Q4

2025 | SOUTHWEST FLORIDA REGIONAL

Industrial Report

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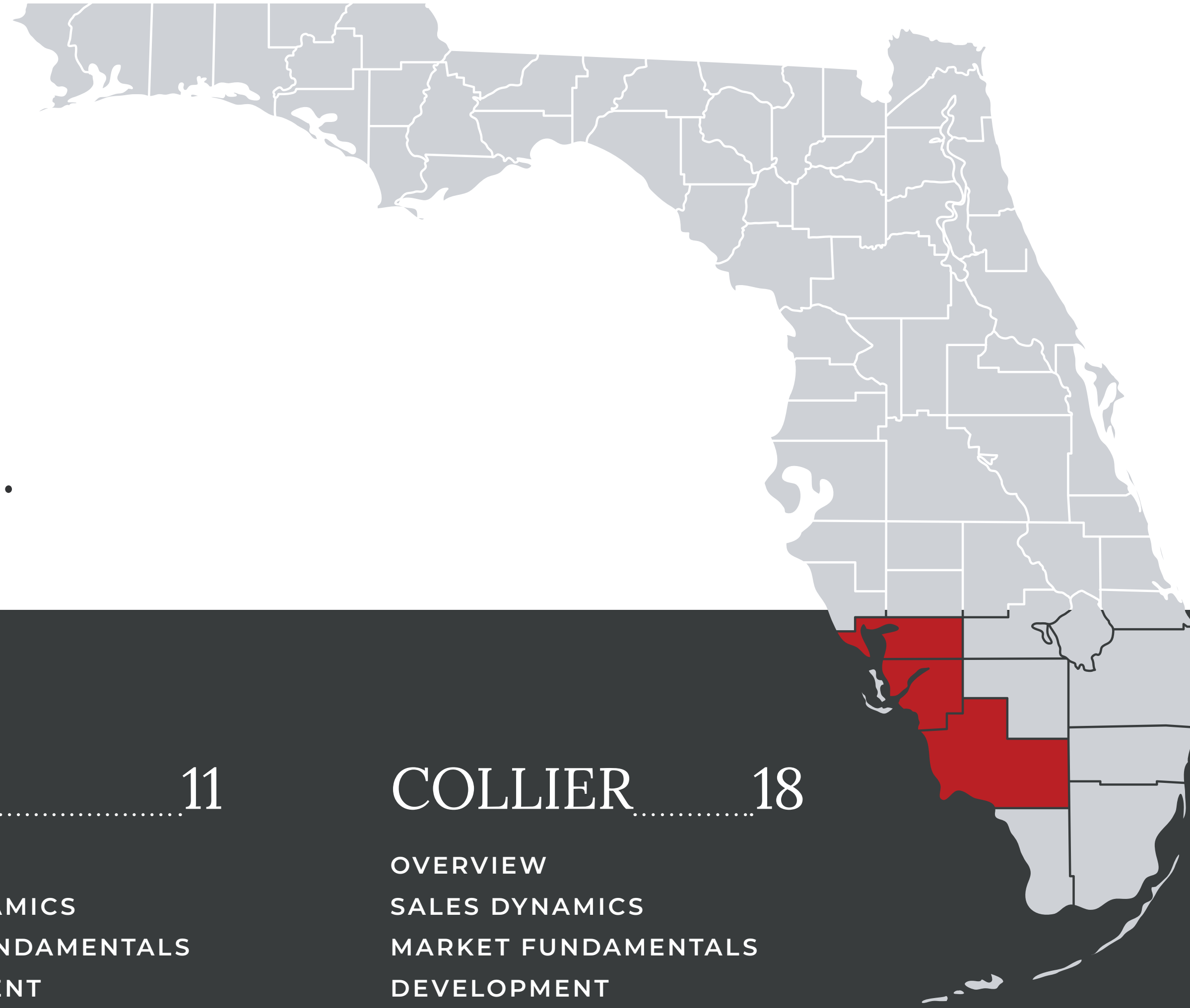

OUR COMPREHENSIVE REPORT ENCOMPASSES SOUTHWEST FLORIDA, COVERING *CHARLOTTE*, *LEE*, & *COLLIER* COUNTIES.

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.

Disclaimer: These reports are based on data from reliable sources and are provided for informational purposes only. While efforts have been made to ensure accuracy, no guarantees are made regarding its completeness or suitability for any specific purpose. Users are advised to conduct their own due diligence and consult with professional advisors before making any decisions based on this report.

