FOR SALE

Industrial Flex + Office Portfolio

6381/6391 Corporate Park Circle
Fort Myers, Florida 33966

Presented by Saggio Realty Inc. & One Global Advisors / Realty ONE Group MVP

A Multi-Building Owner-User Opportunity

An 11,574 +/- SF industrial-flex / office portfolio positioned for an owner-user seeking operational control, income flexibility, and a durable Fort Myers business address.

UP TO 6,000 SF FOR OWNER USE
Occupy space while preserving flexibility over the balance.

$96,000 ILLUSTRATIVE ANNUAL BASE RENT
6,000 SF × $16.00/SF income-offset concept.

NEARLY TWO-ACRE SITE SETTING
Broker-described capacity for added parking and delivery circulation.

FLEXIBLE INDUSTRIAL FUNCTION
Showroom, office, distribution, manufacturing, logistics, or retail sales.

Industrial Flex + Office Portfolio | Fort Myers, FL

Occupy, Lease, and Offset Carrying Costs

The portfolio is designed to give a business owner control of up to 5,800 SF while creating a potential income stream from the remaining 5,800 SF.

The supplied lease set reports $15–$18/SF annual-net rates, with a $17/SF median. The $16/SF concept is illustrative.

ILLUSTRATIVE ANNUAL BASE RENT

$93,000

5,800 SF × $16.00/SF

1. OCCUPY

Use up to 6,000 SF for operations, customers, warehousing, or office needs.

2. LEASE

Retain the balance as future expansion capacity or lease it to a third party.

3. OFFSET

Apply rent toward ownership costs, subject to leasing and financing conditions.

Source: broker-provided property description and supplied lease comparables; illustrative only and subject to buyer due diligence.

Flexible Configuration Supports Business Growth

A centrally located industrial-flex platform for businesses that need a practical combination of space, access, and future optionality.

SHOWROOM + OFFICE

A client-facing setting with room for administration and operations.

LOGISTICS + DELIVERY

Broker-described semi-truck delivery access and adaptable site circulation.

PRODUCTION + SERVICE

A flex layout for storage, production, service, and back-office functions.

OWNER-USER + INCOME

Phased occupancy may preserve revenue potential from surplus space.

Functional uses and site attributes are broker-provided; all users must independently confirm zoning, permits, and suitability.

Positioned Within a Mature Industrial Business District

Corporate Park Circle is immediately between Metro Parkway and Plantation Road, with direct regional access to Daniels Parkway, Colonial Boulevard, a

Satellite reference: Google Maps © 2026; imagery credits displayed in source. Yellow overlay indicates highlighted local access routes.

