Q2

2025 | SOUTHWEST FLORIDA REGIONAL

Industrial Report

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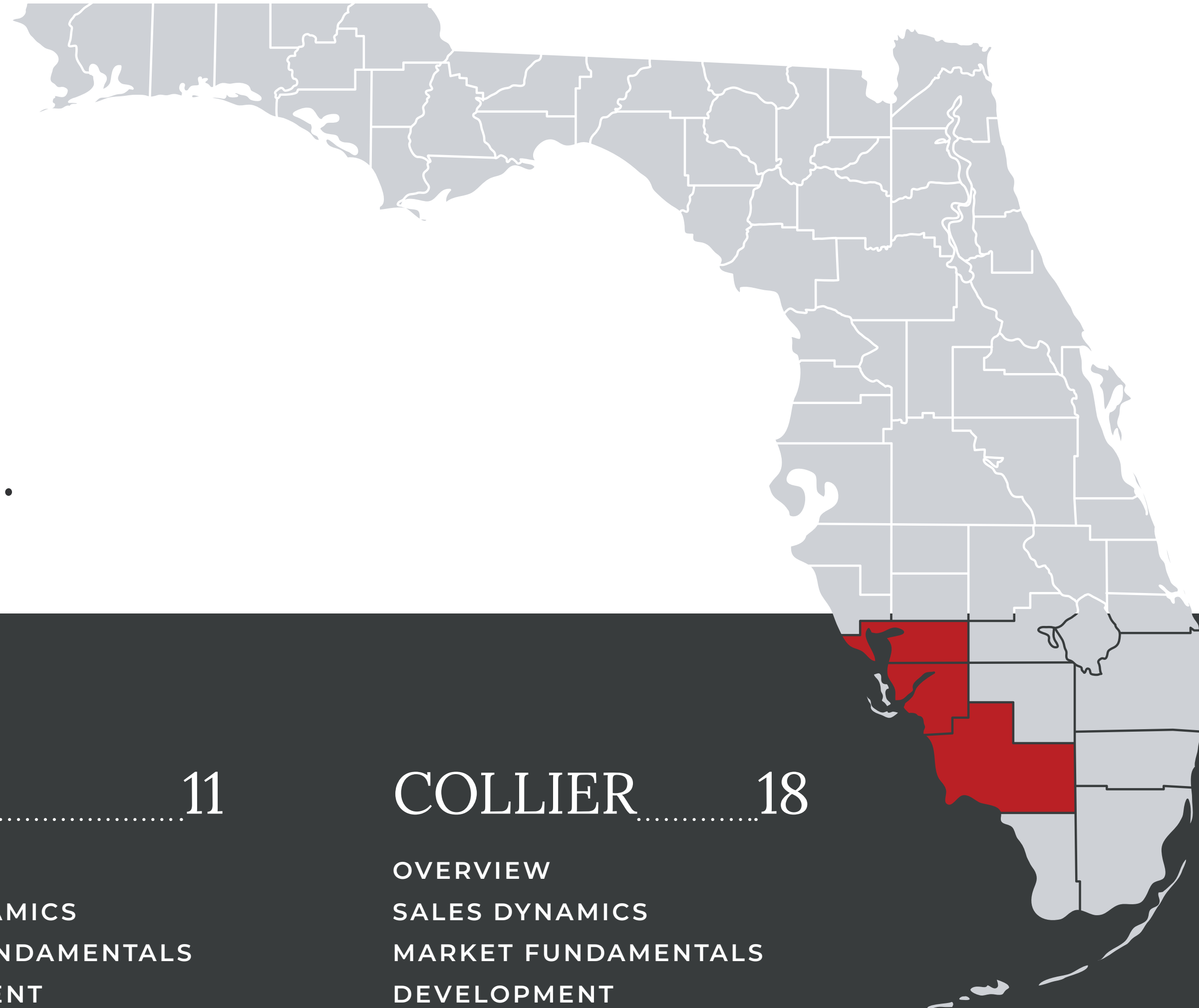

OUR COMPREHENSIVE REPORT ENCOMPASSES SOUTHWEST FLORIDA, COVERING CHARLOTTE, LEE, & COLLIER COUNTIES.

Data Provider: Our market uses data provided by CoStar, a leading provider of commercial real estate information and analytics. CoStar's extensive database offers detailed information on property listings, transactions, market trends, and tenant data, allowing us to analyze key metrics such as leasing activity, vacancy rates, rental pricing, and investment trends with accuracy and depth. By leveraging CoStar's data, we ensure our market report is grounded in reliable and up-to-date information, empowering stakeholders to make informed decisions in the dynamic industrial market environment.

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INDUSTRIAL REPORT | Q2 2025

Charlotte County

CHARLOTTE COUNTY

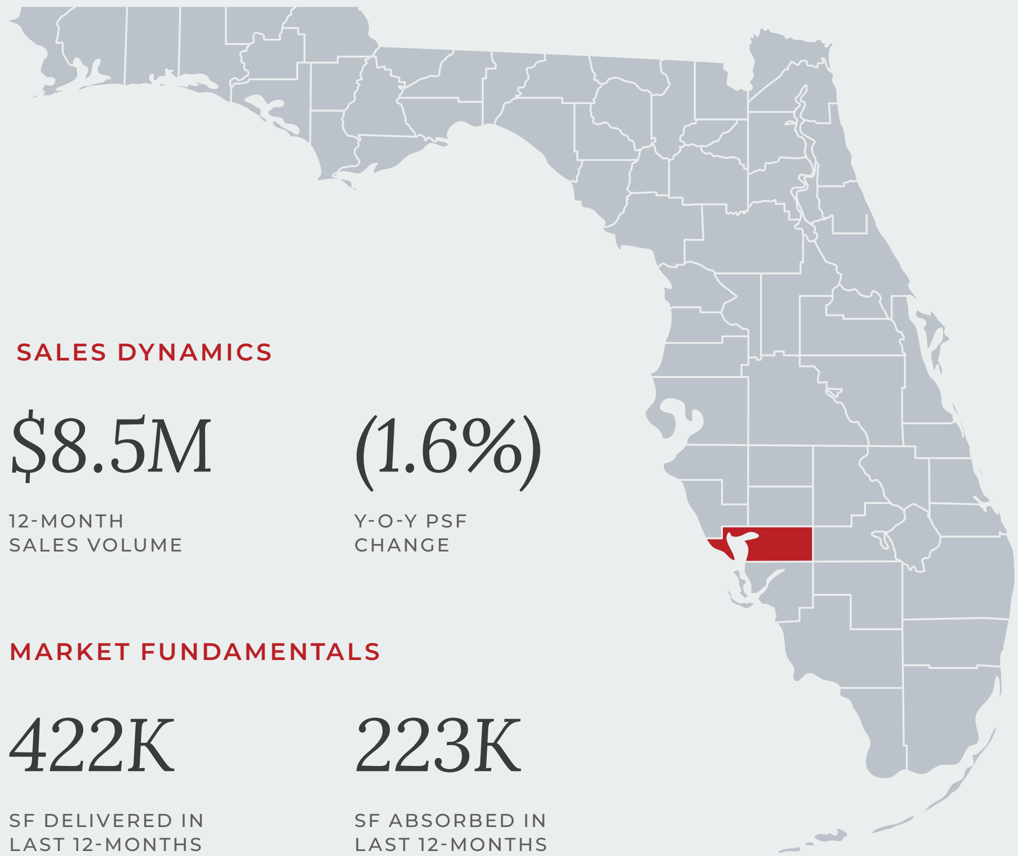
OVERVIEW

Resilient Rents and Steady Demand Signal Long-Term Strength in Charlotte County Industrial Sector

The Charlotte County industrial market is undergoing a period of recalibration as it absorbs a significant influx of new supply. Over the past 12 months, the market delivered approximately 422,000 square feet of new industrial space, contributing to a rise in the overall vacancy rate to 8.9%, up from historical norms. Despite this increase, demand remains active, with 223,000 square feet of net absorption recorded during the same period.

Rental rates have remained resilient in the face of elevated vacancy. The average asking rent across the market stands at $14.25 per square foot, with flex properties commanding the highest rates at $15.37/SF, followed by logistics at $14.25/SF, and specialized industrial at $13.19/SF. Year-over-year rent growth reached 3.2%, outpacing national trends and underscoring the market's long-term strength.

Development activity has moderated in response to shifting fundamentals. Currently, 260,000 square feet of industrial space is under construction—below the 10-year average—indicating a more cautious approach by developers. With a total inventory of approximately 6.3 million square feet, Charlotte County remains a dynamic and evolving industrial hub poised for long-term growth.



SALES DYNAMICS

$8.5M
12-MONTH SALES VOLUME

(1.6%)
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

422K
SF DELIVERED IN LAST 12-MONTHS

223K
SF ABSORBED IN LAST 12-MONTHS

8.9%
MARKET VACANCY

3.2%
Y-O-Y RENT CHANGE

CHARLOTTE COUNTY

SALES DYNAMICS

Industrial Sales Activity Slows Sharply as Market Reassesses Fundamentals

Industrial sales activity in Charlotte County has decelerated significantly over the past 12 months, reflecting a more cautious investment climate. A total of 12 properties changed hands, representing just 93,300 square feet of transacted space—well below the five-year average of 58,000 SF and the 10-year average of 59,000 SF in annual turnover.

Sales volume totaled $8.5 million, a steep decline from the five-year average of $31.4 million and the 10-year average of $20.5 million. The average sale price settled at $111 per square foot, with logistics properties averaging $117/SF, flex assets at $135/SF, and specialized industrial buildings at $106/SF.