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INDUSTRIAL REPORT | Q2 2025

Charlotte County

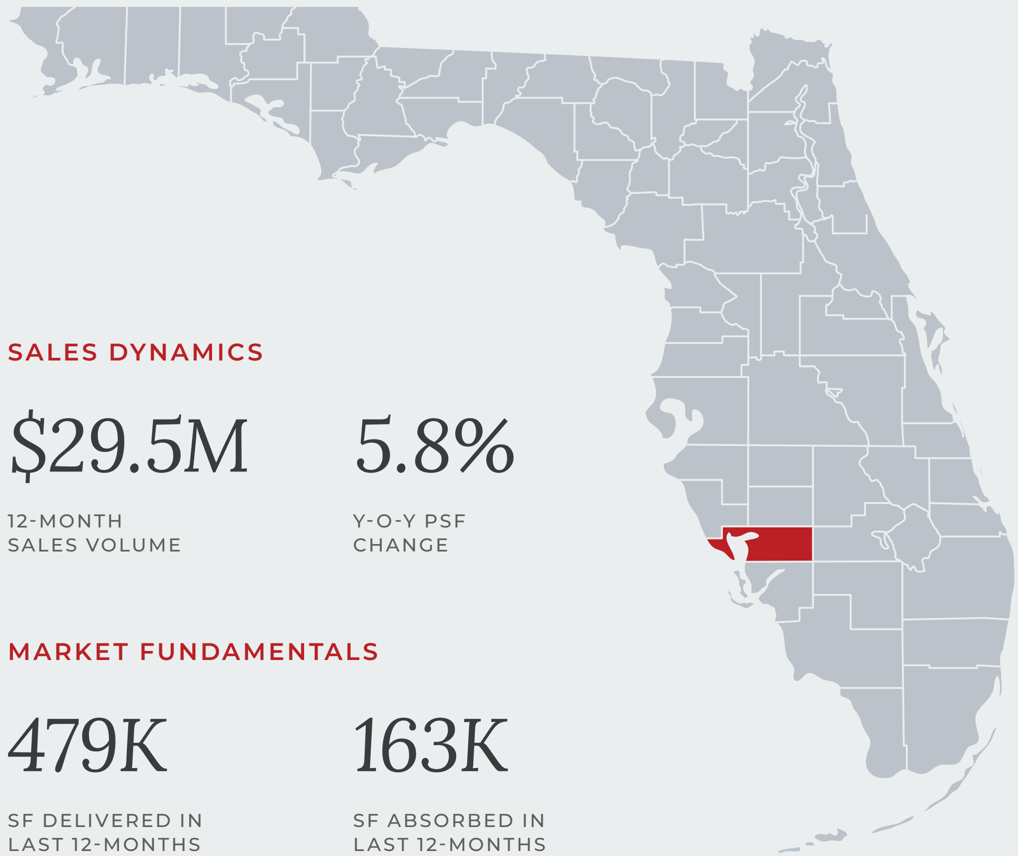
CHARLOTTE COUNTY

OVERVIEW

Supply Surge Pushes Vacancy Higher, While Punta Gorda Industrial Demand Remains Engaged

Punta Gorda's industrial market is navigating a period of adjustment following a significant influx of new supply. Over the past 12 months, approximately 479,000 square feet of industrial space was delivered, pushing vacancy up to 11.6% and increasing overall availability to roughly 970,000 square feet, or 14.5% of inventory. This marks a notable shift from historical norms, but one that is largely driven by timing rather than weakening fundamentals.

Despite elevated vacancy, tenant demand remains active. The market recorded 163,000 square feet of net absorption over the same period, reflecting continued interest from logistics users, service-oriented tenants, and small-bay occupiers attracted by Punta Gorda's affordability and proximity to the I-75 corridor. As newly delivered projects lease up, the market is expected to gradually move back toward balance.



SALES DYNAMICS

$29.5M
12-MONTH SALES VOLUME

5.8%
Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

479K
SF DELIVERED IN LAST 12-MONTHS

163K
SF ABSORBED IN LAST 12-MONTHS

11.6%
MARKET VACANCY

2.4%
Y-O-Y RENT CHANGE

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CHARLOTTE COUNTY

SALES DYNAMICS

Industrial Investment Activity Continues as Buyers Focus on Stabilized Assets

Industrial sales activity in Punta Gorda remained steady over the past year, with $29.5 million in total transaction volume across 22 deals, representing approximately 184,000 square feet of traded inventory. Transaction sizes skewed smaller, consistent with the market's buyer profile, which is dominated by local and regional investors as well as owner-users.

Pricing reflected a wide range depending on asset quality, lease structure, and location. Average pricing registered $174 per square foot, while broader market benchmarks suggest pricing closer to $132/SF. Standout transactions included the sale of 19500 Peachland Boulevard for $8.2 million ($483/SF) and 25451 Fortran Drive for $2.7 million ($161/SF), highlighting strong demand for fully leased, well-located industrial properties.