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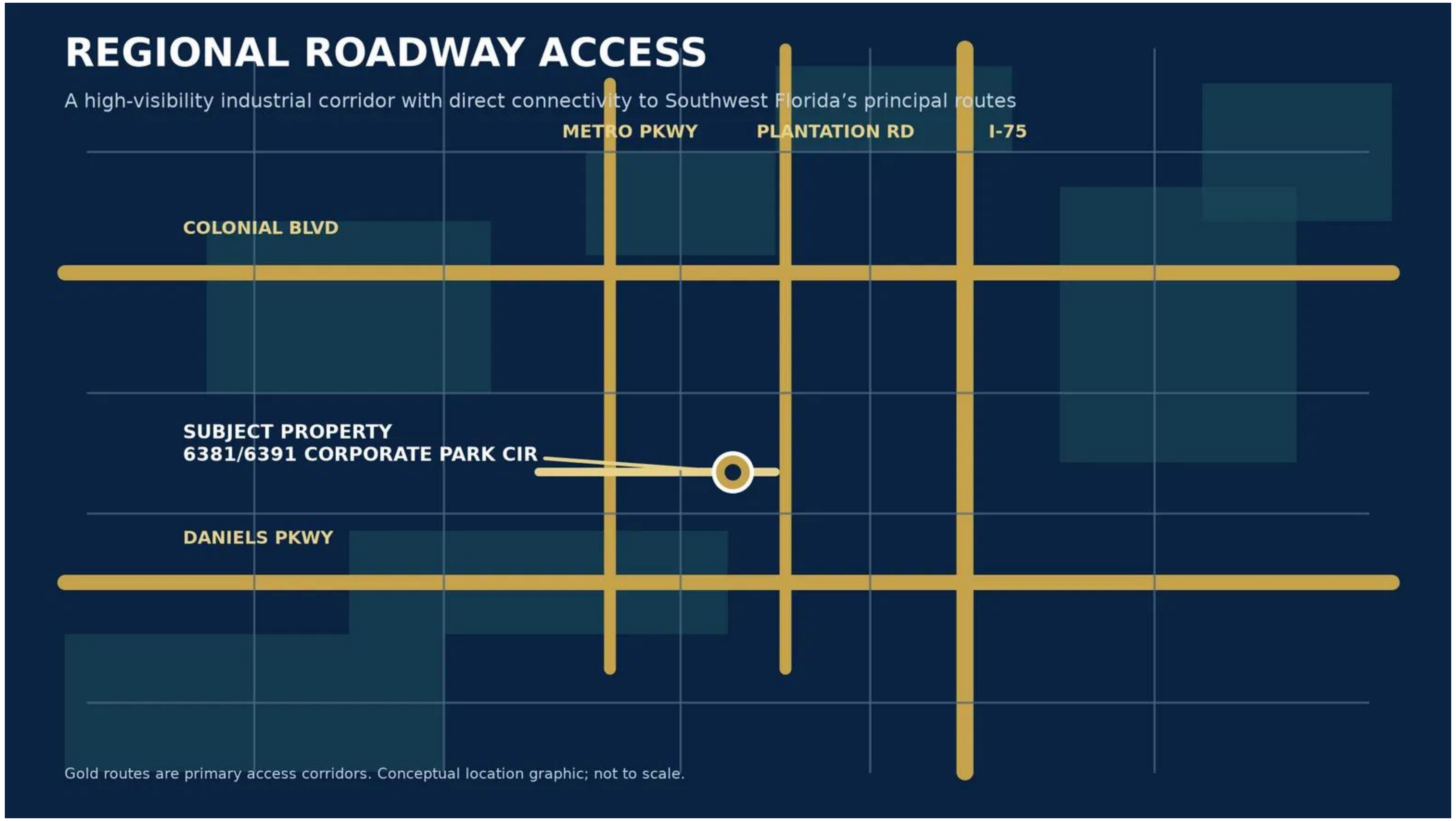
PROPERTY GALLERY

Property Gallery I

Images supplied for marketing presentation; property details subject to verification.

Regional Access Connects the Property to Southwest Florida



LOCAL ACCESS

Metro Parkway and Plantation Road frame the Corporate Park Circle district.

EAST–WEST REACH

Daniels Parkway and Colonial Boulevard connect the submarket across Fort Myers.

REGIONAL LINK

I-75 provides interstate connectivity east of the property.

Conceptual location graphic; intended for marketing context and not to scale.

Nearby Roadways Provide Daily Traffic Exposure

NEARBY ROADWAY TRAFFIC

Annual Average Daily Traffic (AADT) — nearby published count locations

METRO PARKWAY (SR 739)
25,500
VEHICLES / DAY
North of Arc Way

PLANTATION ROAD
12,100
VEHICLES / DAY
South of Colonial Blvd

DANIELS PARKWAY
49,400
VEHICLES / DAY
West of Metro Parkway

Source: Lee County DOT Daily Traffic Volume (AADT), 2022 count report (updated May 3, 2023). Traffic data are location-specific; the map-reference app confirms FDOT 2025 data availability.