All transactions were completed by private buyers, indicating a lack of institutional or REIT participation in the current cycle. While deal volume has slowed, pricing has remained relatively stable, suggesting that investors continue to see long-term value in the Charlotte County industrial market despite near-term headwinds.once market conditions begin to stabilize.

TRANSACTION VOLUME

(12-Month)

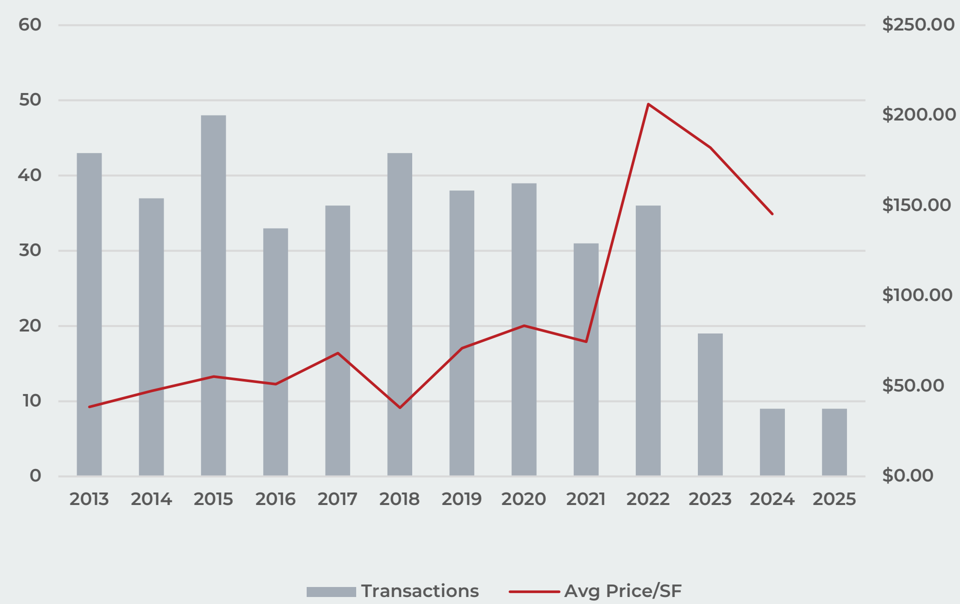
	Total
TRANSACTIONS	12
VOLUME	$8.5M
SF SOLD	93.3K
AVERAGE SF	7.8K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$111
SALE PRICE	$939.8K
SALE VS ASKING PRICE	-15.4%
% LEASED AT SALE	100%

TRANSACTIONS VS PRICING

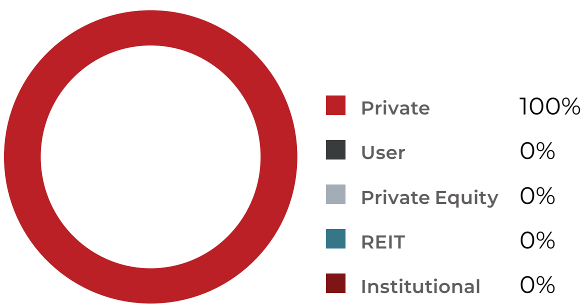


CHARLOTTE COUNTY

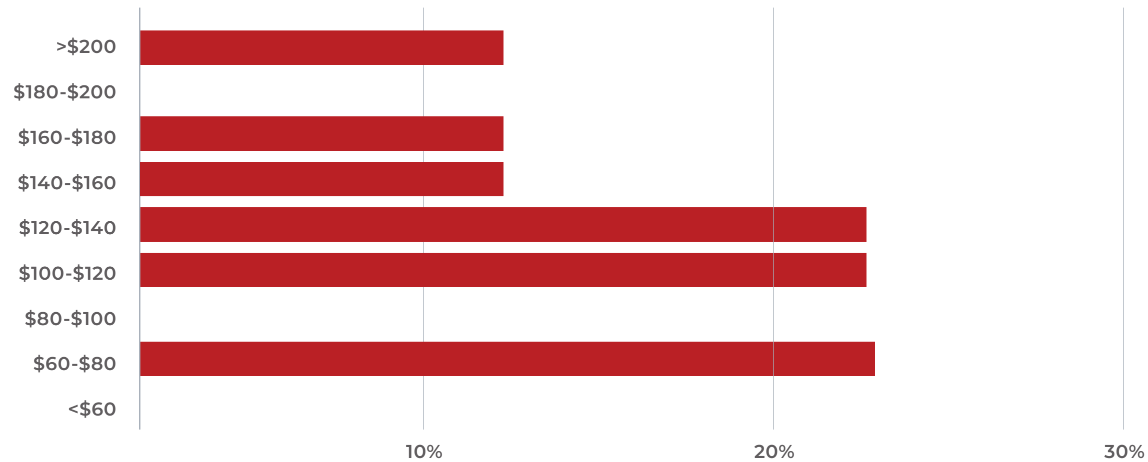
SALES DYNAMICS

VOLUME BY BUYER TYPE

In the past year, all industrial property transactions in Charlotte County have been exclusively conducted by private entities.

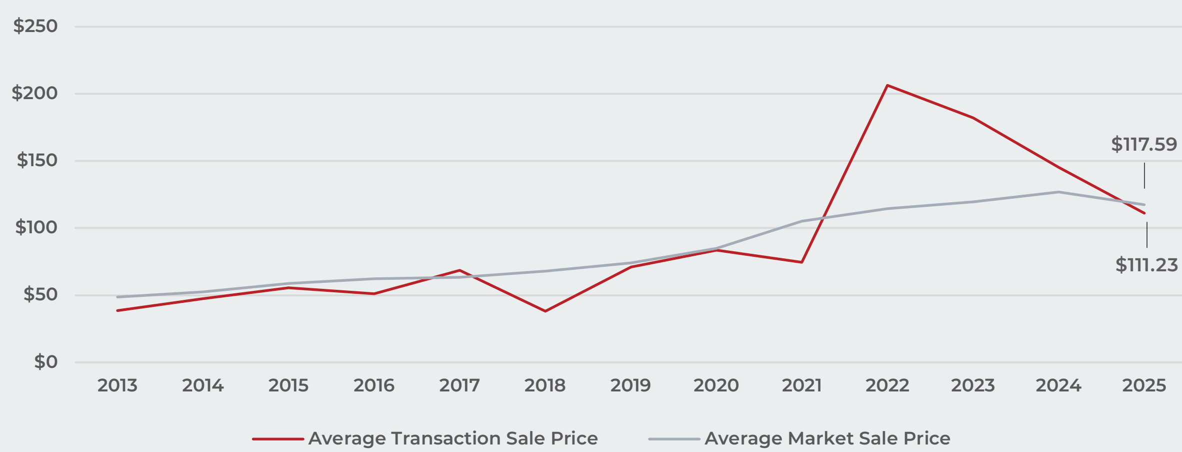


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



SALE PRICE VS TRANSACTION PRICE

Understanding pricing metrics is essential for navigating the intricacies of the local industrial real estate scene in Punta Gorda and Charlotte County. Key indicators such as price per square foot, cap rates, and rent growth rates provide invaluable insights into property valuation and market dynamics. These metrics serve as fundamental benchmarks guiding investment strategies and market analysis, shedding light on the interplay between supply and demand, investor sentiment, and economic factors shaping the industrial landscape.



CHARLOTTE COUNTY

MARKET FUNDAMENTALS

The Charlotte County industrial market is experiencing a period of adjustment as it absorbs a wave of new supply.

Over the past 12 months, the market delivered approximately 422,000 square feet of new industrial space, while recording 223,000 square feet of net absorption. This imbalance has pushed the overall vacancy rate to 8.9%, a notable increase from the five-year average of 3.2%.

Despite the rise in vacancy, rental rates have remained strong. The average asking rent across the market is $14.25 per square foot, with flex properties leading at $15.37/SF, followed by logistics at $14.25/SF, and specialized industrial at $13.19/SF. Year-over-year rent growth stands at 3.2%, reflecting continued demand for quality industrial space.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	2.8%	4.50%	4.4%
RENT CHANGE (YOY)	3.2%	3.6%	4.4%
NET ABSORPTION SF	223K	91,884	265,520
DELIVERIES SF	422K	121,012	217,245

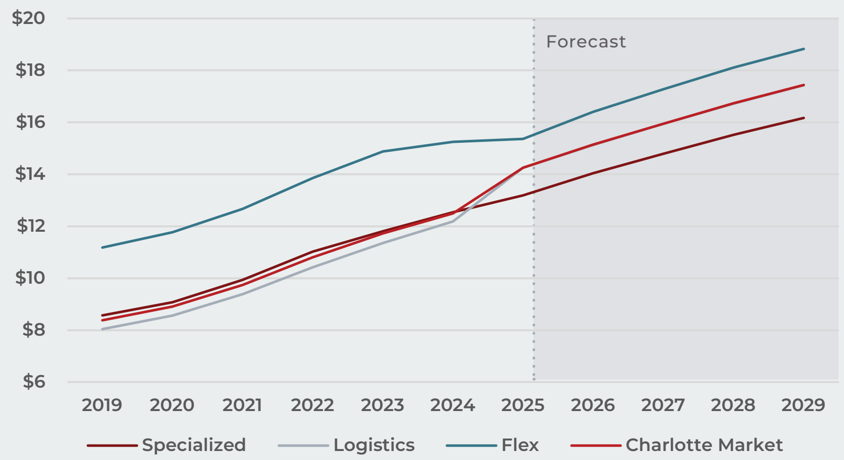
MARKET INDICATORS

Sector	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
LOGISTICS	5,116,510	10.1%	$14.25	13.7%	12,444	0	259,620
SPECIALIZED INDUSTRIAL	606,744	3.7%	$13.19	5.1%	(800)	0	0
FLEX	565,646	3.2%	$15.37	4.2%	0	0	0
MARKET	**6,288,900**	**8.9%**	**$14.25**	**12.1%**	**11,644**	**0**	**259,620**