TRANSACTION VOLUME

(12-Month)

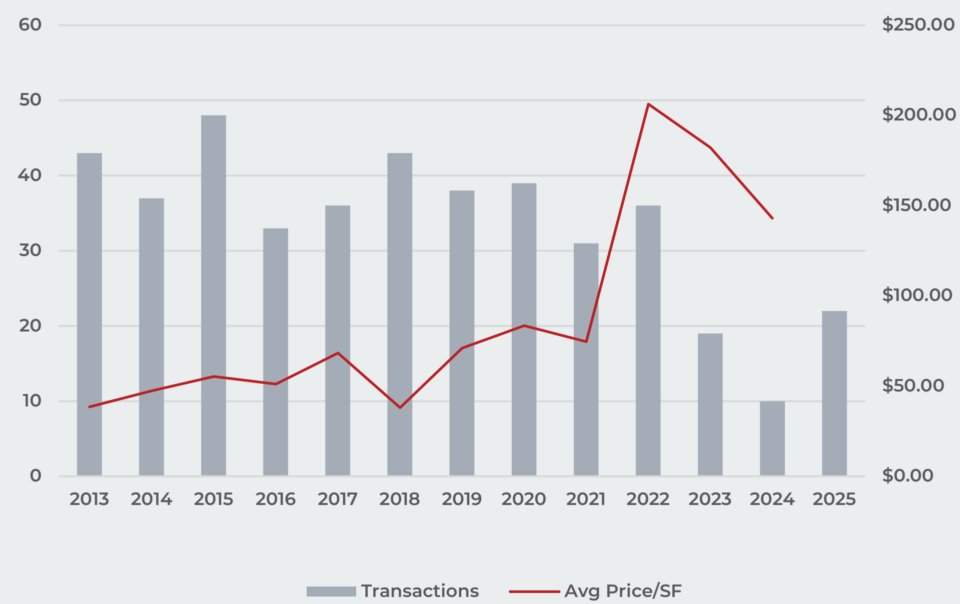
	Total
TRANSACTIONS	22
VOLUME	$29.5M
SF SOLD	183.9K
AVERAGE SF	8.4K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$174
SALE PRICE	$1.7M
SALE VS ASKING PRICE	-15.6%
% LEASED AT SALE	95.4%