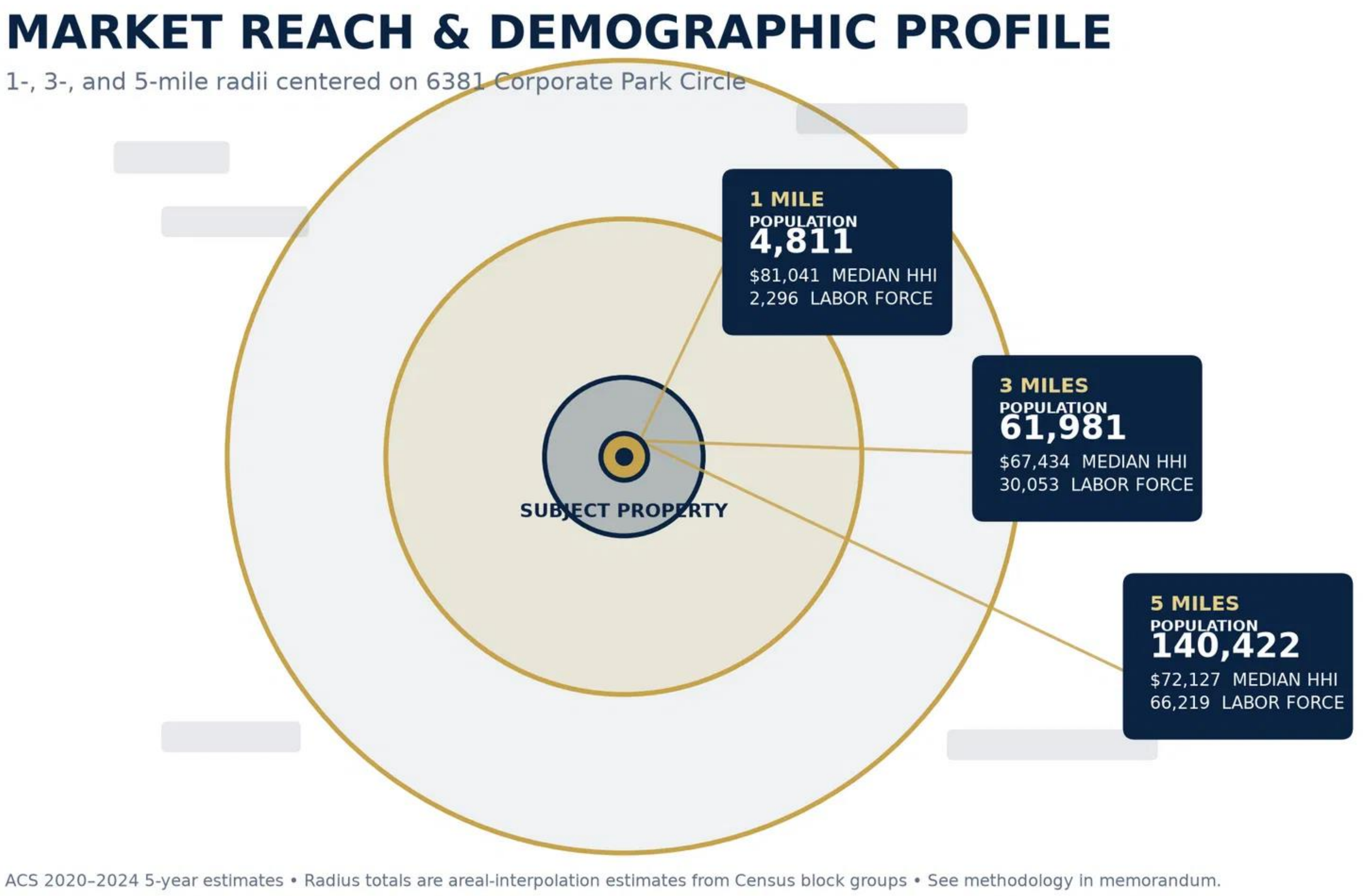
WHAT THE COUNT MEASURES

Annual average daily traffic (AADT) is the average number of vehicles using a roadway segment each day over a year. Counts are location-specific and are not live traffic data.

NEARBY CORRIDOR	COUNT LOCATION	AADT
Metro Parkway (SR 739)	North of Arc Way	**25,500 vehicles/day**
Plantation Road	South of Colonial Boulevard	**12,100 vehicles/day**
Daniels Parkway	West of Metro Parkway	49,400 vehicles/day
Colonial Boulevard	West of Plantation Road	57,000 vehicles/day

Source: Lee County DOT, Daily Traffic Volume (AADT), 2022 count report (updated May 3, 2023). Traffic segments are nearby reference locations.