CHARLOTTE COUNTY

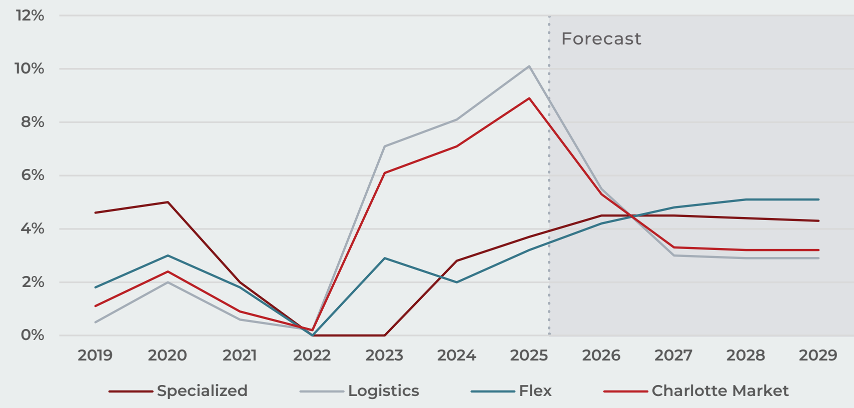
RENT & VACANCY

MARKET ASKING RENT



Rental rates in the Charlotte County industrial market have remained strong despite rising vacancy levels. As of Q2 2025, the average asking rent across all industrial property types is $14.25 per square foot, reflecting a 3.2% year-over-year increase. Flex properties continue to command the highest rates at $15.37/SF, followed by logistics at $14.25/SF, and specialized industrial at $13.19/SF. This steady rent growth, which outpaces the national average, highlights sustained demand for quality industrial space in the region. Over the past five years, the market has experienced an average annual rent growth of 7.9%, underscoring the long-term strength and resilience of the local industrial sector.

VACANCY



Vacancy in the Charlotte County industrial market has risen notably over the past year, driven by a surge in new supply. As of Q2 2025, the overall vacancy rate stands at 8.9%, up significantly from the five-year average of 3.2% and the 10-year average of 2.4%. This increase follows the delivery of 422,000 square feet of new industrial space, which outpaced the 223,000 square feet of net absorption during the same period. The logistics sector has been most affected, with a vacancy rate of 10.1%, while specialized industrial and flex properties remain tighter at 3.7% and 3.2%, respectively. With 260,000 square feet currently under construction and a more measured development pipeline, vacancy levels may begin to stabilize as demand continues to absorb the newly delivered inventory.

CHARLOTTE COUNTY

DEVELOPMENT

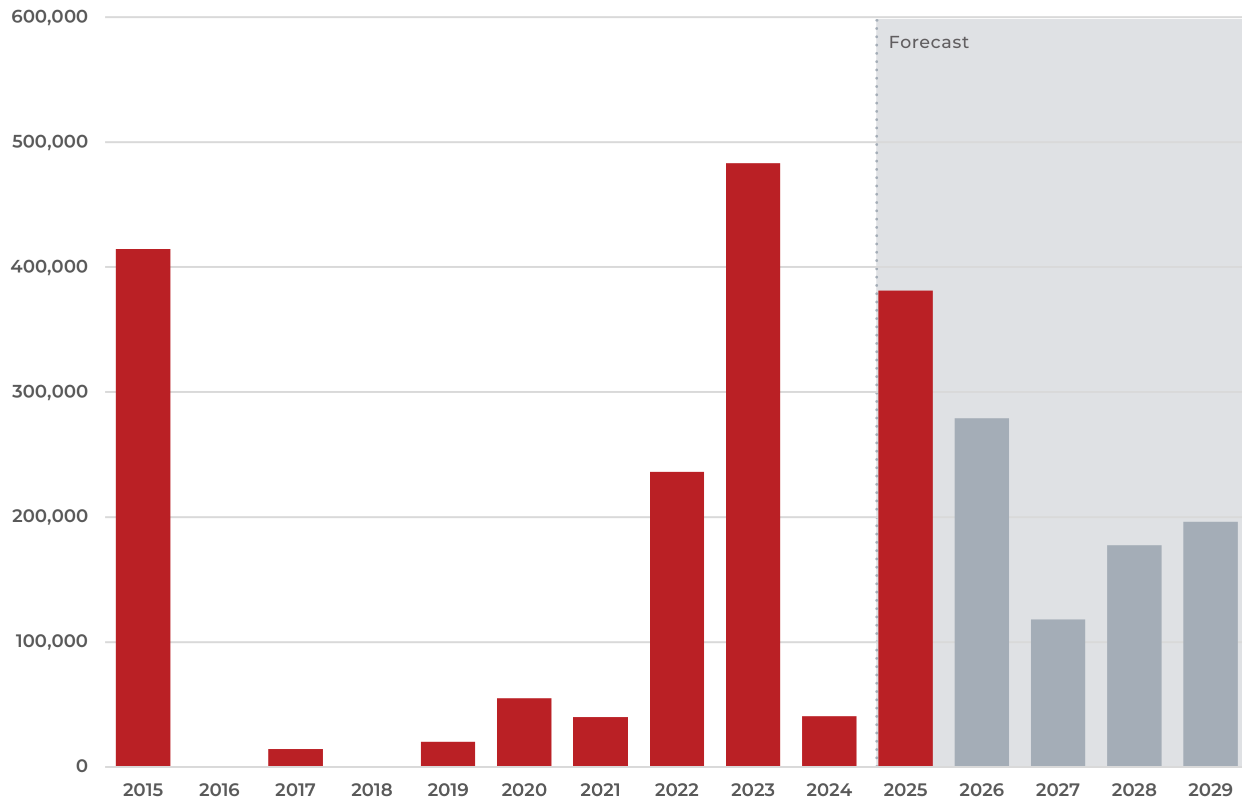
Development Activity Moderates as Market Absorbs Recent Supply Surge

The Charlotte County industrial market has seen a significant uptick in new supply, with 422,000 square feet delivered over the past 12 months—well above the historical average. This wave of completions has contributed to the recent rise in vacancy, as absorption has not kept pace. In response, developers appear to be taking a more cautious approach. As of Q2 2025, there are 260,000 square feet of industrial space under construction, representing 4.1% of total inventory and falling below the 10-year average of 320,000 square feet. The current pipeline is concentrated in logistics space, with no new flex or specialized industrial projects underway. This measured pace of development suggests that the market is adjusting to current conditions and may be positioning itself for more balanced growth in the coming quarters.

DEVELOPMENT STATS

9	260K	4.5%	9.8%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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Lee County

LEE COUNTY

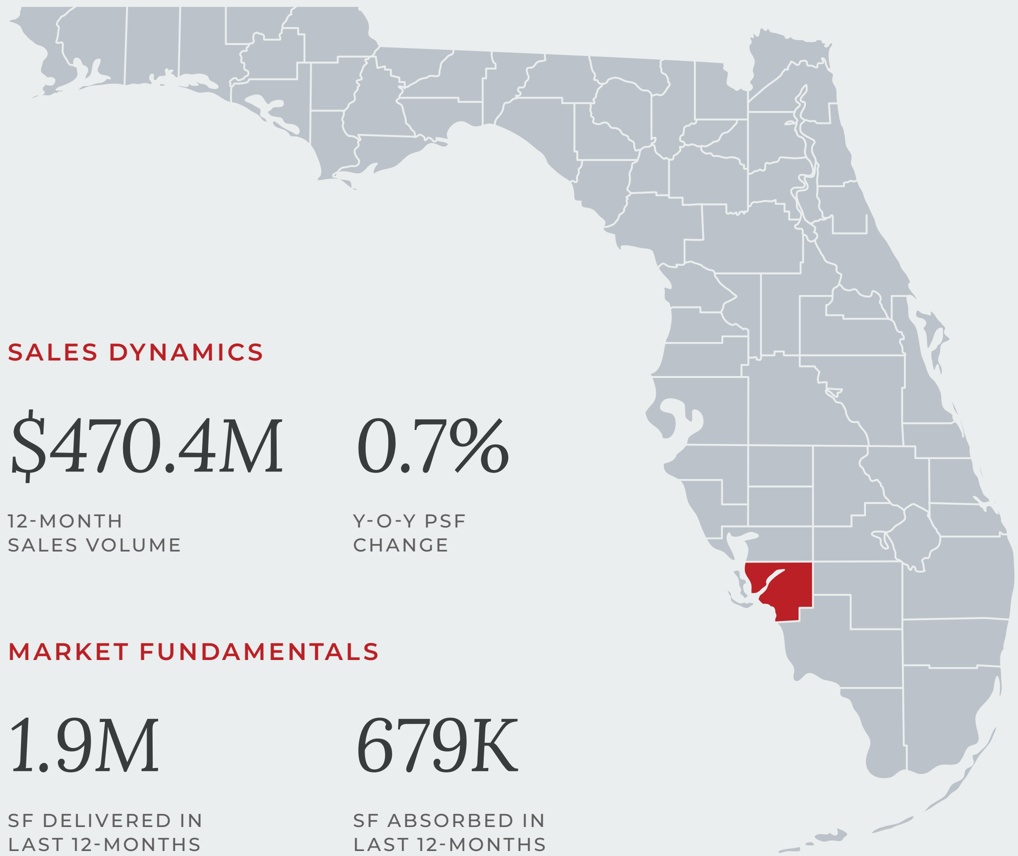
OVERVIEW

Fort Myers Industrial Market Faces Growing Pains Amid Historic Development Cycle

The Fort Myers industrial market is navigating a transitional period marked by elevated vacancy and a slowdown in rent growth, following a historic wave of new development. Over the past 12 months, the market delivered approximately 1.9 million square feet of new industrial space, while net absorption totaled 679,000 square feet. This imbalance has pushed the vacancy rate to 8.5%, the highest in over a decade and a sharp rise from the sub-1% levels seen in early 2023.