TRANSACTIONS VS PRICING

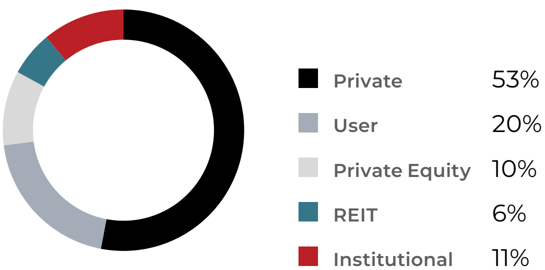


CHARLOTTE COUNTY

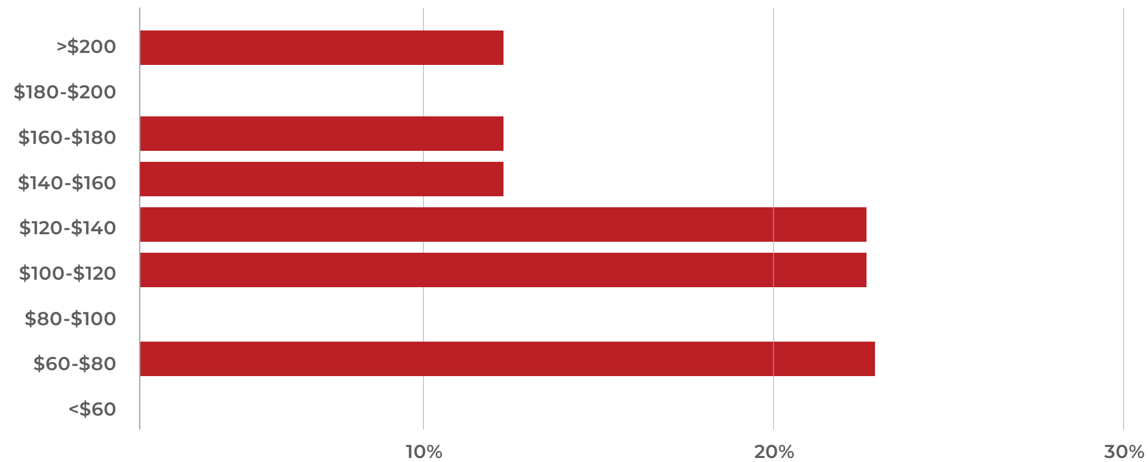
SALES DYNAMICS

VOLUME BY BUYER TYPE

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

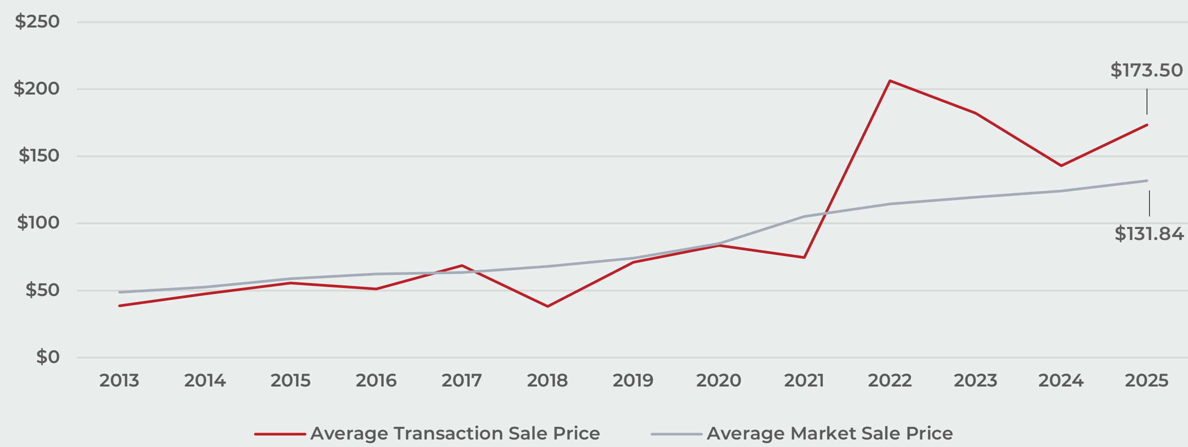


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



TRANSACTION PRICE VS MARKET 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

Rising Rents Offset Elevated Vacancy as Market Absorbs New Supply

Core fundamentals point to a market in transition rather than distress. Vacancy increased to 11.6% following the delivery of nearly half a million square feet of new space, but absorption remained positive at 163,000 square feet over the past year. This level of demand underscores the market's ability to attract tenants even as availability expands.

Rents continue to show resilience, with average asking rates rising to $12.70 per square foot, a 2.4% year-over-year increase. Flex and specialized industrial product continue to command the highest rents, while logistics space remains more price-sensitive. With a limited number of large tenants in the market, lease-up is expected to occur gradually rather than all at once.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	4.4%	4.7%	11.0%
RENT CHANGE (YOY)	2.4%	3.4%	3.2%
NET ABSORPTION SF	163K	96,233	177,859
DELIVERIES SF	479K	131,387	204,845

MARKET INDICATORS

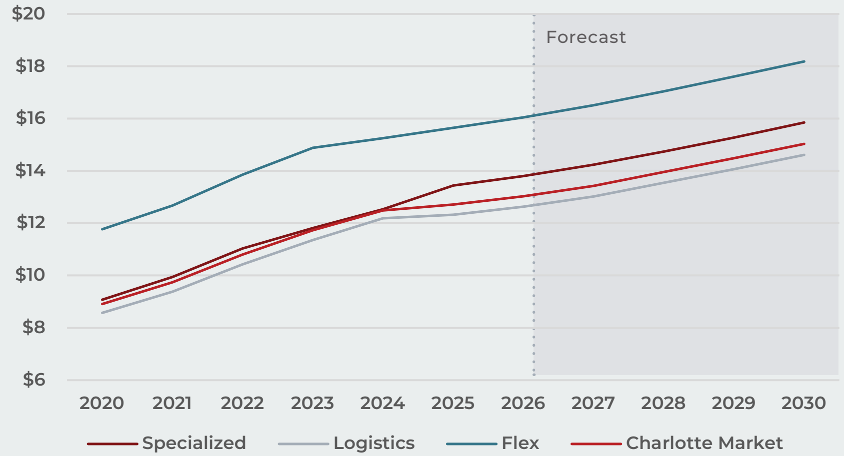
Sector	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
LOGISTICS	5,270,163	13.10%	$12.32	15.70%	9,000	0	227,190
SPECIALIZED INDUSTRIAL	606,270	5.50%	$13.44	13.20%	-5,000	0	54,000
FLEX	567,546	3.70%	$15.63	3.90%	0	0	0
MARKET	**6,443,979**	**11.60%**	**$12.71**	**14.50%**	**4,000**	**0**	**281,190**

INDUSTRIAL REPORT | Q4 2025

CHARLOTTE COUNTY

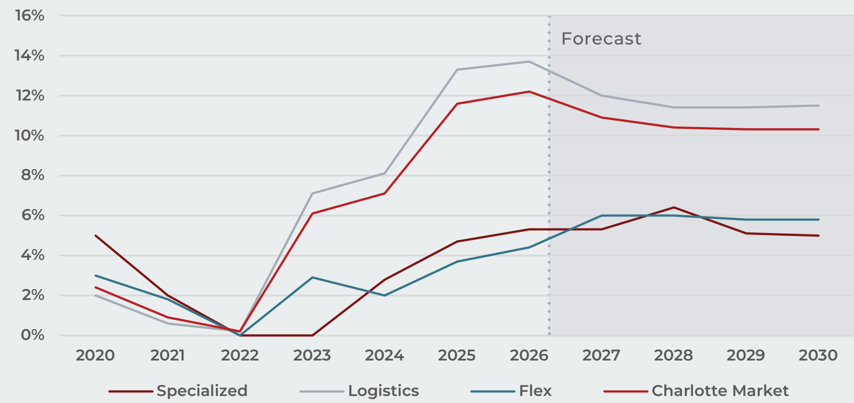
RENT & VACANCY

MARKET ASKING RENT



Industrial asking rents in Punta Gorda climbed to $12.70/SF, extending a multi-year trend of steady growth despite rising availability. Rent increases are being driven by newer construction, improved functionality, and limited competition in smaller-bay configurations, where tenant demand remains strongest.