A 5-Mile Reach Encompasses 140,422 Residents



5-MILE MARKET AREA

140,422

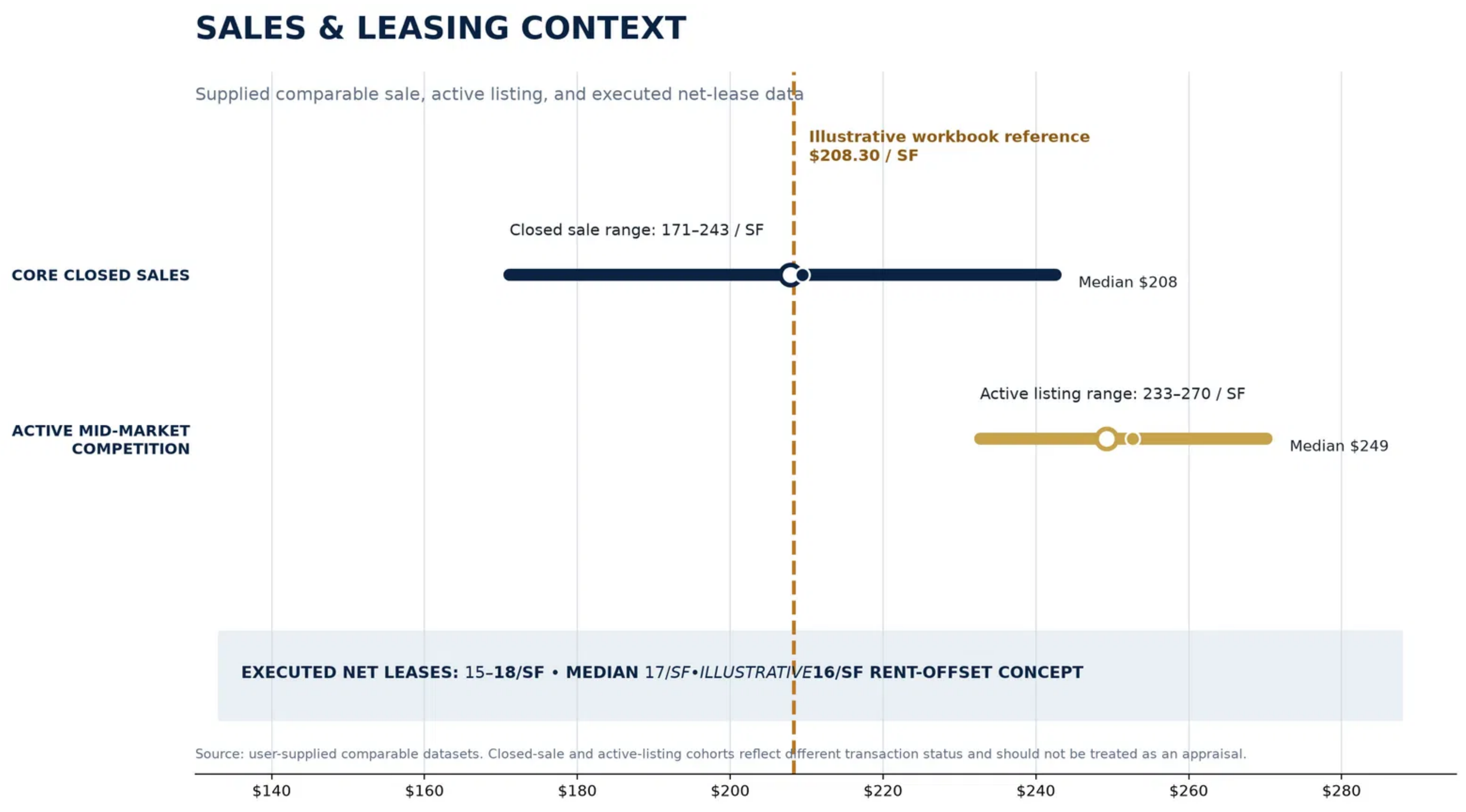
RESIDENTS

62,619 households
$72,127 est. median HHI
66,219 labor force

ACS 2020–2024 5-year data. Circular-radius estimates calculated through areal interpolation of Census block groups.

Source: U.S. Census Bureau ACS 2020–2024 5-Year Detailed Tables, accessed through Census Reporter. Market-context estimates; see methodology.

Core Sales Establish a $206–$209/SF Market Reference



CORE CLOSED-SALES MEDIAN

$207.89 / SF

ILLUSTRATIVE WORKBOOK REFERENCE

$208.30 / SF

The $2.50 million purchase-price reference in the supplied workbook equates to $208.30/SF using 12,002 SF, near the supplied core cohort's weighted average.

Closed sales and active listings are separate benchmarks. This analysis is not an appraisal.

Source: user-supplied commercial sales comparables, active competition, lease comparables, and underwriting workbook.