Despite these headwinds, rental rates have remained resilient. The average asking rent across all industrial property types is $13.60 per square foot, reflecting a 3.0% year-over-year increase. Flex properties continue to command the highest rates at $16.12/SF, followed by logistics at $13.36/SF, and specialized industrial at $12.77/SF.

Development activity remains robust, with 480,000 square feet currently under construction. However, pre-leasing remains limited, with approximately 80% of the pipeline still available. As the market works through this supply surge, fundamentals are expected to stabilize heading into 2026, supported by strong leasing activity in recently delivered buildings.



SALES DYNAMICS

$470.4M
12-MONTH SALES VOLUME

0.7%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

1.9M
SF DELIVERED IN LAST 12-MONTHS

679K
SF ABSORBED IN LAST 12-MONTHS

8.5%
MARKET VACANCY

3.0%
Y-O-Y RENT CHANGE

LEE COUNTY

SALES DYNAMICS

Record-Breaking Sales Highlight Investor Confidence Despite Slower Start to 2025

Lee County's industrial investment market saw a banner year in 2024, with over $459 million in sales volume—one of the strongest periods in Fort Myers' history. While Q1 2025 saw a slowdown, activity remained above pre-pandemic levels, with $191 million in sales year-to-date. A total of 154 properties traded hands over the past 12 months, totaling 2.9 million square feet in transaction volume.

The average sale price reached $174 per square foot, with notable transactions including the $155 million acquisition of the Tri-County Commerce Center and the $35 million purchase of the fully leased Frito-Lay facility. These deals underscore continued investor interest in high-quality, newly delivered assets with strong lease-up potential.

TRANSACTION VOLUME

(12-Month)

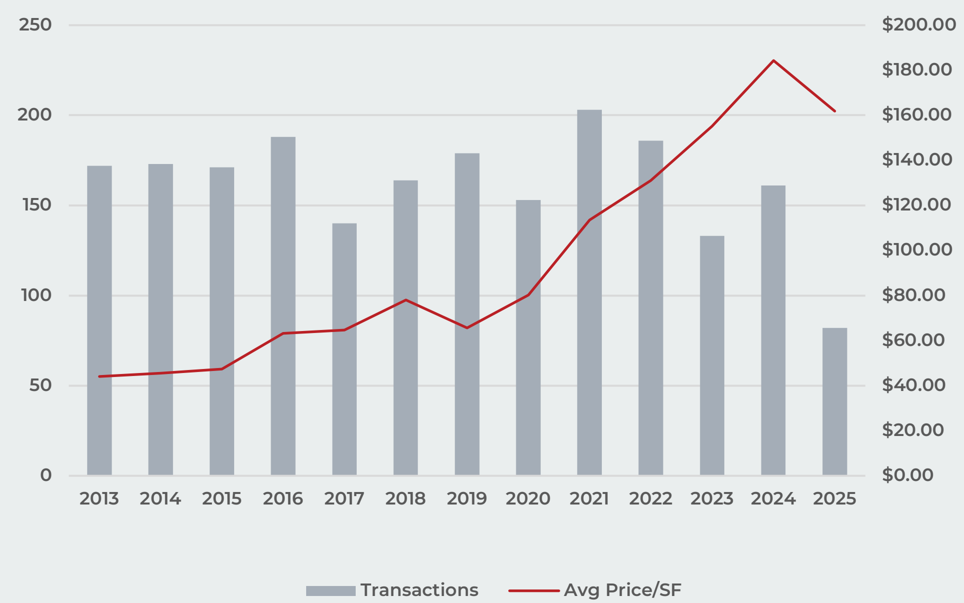
	Total
TRANSACTIONS	152
VOLUME	$470.4M
SF SOLD	2.9M
AVERAGE SF	18.9K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$174
SALE PRICE	$3.8M
SALE VS ASKING PRICE	-4.0%
% LEASED AT SALE	74.8%

TRANSACTIONS VS PRICING



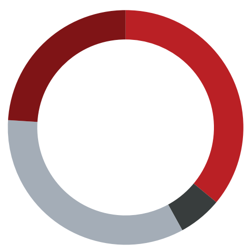
INDUSTRIAL REPORT | Q2 2025

LEE COUNTY

SALES DYNAMICS

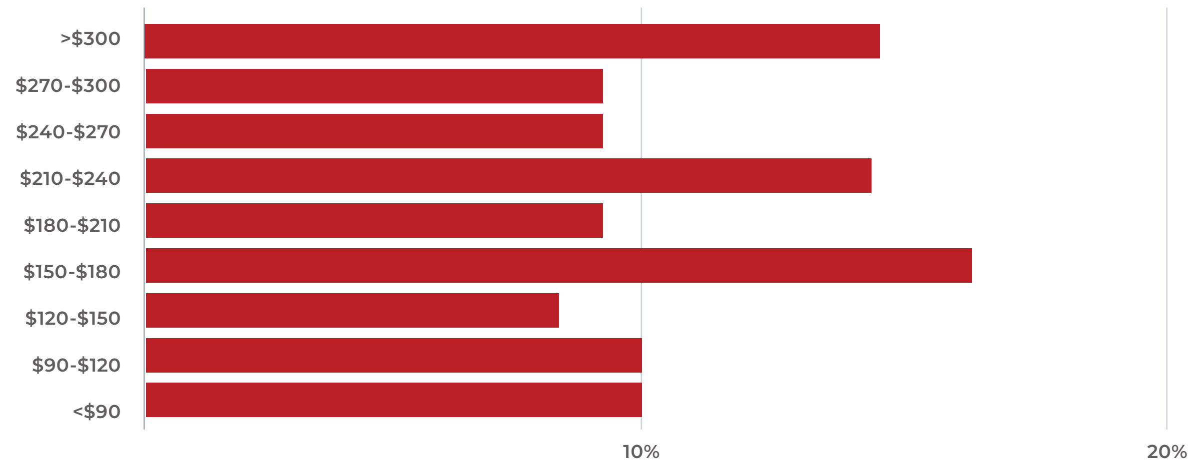
VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 42% of the total volume. Meanwhile, User buyers account for 8% of the total volume, reflecting their niche role in the market. Notably, REIT buyers are absent.



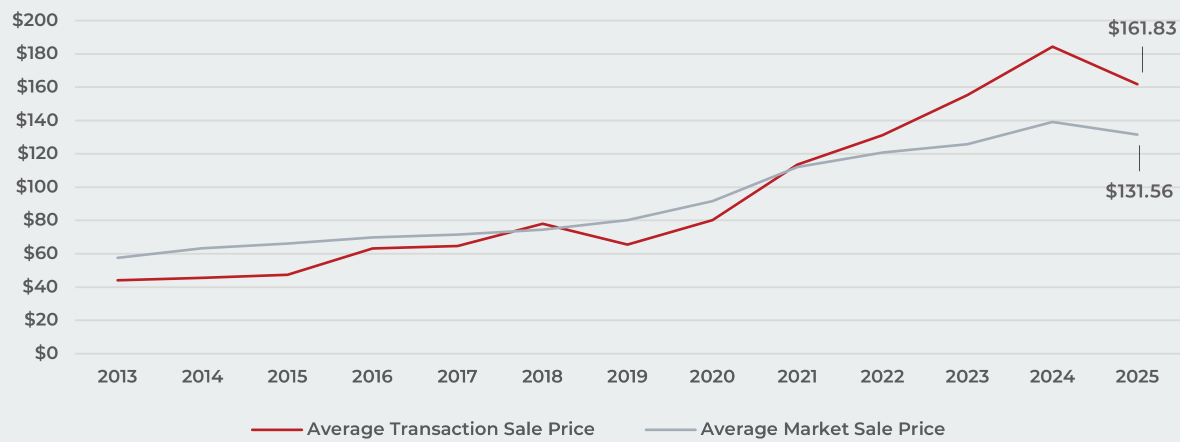
Private	36%
User	6%
Private Equity	34%
REIT	0%
Institutional	24%

PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



SALE PRICE VS TRANSACTION PRICE

Pricing metrics play a vital role in understanding the nuances of the local industrial real estate market. Price per square foot, cap rates, and rent growth rates are pivotal indicators influencing investment decisions and market analysis. These metrics offer insights into the valuation of industrial properties in Lee County, reflecting the balance between supply and demand, investor sentiment, and economic conditions. By closely monitoring these metrics, stakeholders can make informed decisions, assess risk, and capitalize on opportunities within the dynamic industrial landscape of Lee County.



LEE COUNTY

MARKET FUNDAMENTALS

The Fort Myers industrial market is adjusting to a new phase of its growth cycle.