VACANCY



Vacancy, now at 11.6%, is elevated relative to historical averages but largely attributable to recently delivered speculative space. With 14.5% availability, landlords are increasingly focused on concessions and flexible deal structures to accelerate lease-up, while still maintaining headline rent levels.

CHARLOTTE COUNTY

DEVELOPMENT

Construction Pipeline Remains Active as Market Digests Recent Deliveries

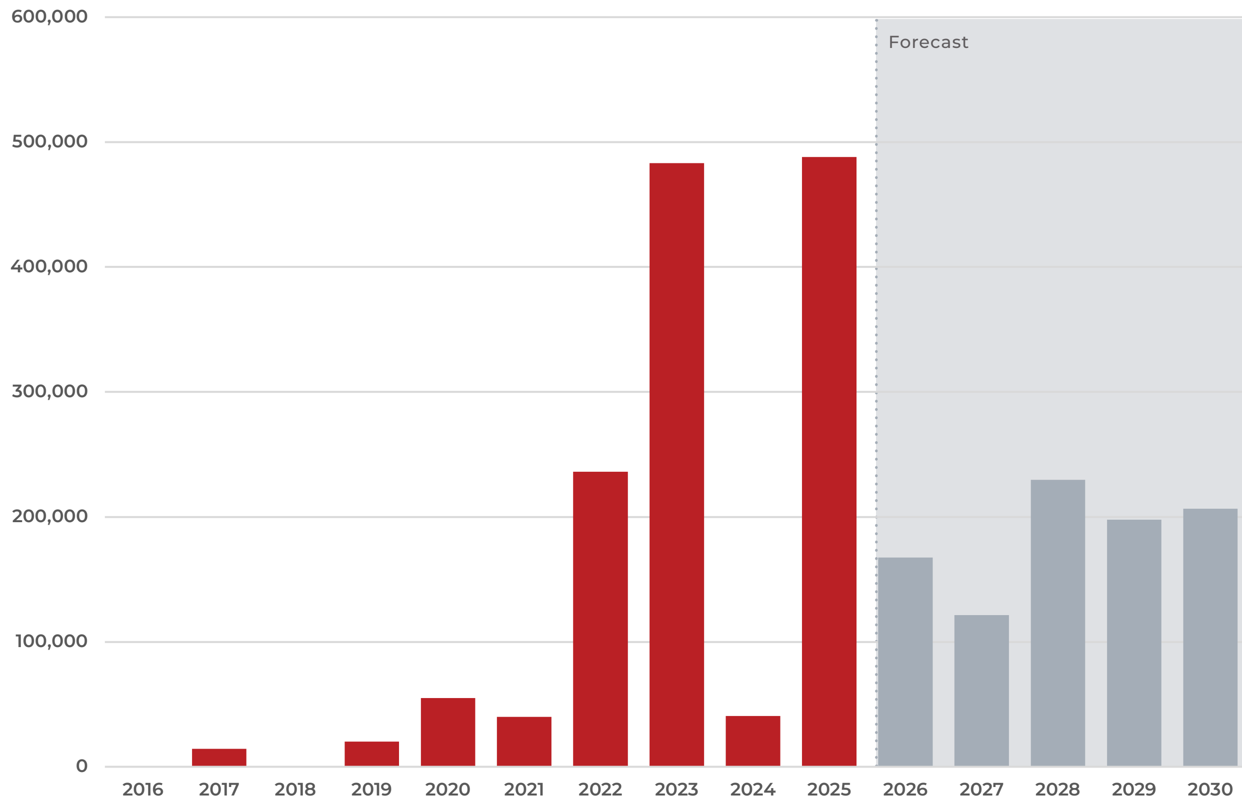
Punta Gorda's industrial inventory expanded meaningfully over the past year with 479,000 square feet of new deliveries, reshaping near-term market conditions. Much of this space remains in the early stages of lease-up, contributing to elevated vacancy but also modernizing the overall inventory base.

Looking ahead, approximately 280,000 square feet remains under construction, signaling continued developer confidence in long-term fundamentals. While additional deliveries will add short-term pressure, the pipeline remains manageable, and future development is expected to slow as the market focuses on absorbing existing supply.

DEVELOPMENT STATS

8	281K	4.8%	27.5%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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INDUSTRIAL REPORT | Q2 2025

