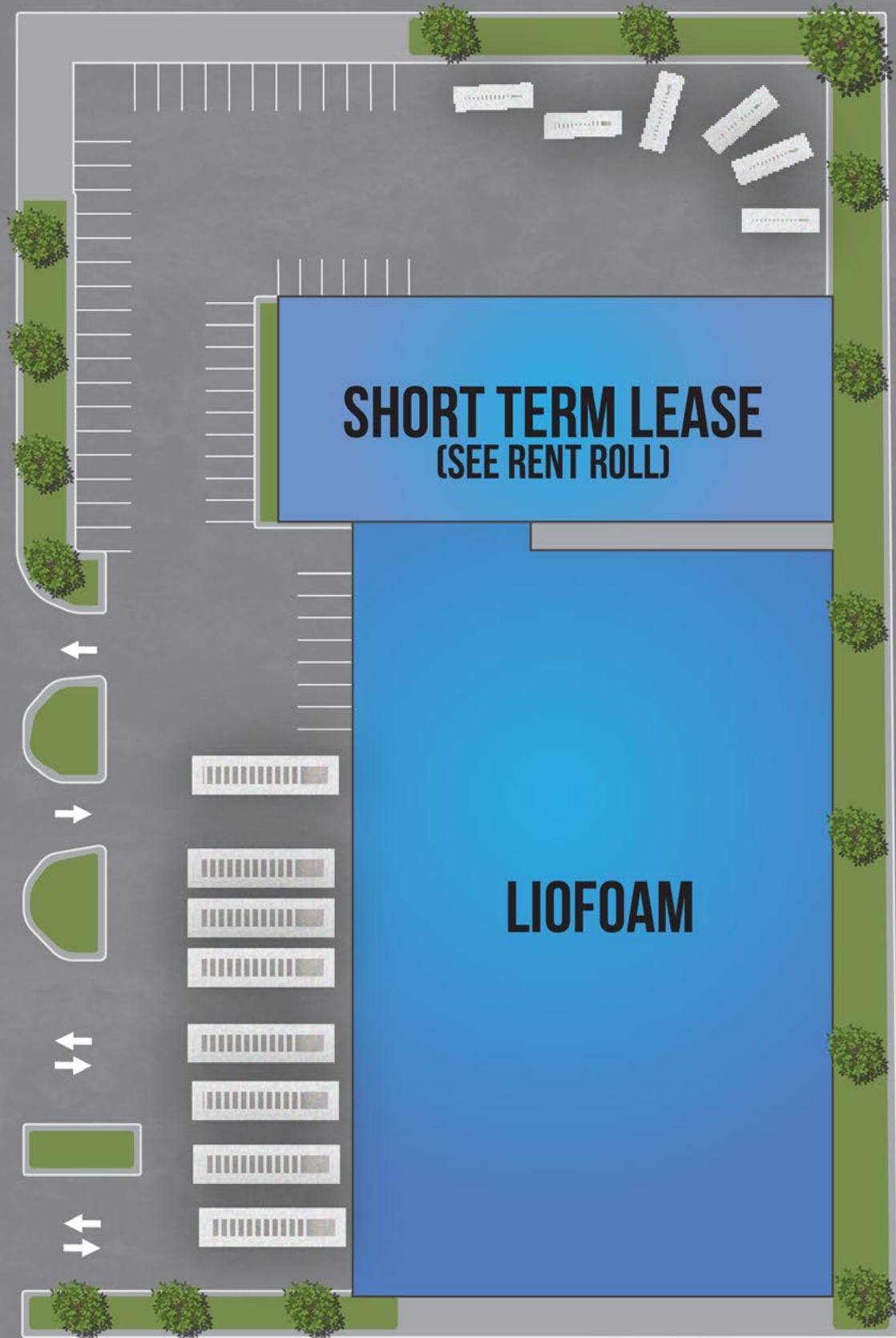
LEASE COMPARABLES

SIGN DATE	START DATE	ADDRESS	CITY	SF LEASE	RENT/SF/YR	RATE	USE	LEASE TYPE	TERM
⑧ July 2023	January 2024	2799 Gateway Centre Pk	Saint Petersburg	65,408	\$12.00	NNN	Industrial	Direct	5 yrs 2 mos
① July 2022	August 2022	7150 114th Ave	Largo	63,31	\$12.50	NNN	Flex	Direct	5 yrs
② August 2022	January 2023	3690 N 70th Ave	Pinellas Park	48,369	\$8.60	NNN	Industrial	Direct	5 yrs
③ July 2023	August 2023	12310 62nd St N	Largo	43,50	\$8.65	NINN	Industrial	Direct	4 yrs 3 mos
④ July 2022	July 2022	14550 58th St N	Clearwater	41,01	\$10.25	NNN	Industrial	Direct	7 yrs
⑤ June 2023	October 2023	10855 US Highway 19 N	Clearwater	34,61	\$9.50	NNN	Flex	Direct	5 yrs 1 mo
⑥ June 2023	July 2023	255 10th St N	Saint Petersburg	33,000	\$20.00	-	Industrial	Direct	1yr
⑦ December 2022	January 2023	13770 Automobile Blvd	Clearwater	30,000	\$11.00	N	Industrial	Direct	-