Over the past year, 1.9 million square feet of new space was delivered, while 679,000 square feet was absorbed. This supply-demand imbalance has pushed the vacancy rate to 8.5%, a significant increase from historical norms. The logistics sector, which comprises the bulk of the market, has been most affected, with a vacancy rate of 10.0%.

Despite rising vacancies, rental rates have continued to grow, albeit at a slower pace. The average asking rent is $13.60/SF, up 3.0% year-over-year, with flex properties leading at $16.12/SF. The market's fundamentals remain strong, and with leasing activity in newly delivered buildings expected to pick up, vacancy rates are forecast to begin declining in 2026.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	2.5%	6.7%	5.1%
RENT CHANGE (YOY)	3.0%	3.4%	4.4%
NET ABSORPTION SF	679K	690,537	1,011,622
DELIVERIES SF	1.9M	826,129	947,404

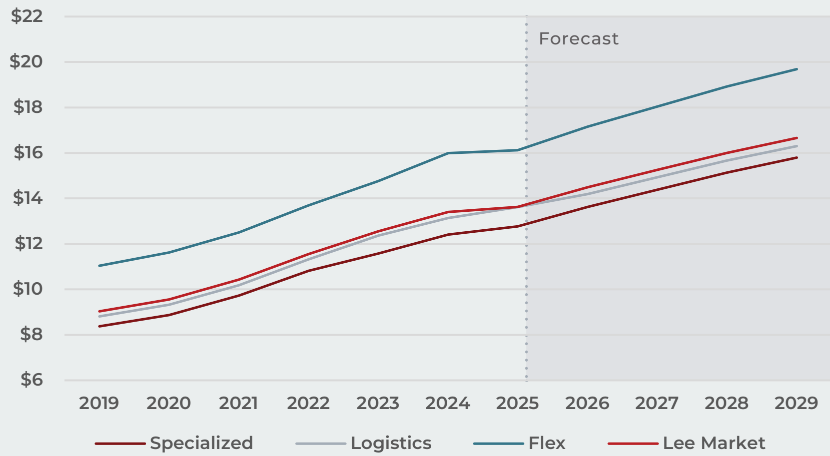
MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
LOGISTICS	32,570,471	10.0%	$13.36	10.5%	32,188	0	397,688
SPECIALIZED INDUSTRIAL	6,022,755	0.9%	$12.77	1.1%	3,814	0	10,000
FLEX	5,540,053	7.4%	$16.12	8.8%	8,843	0	71,500
MARKET	**44,133,279**	**8.5%**	**$13.63**	**9.0%**	**44,845**	**0**	**479,188**

LEE COUNTY

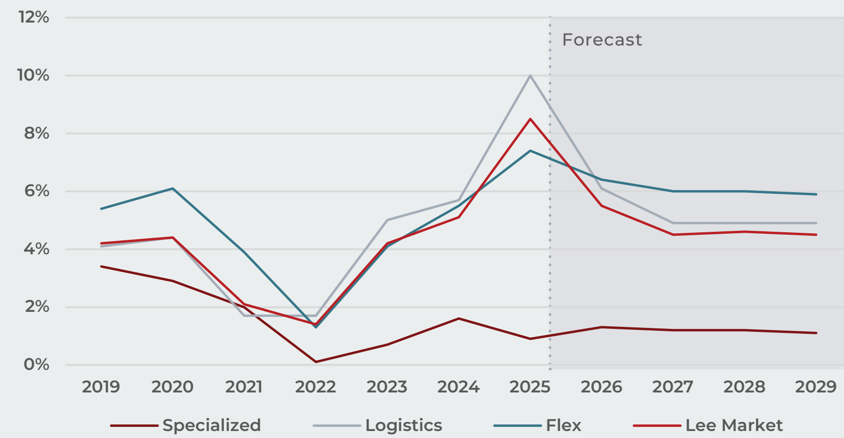
RENT & VACANCY

MARKET ASKING RENT



Rental growth in the Fort Myers industrial market has moderated but remains positive. As of Q2 2025, the average asking rent is $13.60 per square foot, reflecting a 3.0% year-over-year increase. Flex properties continue to lead the market at $16.12/SF, followed by logistics at $13.36/SF, and specialized industrial at $12.77/SF. Much of the recent rent growth has been driven by new construction, with asking rates for smaller, under-construction spaces often exceeding $14.00/SF. While growth has slowed from the peak levels of 2022, Fort Myers continues to outperform national averages.

VACANCY



Vacancy in the Fort Myers industrial market has climbed to 8.5%, the highest level in over a decade. This increase is largely attributed to the delivery of 1.9 million square feet of new space over the past year, which outpaced the 679,000 square feet of net absorption. The majority of vacant space is concentrated in buildings delivered since 2020, which currently have a vacancy rate of 15%, compared to just 4% for older properties. With 480,000 square feet still under construction and limited pre-leasing, vacancy is expected to remain elevated in the near term before improving in 2026 as tenants begin to occupy recently completed space.

LEE COUNTY

DEVELOPMENT

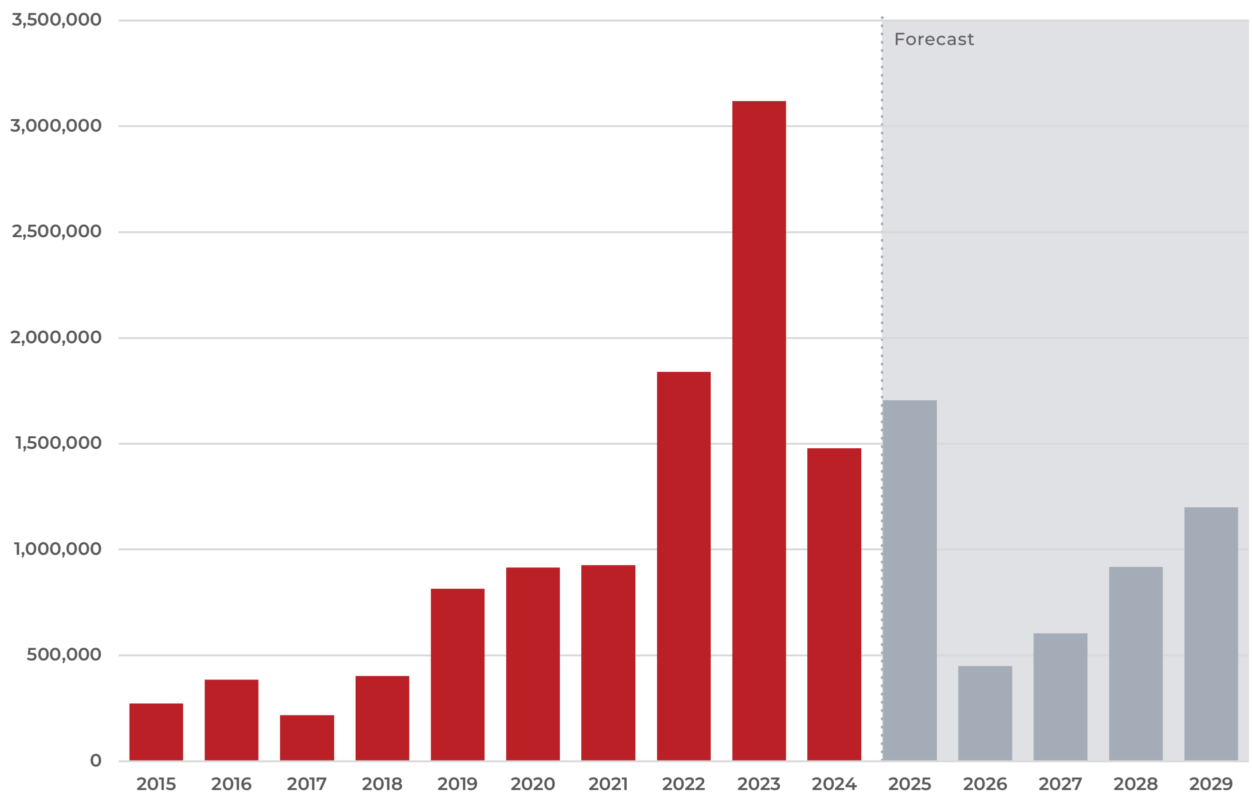
Fort Myers Development Pipeline Remains Active Despite Rising Vacancy

Fort Myers continues to experience a historically active development cycle, with 1.9 million square feet delivered over the past 12 months and an additional 480,000 square feet currently under construction. This recent wave of supply has contributed to a rise in vacancy, but also reflects long-term confidence in the market. Most of the new projects are under 100,000 square feet, catering to the region's dominant small- to mid-size tenant base. Pre-leasing remains limited, with 80% of the pipeline still available, but demand is expected to catch up as tenants seek modern space in a market with limited availability in older stock.