Lee County

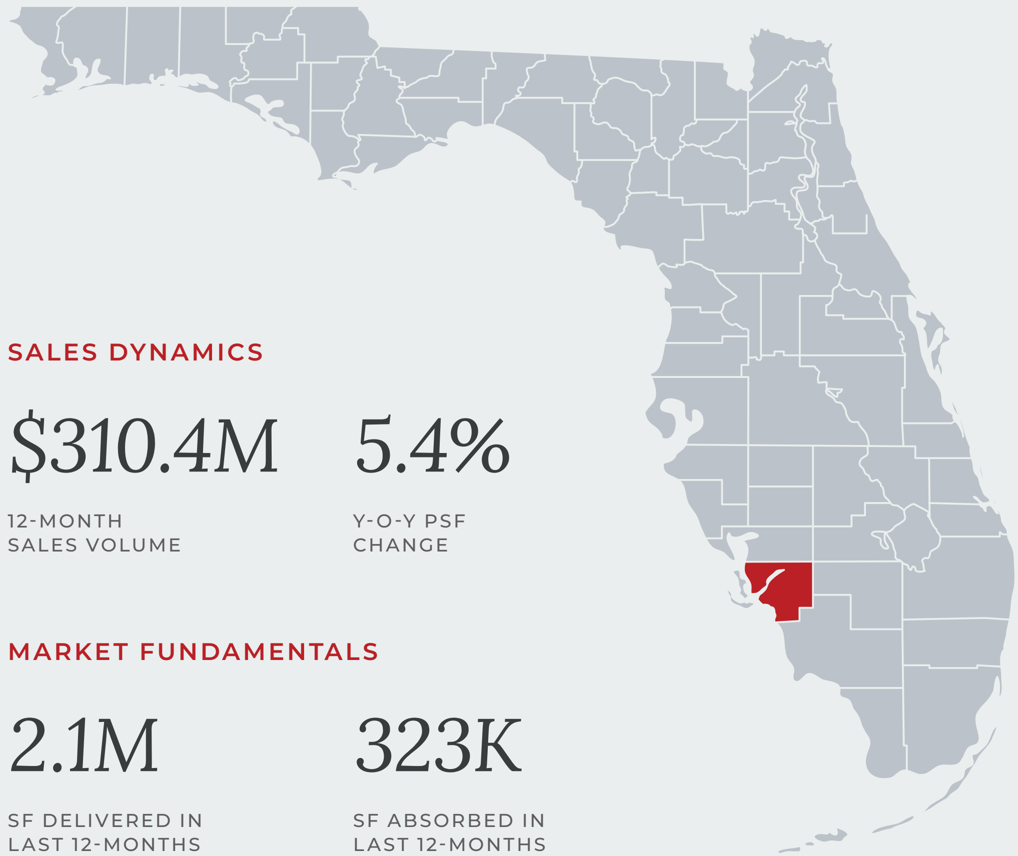
LEE COUNTY

OVERVIEW

Fort Myers Industrial Market Transitions as Supply Wave Peaks and Demand Stabilizes

Fort Myers' industrial market is firmly in a transitional phase following several years of aggressive development. Over the past 12 months, the market delivered 2.1 million square feet of new industrial space while recording 323,000 square feet of net absorption, pushing vacancy up to 8.7%. This marks a meaningful shift from the tight conditions seen earlier in the cycle and reflects the cumulative impact of speculative construction that has outpaced near-term demand

Even so, market fundamentals remain intact. Smaller-bay users continue to provide a stabilizing force, and tenant interest in modern, well-located facilities remains strong. While elevated vacancy is expected to persist in the near term, the pace of development has slowed considerably, setting the stage for gradual improvement as recently delivered projects lease up.



SALES DYNAMICS

$310.4M

12-MONTH SALES VOLUME

5.4%

Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

2.1M

SF DELIVERED IN LAST 12-MONTHS

323K

SF ABSORBED IN LAST 12-MONTHS

8.7%

MARKET VACANCY

2.4%

Y-O-Y RENT CHANGE

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LEE COUNTY

SALES DYNAMICS

Industrial Investment Activity Surges as Fort Myers Attracts Institutional Capital

Industrial investment activity in Fort Myers accelerated sharply over the past year, with $310.4 million in total sales volume across 152 transactions. This represents nearly five times the market's long-term annual average, positioning Fort Myers as one of the most active industrial investment markets in Southwest Florida. A total of 134 properties traded, accounting for approximately 2.4 million square feet of inventory turnover.

Sales activity was anchored by several high-profile transactions that reset pricing benchmarks. Notably, Walton Street Capital acquired Tri-County Commerce Center for $155 million, while EQT Exeter purchased two newly built buildings totaling 500,000 square feet at Legacy at Oriole Park for $87 million. These trades highlight sustained demand for stabilized, modern assets and underscore Fort Myers' growing appeal to institutional and multi-market investors.