Recent Industrial-Flex Sales Support Corridor Positioning

5 CORE SALES | APR. 2025–JUN. 2026	6,061–10,100 SF	$171.14–$242.57 / SF

ADDRESS	BUILDING SF	SALE DATE	SALE PRICE	PRICE / SF
6451 Arc Way	10,100	Apr. 2, 2025	$2,450,000	**$242.57**
6261 Metro Plantation Rd	8,765	May 12, 2025	$1,500,000	**$171.14**
6280 Arc Way	7,354	Jun. 25, 2025	$1,500,000	**$203.97**
11791 Metro Pkwy	6,448	Feb. 5, 2026	$1,400,000	**$217.12**
6200 Metro Plantation Rd	6,061	Jun. 3, 2026	$1,260,000	**$207.89**

The supplied core closed-sale cohort reports a $207.89/SF median and a $209.41/SF weighted average. Differences in transaction conditions, tenancy, site characteristics, improvements, and physical condition may materially affect comparability.

Source: user-supplied core industrial-flex sales data. This presentation is not an appraisal or valuation opinion.

Active Competition Is Offered at a $249/SF Median

SUPPLIED MID-MARKET ACTIVE LISTINGS

3 comparable listings

MEDIAN ASKING PRICE

$249.27 / SF

ACTIVE COMPARABLE	SF	ASKING PRICE	ASKING $/SF	SUPPLIED DESCRIPTOR
6100 Idlewild St	9,000	$2,243,430	**$249.27**	Auto- flex; 1.19 acres; 10 doors; fenced.
6130 Idlewild St	8,993	$2,430,000	**$270.21**	Warehouse; 1 acre; 6 doors; fenced.
6241 Arc Way	6,425	$1,495,000	**$232.68**	Flex; 0.69 acres; offices; garages; fenced.

The three supplied active listings average $252.62/SF on a weighted basis. Their price points are useful marketing context but are not substitutes for closed-sale evidence.

Source: user-supplied active competition dataset. Asking prices do not represent transaction prices.

Supplied Lease Evidence Supports the $16/SF Offset Concept

EXECUTED NET RANGE	SUPPLIED MEDIAN	ILLUSTRATIVE RENT CONCEPT
$15–$18 / SF	$17.00 / SF	$16.00 / SF

LEASE ADDRESS	LEASED SF	NET RATE	CLOSE DATE	DAYS ON MARKET
11111 Benchmark Ave	3,000	$15.00/SF	Jan. 2026	214
11000 Innovation Ln	2,025	$16.00/SF	Feb. 2026	169
11111 Benchmark Ave	1,500	$17.00/SF	Feb. 2026	250
11000 Innovation Ln	2,765	$18.00/SF	Feb. 2026	160
11000 Innovation Ln	2,764	$18.00/SF	Mar. 2026	234

Lease structure, recoveries, concessions, term, tenant credit, condition, and landlord obligations require independent review. The rent-offset concept is illustrative, not a forecast.

Source: user-supplied executed lease dataset, described as annual net lease rates.

Illustrative Income Pro Forma Using below market rent $14/ $8 Cam

ILLUSTRATIVE INCOME PRO FORMA

Supplied underwriting workbook • 12,000 SF property size assumption

PURCHASE PRICE	YEAR 1 NOI	YEAR 1 CAP RATE	ANNUAL DEBT SERVICE	YEAR 1 CoC
$2,500,000	$166,800	6.67%	$119,236	6.34%

FINANCIAL METRIC	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Effective Gross Income	$250,800	$258,324	$266,074	$274,056	$282,278
Operating Expenses	($84,000)	($86,520)	($89,116)	($91,789)	($94,543)
Net Operating Income	**$166,800**	**$171,804**	**$176,958**	**$182,267**	**$187,735**
Debt Service	($119,236)	($119,236)	($119,236)	($119,236)	($119,236)
Pre-Tax Cash Flow	**$47,564**	**$52,568**	**$57,722**	**$63,031**	**$68,499**
Cash-on-Cash Return	6.34%	7.01%	7.70%	8.40%	9.13%

Illustrative only; source is the supplied pro forma workbook. No terminal value or 5-year unleveraged IRR is shown because the workbook's IRR output is blank. Subject to buyer due diligence and final financing / lease assumptions.

PROPERTY GALLERY

Property Gallery II

Images supplied for marketing presentation; property details subject to verification.

PROPERTY GALLERY

Property Gallery III

SWFL
Dealmakers

Reserved image layout; supplied images may be replaced with additional marketing photography.

CONFIDENTIAL OFFERING MEMORANDUM

For Information or a Property Tour

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