ANVIL ST N



± 80,588 TOTAL SF



Total Wine & MORE

KOHL'S

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

TACO BELL

SPROUTS
FARMERS MARKET

TARGET

save a lot

Advance Auto Parts

TYRONE BLVD N ± 34,000 VPD

PET SMART

at home

Walgreens

Pizza-Hut

metro
by T-Mobile

58TH ST N ± 20,400 VPD

EL DORADO
FURNITURE

AutoZone

RHYTHM
HEALTHCARE

Walgreens

LifeStorage

CMX
CINEMAS

AMFEB

SUBJECT
PROPERTY

JCPenney

JOANN
BARNES & NOBLE
HomeGoods
MEN'S WEARHOUSE
THE VITAMIN SHOPPE
Taverna
Chick-fil-ee

macy's
Foot Locker
sunglass hut
LANE BRYANT
DSW
OLD NAVY
ZUMIEZ
LOFT
Chick-fil-ee
Starbucks

Dillard's

DICK'S
SPORTS & OUTDOOR
ALDI
five BELOW
PET SMART

ESPORTA
FITNESS

BEST BUY

Michaels
bealls
SALLY BEAUTY
TACO BELL
CVS pharmacy
SUBWAY

THE HOME DEPOT

Publix

CHUCK E. CHEESE

66ST N ± 41,500 VPD

TJ-MAXX
FIREHOUSE
Office DEPOT
Party City
ROSS
DRESS FOR LESS
ULTA
Burlington

OLLIE'S
Burgers
OUTLET
GOOD STUFF CHEAP

Winn-Dixie

DOLLAR TREE

BIG LOTS



TAMPA, FL
±25.5 MILES



ST. PETERSBURG, FL
±7.7 MILES



SUBJECT PROPERTY

AREA OVERVIEW

ST. PETERSBURG, FL

St. Petersburg is a city located in Pinellas County, Florida, United States. It is situated on the western coast of Florida, on a peninsula between Tampa Bay and the Gulf of Mexico. With a population of over 260,000 people, St. Petersburg is the fifth-largest city in Florida.

The city is known for its beautiful beaches, warm weather, and a thriving arts scene. St. Petersburg has over 137 parks and public spaces, making it a popular destination for outdoor enthusiasts. The city is also home to several museums, including the Salvador Dali Museum, the Museum of Fine Arts, and the St. Petersburg Museum of History. St. Petersburg is a popular tourist destination, attracting visitors from around the world. The city has a variety of accommodations, from luxury hotels to budget-friendly motels. It is also home to several restaurants and cafes, serving a range of cuisines, from seafood to international fare. Overall, St. Petersburg is a vibrant and dynamic city with plenty to offer both residents and visitors alike.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	10,944	90,873	238,631
2024 Estimate	11,304	93,159	242,633
2020 Census	11,922	94,558	235,703

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	4,652	40,643	106,142
2024 Estimate	4,815	41,733	108,054
2020 Census	5,135	42,714	105,727

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$84,516	\$80,147	\$76,352



ECONOMIC DEVELOPMENTS

REDEVELOPMENT OF TANGERINE PLAZA

Tangerine Plaza is a shopping center located in the Midtown neighborhood of St. Petersburg, Florida. The shopping center was originally developed in the 1990s and was once a bustling hub for the community. However, in recent years, the plaza had fallen into disrepair and many of its storefronts were vacant. In response to this, the city of St. Petersburg launched a redevelopment initiative for Tangerine Plaza. The initiative was designed to revitalize the shopping center and bring new economic activity to the Midtown neighborhood. The first phase of the redevelopment project involved the demolition of the existing shopping center and the construction of a new, state-of-the-art facility. The new Tangerine Plaza includes a 28,000 square foot supermarket, a pharmacy, a bank, and several smaller retail spaces.

PLANT CITY ECONOMIC DEVELOPMENT CORPORATION

The Moffitt Cancer Center is a leading cancer research and treatment center located in Tampa, Florida, which serves as a major economic engine for the region. In recent years, the center has undergone significant development to expand its facilities and capabilities.

One of the most significant recent developments at the Moffitt Cancer Center is the construction of a new hospital tower. The new tower, which opened in 2018, adds 10 stories and more than 200,000 square feet of space to the center's campus. The tower includes state-of-the-art patient care facilities, as well as research laboratories and administrative offices.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2701-2801 Anvil St N, Saint Petersburg, FL 33710** (“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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Real Estate Investment Services 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 Real Estate Investment Services, the property, or the seller by such entity.

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 Real Estate Investment Services 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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