DEVELOPMENT STATS

19	479K	1.2%	32.2%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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Collier County

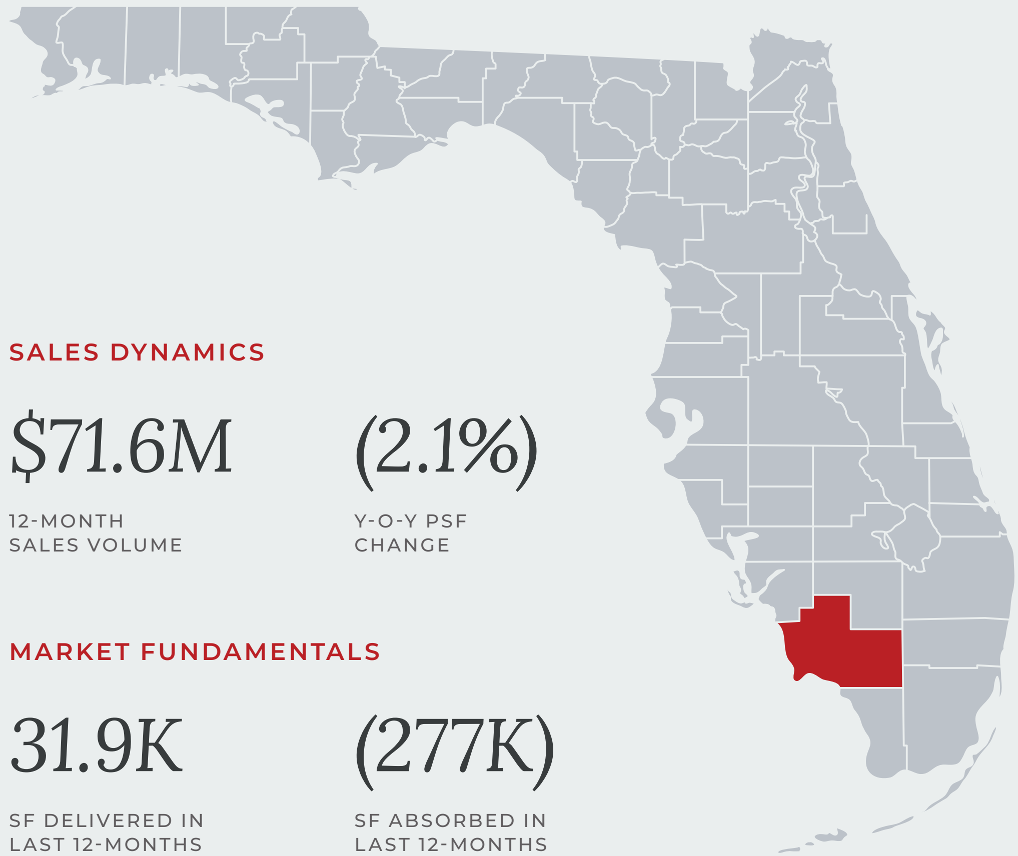
COLLIER COUNTY

OVERVIEW

Naples Industrial Market Holds Steady Amid Limited Supply and Modest Demand

The Collier County industrial market remains one of the tightest and most expensive in Florida, with a vacancy rate of just 3.7% as of Q2 2025. However, the market has experienced a slowdown in activity, with net absorption totaling -277,000 square feet over the past year and only 31,900 square feet delivered. Leasing activity has been minimal, and the pipeline remains thin, with just 22,000 square feet under construction.

Despite the muted demand, rental rates continue to climb. The average asking rent is $18.07 per square foot, up 3.2% year-over-year, with flex space commanding the highest rates at $19.35/SF, followed by specialized industrial at $18.68/SF, and logistics at $17.50/SF. With limited availability—only 660,000 square feet on the market—landlords have maintained pricing power, and Naples continues to outperform national rent growth trends.



SALES DYNAMICS

$71.6M
12-MONTH SALES VOLUME

(2.1%)
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

31.9K
SF DELIVERED IN LAST 12-MONTHS

(277K)
SF ABSORBED IN LAST 12-MONTHS

3.2%
MARKET VACANCY

3.7%
Y-O-Y RENT CHANGE

COLLIER COUNTY

SALES DYNAMICS

Naples Industrial Sales Normalize Following Record Years

After several years of elevated investment activity, industrial sales in Collier County have returned to more typical levels. Over the past 12 months, the market recorded $71.6 million in total sales volume across 75 transactions, well below the five-year average of $113 million. The average sale price was $204 per square foot, with most deals falling below $2.5 million, reflecting the market's dominance by private and user-driven transactions.

The largest sale of the year was a $6.67 million owner-user acquisition by Spazio Marble for a 20,648-SF facility on Trade Center Way. Institutional activity remains limited, and future volumes are expected to remain steady, driven by local users and small investors.

TRANSACTION VOLUME

(12-Month)

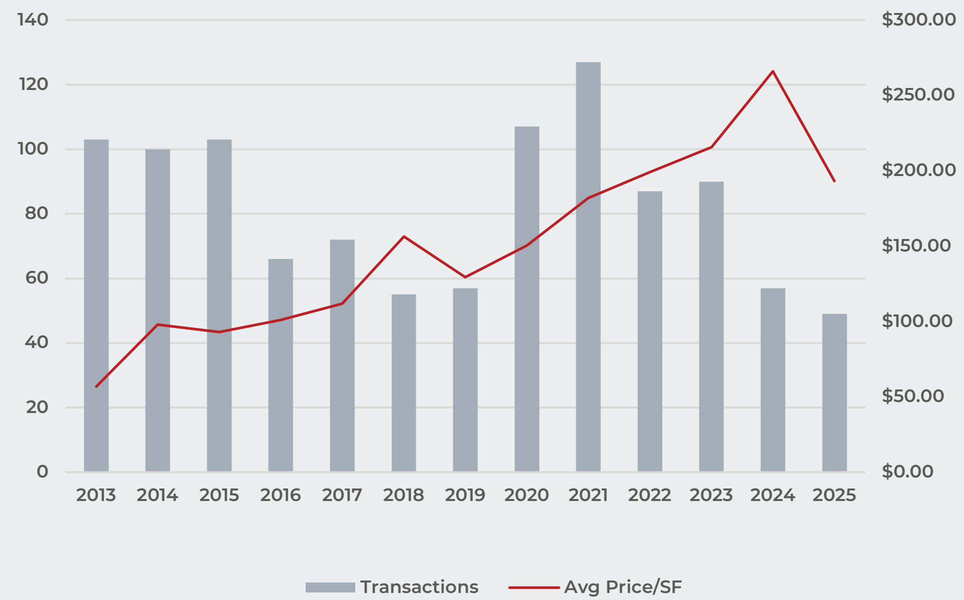
	Total
TRANSACTIONS	75
VOLUME	$71.6M
SF SOLD	444.9K
AVERAGE SF	5.9K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$205
SALE PRICE	$1.3M
SALE VS ASKING PRICE	-7.6%
% LEASED AT SALE	80.2%

TRANSACTIONS VS PRICING

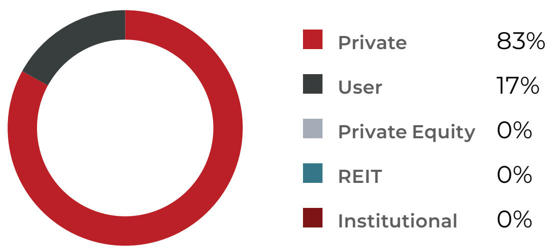


COLLIER COUNTY

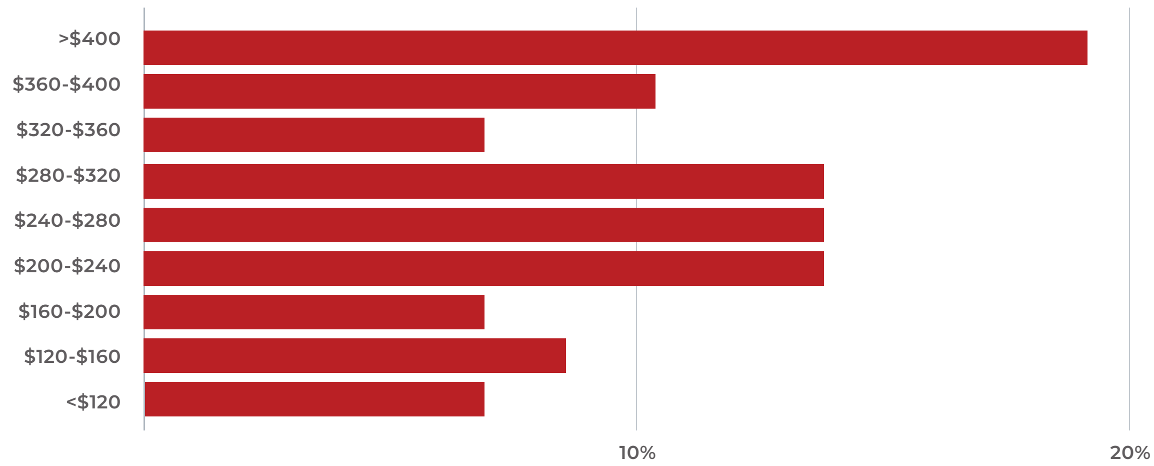
SALES DYNAMICS

VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 83% of the total volume. User buyers make up a significant portion, comprising 17%, showcasing substantial presence in the market.