TRANSACTION VOLUME

(12-Month)

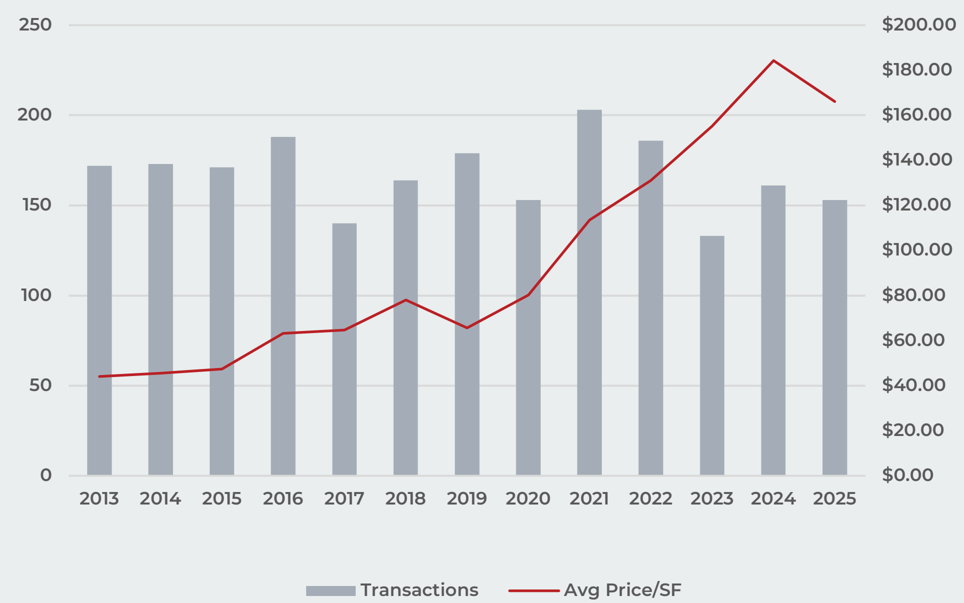
	Total
TRANSACTIONS	152
VOLUME	$310.4M
SF SOLD	2.4M
AVERAGE SF	15.6K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$166
SALE PRICE	$2.7M
SALE VS ASKING PRICE	-5.2%
% LEASED AT SALE	75.2%

TRANSACTIONS VS PRICING

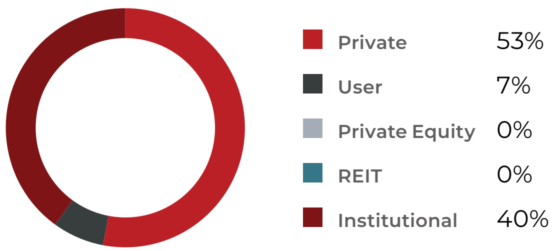


LEE COUNTY

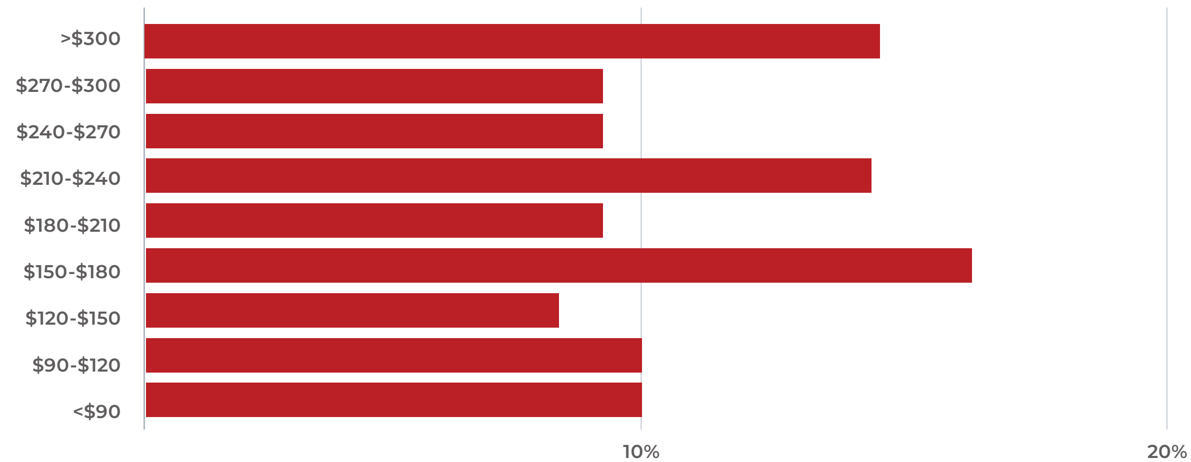
SALES DYNAMICS

VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 53% of the total volume. Meanwhile, User buyers account for 7% of the total volume, reflecting their niche role in the market. Notably, REIT buyers are absent.