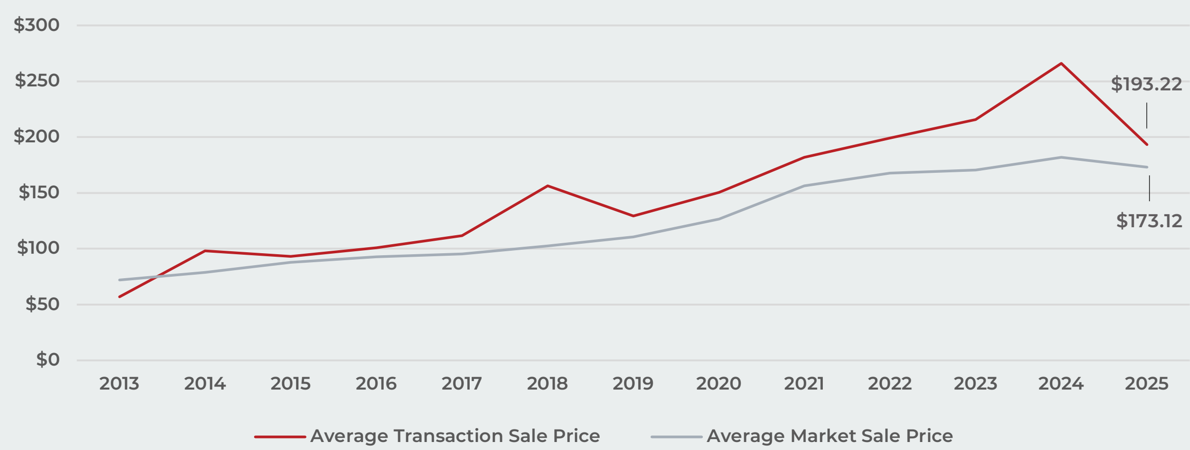


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



SALE PRICE VS TRANSACTION PRICE

Pricing metrics play a vital role in understanding the nuances of the local industrial real estate market. Price per square foot, cap rates, and rent growth rates are pivotal indicators influencing investment decisions and market analysis. These metrics offer insights into the valuation of industrial properties in Collier County, reflecting the balance between supply and demand, investor sentiment, and economic conditions. By closely monitoring these metrics, stakeholders can make informed decisions, assess risk, and capitalize on opportunities within the dynamic industrial landscape of Collier County.



COLLIER COUNTY

MARKET FUNDAMENTALS

The Naples industrial market remains supply-constrained, with minimal new development and limited leasing activity

Over the past year, just 31,900 square feet were delivered, while net absorption fell to -277,000 square feet, reflecting a lack of tenant movement and new demand. The vacancy rate has edged up to 3.7%, still among the lowest in the state.

Despite the softening in fundamentals, rental rates continue to rise. The average asking rent is $18.07/SF, up 3.2% year-over-year, with flex space leading at $19.35/SF. With only 22,000 square feet under construction and a tight availability rate of 4.5%, the market remains favorable for landlords, and rent growth is expected to continue outperforming national averages.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	2.1%	3.7%	3.9%
RENT CHANGE (YOY)	3.2%	3.5%	4.5%
NET ABSORPTION SF	(277K)	112,123	(30,707)
DELIVERIES SF	31.9K	136,223	18,964

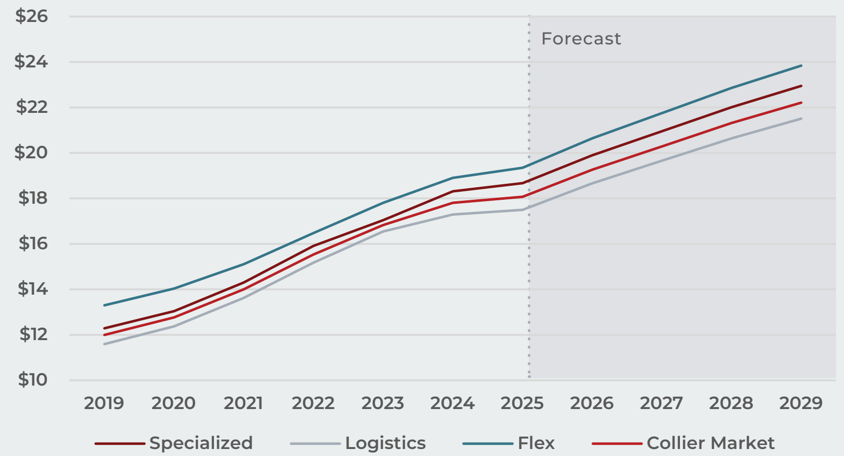
MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
LOGISTICS	8,379,022	3.8%	$17.50	5.2%	(646)	0	22,086
SPECIALIZED INDUSTRIAL	4,628,354	3.9%	$18.68	3.9%	(11,385)	0	0
FLEX SPACE	1,528,646	2.9%	$19.35	2.7%	(7,374)	0	0
MARKET	**14,536,022**	**3.7%**	**$18.07**	**4.5%**	**(19,405)**	0	**22,086**

COLLIER COUNTY

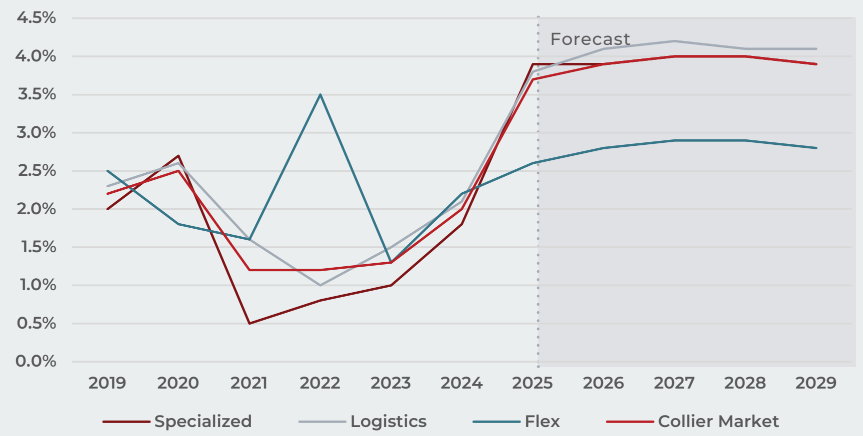
RENT & VACANCY

MARKET ASKING RENT



Naples remains one of Florida's most expensive industrial markets, with an average asking rent of $18.07 per square foot, reflecting a 3.2% year-over-year increase. Flex properties command the highest rates at $19.35/SF, followed by specialized industrial at $18.68/SF, and logistics at $17.50/SF. While rent growth has cooled from its 2022 peak of over 10%, it continues to outpace national trends. Limited new supply and strong landlord leverage are expected to keep upward pressure on rents through the end of 2025.

VACANCY



The industrial vacancy rate in Collier County has risen modestly to 3.7%, up from historic lows but still among the tightest in Florida. The increase is largely due to a lack of new leasing activity and negative net absorption of 277,000 square feet over the past year. Most of the vacant space is concentrated in older buildings, while newer product remains highly sought after. With only 22,000 square feet under construction and limited speculative development, vacancy is expected to remain low in the near term.

COLLIER COUNTY

DEVELOPMENT

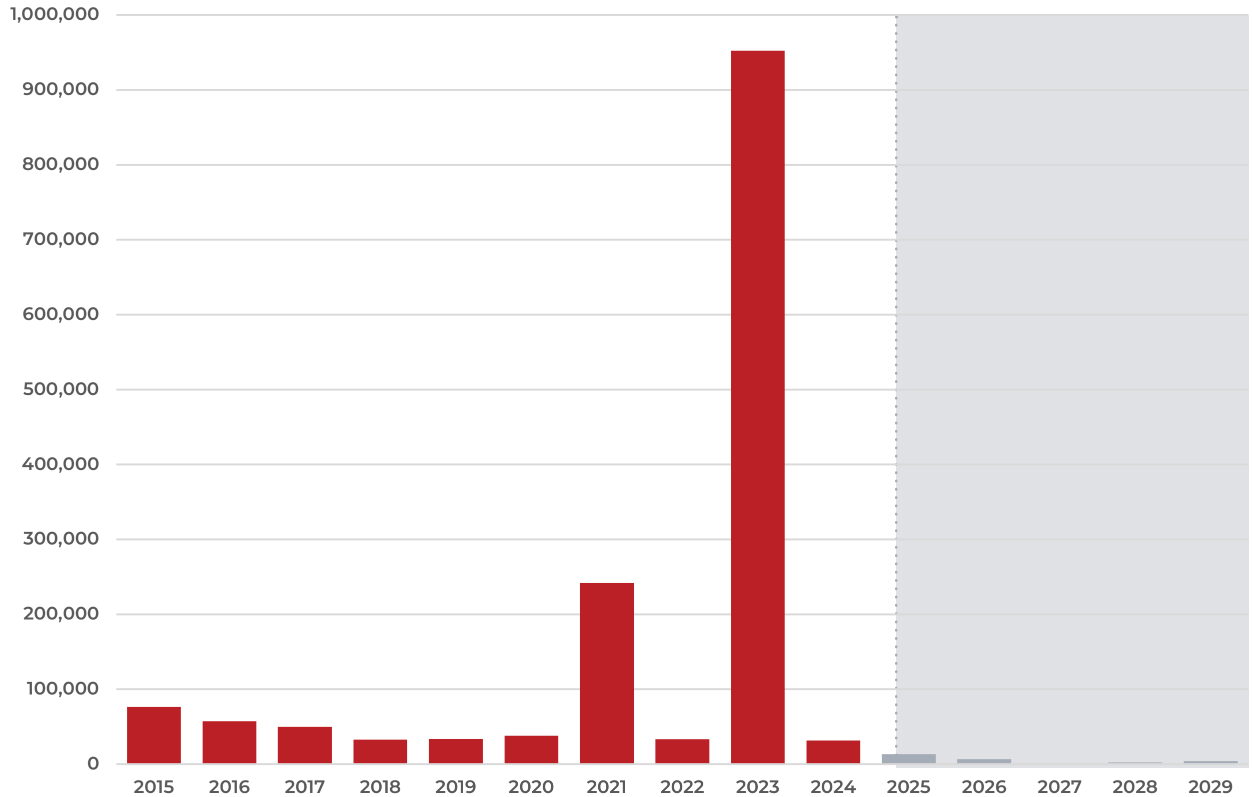
Development Slows to a Trickle in Supply-Constrained Naples Market

New construction in the Naples industrial market has nearly ground to a halt, with just 22,000 square feet currently under construction and only 31,900 square feet delivered over the past year. The lone project underway is a small-bay development on Tollhouse Drive, offering units between 2,500 and 3,500 square feet. With no large-scale developments in the pipeline and limited land availability, the market is expected to remain undersupplied, supporting continued rent growth and low vacancy rates.

DEVELOPMENT STATS

1	22,086	0.2%	0%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



ABOUT

MAYHUGH COMMERCIAL ADVISORS

Unlock Exceptional Commercial Property Services Tailored to Your Needs

At Mayhugh Commercial Advisors, our team of seasoned professionals stands ready to provide comprehensive support across all aspects of commercial real estate. Whether you're seeking assistance with sales, leasing, or property management, our expertise ensures top-notch service. With a rich history spanning 45 years, our firm has played a pivotal role in some of Southwest Florida's most significant land and development transactions, boasting a total dollar volume exceeding $1 billion. Count on our local expertise and commitment to excellence as we continue to serve the diverse needs of the Southwest Florida community since 1975.

TRACK RECORD

50+
YEARS IN CRE

2,900+
TRANSACTIONS

2.1B+
TOTAL BROKERED

1M+
SF MANAGED

ABOUT

Meet the dedicated team at Mayhugh Commercial Advisors

CHASE MAYHUGH, SIOR, CCIM, President / CEO

Chase, a Southwest Florida native, is a real estate leader since 2003. With CCIM and SIOR designations and CoStar Power Broker awards, he consults for Fortune 500 firms and advises regional investors on complex commercial assets.

JUSTIN ANKNEY, CCIM, Senior Advisor

Justin, a Yale University Political Science graduate, began as a business strategist in Fort Lauderdale after college. Joining Mayhugh Commercial Advisors in 2020, Justin utilizes his math and business background for asset analysis and risk assessment, aiding clients in investment decisions.

CHRIS FERRITTO, Advisor

Chris is a seasoned real estate professional. He began with Coldwell Banker Commercial in Denver, securing leases for prestigious buildings. At Broadstreet, he contributed to its IPO transition. He specializes in Owners Representation, Development Consulting, Vacant Land Brokerage, and Leasing.

BRITTANY KEANE, Advisor

With over two decades of experience in real estate, Brittany Keane brings a deep understanding of the Southwest Florida market and a sharp eye for investment potential. A Southwest Florida native, Brittany leverages her local knowledge and long-standing community ties to uncover opportunities others might overlook.

LUKE KENZIK, LCAM, CMCA, AMS, Vice President of Property Management

Luke, our Vice President of Property and Asset Management, brings over 11 years of industry expertise. Previously serving as Executive Director at Capital Consultants Management Corporation (CCMC), Luke spearheaded the development of Babcock Ranch, FL, a prestigious community. A Florida native, Luke holds a bachelor's degree in Economics from Florida State University.

SYDNEY OUDI, Chief Operations Office

Sydney oversees Brokerage, Property Management, and Accounting, managing a portfolio of 1M+ sq. ft. valued over $100M in Florida. With extensive asset management expertise, she maintains strong vendor and client relationships, enhancing our team's effectiveness.

ASHLEY WOODLIFF, Director of Marketing and Branding

Ashley spearheads marketing efforts enhancing brand awareness and industry positioning. With a decade of experience in commercial real estate marketing, she utilizes domestic and international expertise to elevate the team's collateral as a market leader. Her proficiency in data visualization, trends, and market insights not only enhances knowledge but also maximizes brand visibility.

MAYHUGH
COMMERCIAL ADVISORS

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CHARLOTTE COUNTY

SIGNIFICANT SALES

Address	Sale Date	Sale Price	$/SF
5469 WILLIAMSBURG DR Punta Gorda, FL 33982	Mar 2025	$1.7M	$112/SF
5475 WILLIAMSBURG DR Punta Gorda, FL 33982	Mar 2025	$1.3M	$112/SF
7253 GASPARILLA RD Port Charlotte, FL 33981	Aug 2024	$1.3M	$100/SF
8261 BURNT STORE RD Punta Gorda, FL 33950	May 2025	$1.3M	$180/SF
16000 TAMIAMI TRL Punta Gorda, FL 33955	Feb 2025	$1.1M	$71/SF
610 CHARLOTTE ST Punta Gorda, FL 33950	May 2025	$950K	$158/SF
5136 DUNCAN RD Punta Gorda, FL 33982	Feb 2025	$475K	$79/SF
3853 ACLINE RD, BLDG 2 Punta Gorda, FL 33950	Dec 2024	$295K	$135/SF
2720 PLACIDA RD Englewood, FL 34224	Oct 2024	$206.5K	$207/SF
18350 PAULSON DR Port Charlotte, FL 33954	Aug 2024	$170K	$172/SF

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
17990 CURRY PRESERVE DR Punta Gorda	45,000	Feb 2026
17990 CURRY PRESERVE DR Punta Gorda	45,000	Feb 2026
17990 CURRY PRESERVE DR Punta Gorda	33,000	Nov 2025
17990 CURRY PRESERVE DR Punta Gorda	30,000	Nov 2025
17990 CURRY PRESERVE DR Punta Gorda	30,000	Nov 2025
17990 CURRY PRESERVE DR Punta Gorda	30,000	Feb 2026
17990 CURRY PRESERVE DR Punta Gorda	21,000	Feb 2026
17990 CURRY PRESERVE DR Punta Gorda	21,000	Feb 2026
4017 TAYLOR RD Punta Gorda	4,620	Jan 2026

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LEE COUNTY

SIGNIFICANT SALES

Address	Sale Date	Sale Price	$/SF
6165 TRI COUNTY COMMERCE WAY, BLDG 3 Fort Myers, FL 33905	Oct 2024	$66.6M	$165/SF
16680 ORIOLE RD, BLDG2 Fort Myers, FL 33912	Apr 2025	$43.5M	$174/SF
16670 ORIOLE RD, BLDG 1 Fort Myers, FL 33912	Apr 2025	$43.5M	$174/SF
6135 TRI COUNTY COMMERCE WAY, BLDG 2 Fort Myers, FL 33905	Oct 2024	$42.6M	$199/SF
9111 CHEETOS CIR Fort Myers, FL 33912	Dec 2024	$35M	$336/SF
6195 TRI COUNTY COMMERCE WAY, BLDG 4 Fort Myers, FL 33905	Oct 2024	$27.6M	$230/SF
6115 TRI COUNTY COMMERCE WAY, BLDG 1 Fort Myers, FL 33905	Oct 2024	$18.3M	$232/SF
3625 DR MLK BLVD Fort Myers, FL 33916	Sep 2024	$7.3M	$84/SF
3140 KUTAK LN Fort Myers, FL 33916	Apr 2025	$5.7M	$150/SF
10960 HARMONY PARK DR Bonita Springs, FL 34135	May 2025	$5.6M	$249/SF

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
2501-2551 ALESSIO DR	112,000	Dec 2025
14500 GLOBAL PKY	70,165	Aug 2025
16261 PINE RIDGE RD	42,980	Aug 2025
16101 LEE RD BLDG 400	34,000	Feb 2026
16101 LEE RD BLDG 300	30,000	Aug 2025
16261 PINE RIDGE RD BLDG 4	25,100	Aug 2025
16261 PINE RIDGE RD BLDG 5	22,400	Aug 2025
7530 PENZANCE BLVD BLDG 1	19,200	Dec 2025
7530 PENZANCE BLVD BLDG 2	19,200	Dec 2025
7530 PENZANCE BLVD BLDG 3	19,200	Dec 2025
7530 PENZANCE BLVD BLDG 4	19,200	Dec 2025
7917 DREW CIR	10,010	Aug 2025
2644 NE 9TH AVE	10,000	Aug 2025
16109 LEE RD BLDG 100	10,000	Sep 2025
8023 IRONSIDE DR	7,500	Sep 2025
8033 IRONSIDE DR	7,500	Sep 2025
8053 IRONSIDE DR	7,500	Sep 2025
7958 USA INDUSTRIAL DR	7,500	Sep 2025
121 GRETCHEN AVE S	5,733	Aug 2025

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COLLIER COUNTY

SIGNIFICANT SALES

Address	Sale Date	Sale Price	$/SF
1956-1960 TRADE CTR WAY Naples, FL 34109	Jan 2025	$6.7M	$323/SF
4176 MERCANTILE AVE Naples, FL 34104	Jun 2025	$6.5M	$356/SF
76 INDUSTRIAL BLVD Naples, FL 34104	Dec 2024	$4.6M	$263/SF
1610 TRADE CENTER WAY Naples, FL 34109	Mar 2025	$3.2M	$332/SF
800 MAIN ST E Immokalee, FL 34142	May 2025	$2.8M	$130/SF
3526 PLOVER AVE Naples, FL 34117	Jul 2024	$2.6M	$384/SF
3400 PROSPECT AVE Naples, FL 34104	Oct 2024	$2.6M	$202/SF
1447 RAIL HEAD BLVD Naples, FL 34110	Jun 2025	$2.5M	$161/SF
1435 RAIL HEAD BLVD Naples, FL 34110	Jun 2025	$2.2M	$241/SF
101 N AVIATION DR Naples, FL 34104	Dec 2024	$1.9M	$540/SF

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
3584 PLOVER	22,086	Oct 2025

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