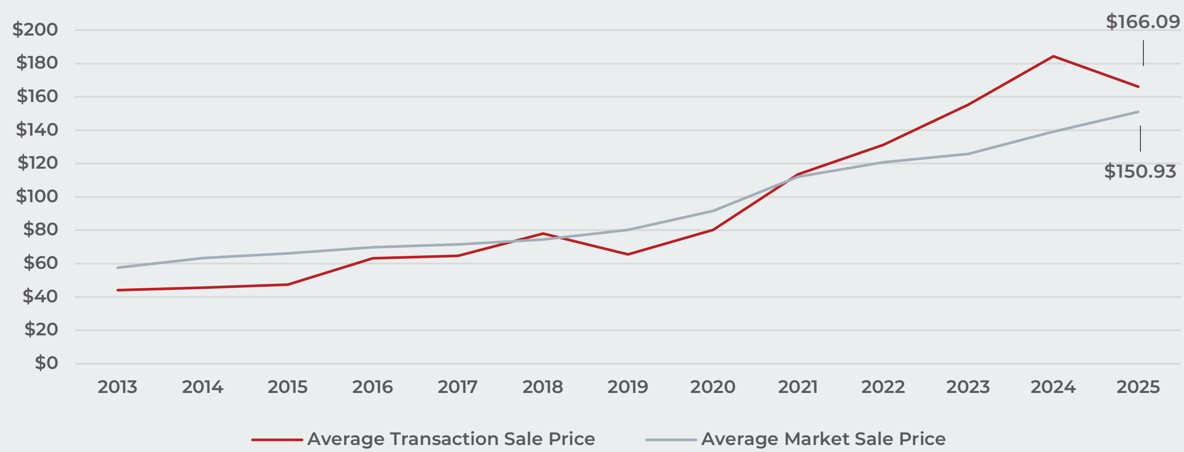


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



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

Elevated Vacancy Masks Continued Rent Growth and Measured Demand

Market fundamentals reflect the balancing act between new supply and steady tenant demand. Vacancy increased to 8.7%, up more than 250 basis points year-over-year, as deliveries continued to outpace absorption. Of the nearly 2.3 million square feet currently vacant, more than 60% is concentrated in buildings delivered since 2020, underscoring the lease-up challenge facing newer projects

Rents, however, remain resilient. Average asking rents reached $13.37 per square foot, representing 2.4% year-over-year growth and remaining well above pre-pandemic levels. Net absorption of 323,000 square feet confirms that demand has not disappeared—it has simply moderated, with tenants increasingly favoring smaller footprints and higher-quality facilities.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	3.7%	6.8%	7.6%
RENT CHANGE (YOY)	2.4%	3.4%	3.2%
NET ABSORPTION SF	323K	680,351	1,189,554
DELIVERIES SF	2.1M	847,309	1,235,293

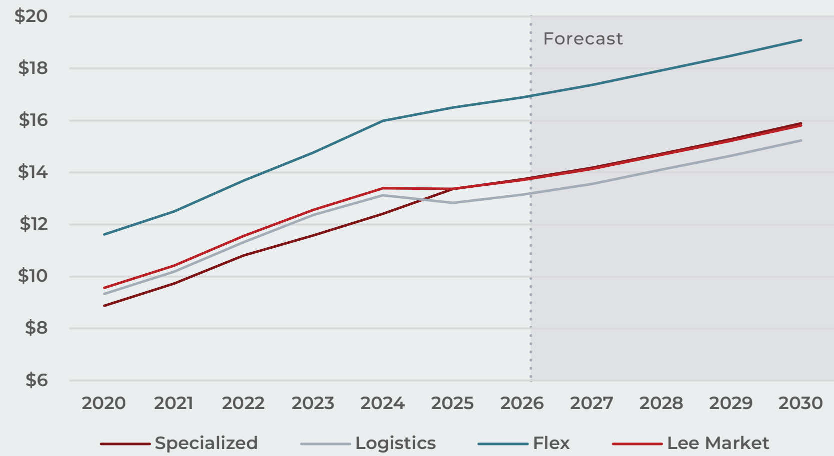
MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
LOGISTICS	32,235,806	9.90%	$12.83	12.10%	27,255	0	1,713,220
SPECIALIZED INDUSTRIAL	609968400.00%	3.40%	$13.35	0	0	0	197,954
FLEX	5,876,851	8.00%	$16.50	9.70%	-1,022	0	41,500
MARKET	**44,212,341**	**8.70%**	**$13.37**	**11.00%**	**26,233**	**0**	**1,952,674**

LEE COUNTY

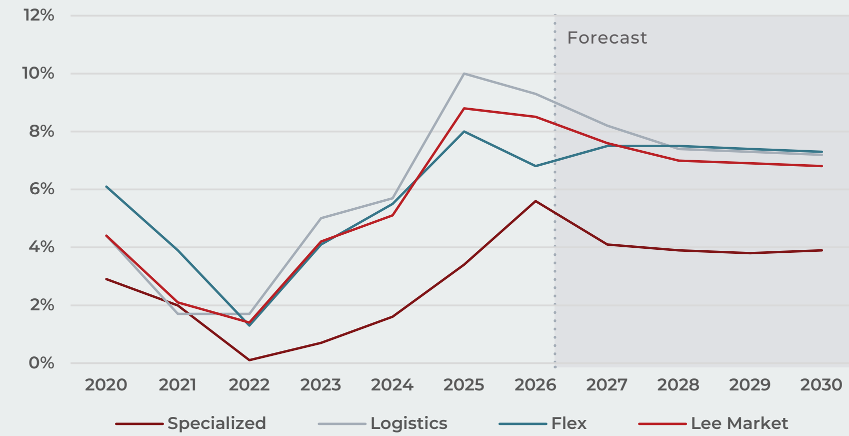
RENT & VACANCY

MARKET ASKING RENT



Industrial asking rents in Fort Myers continue to trend upward, though at a slower pace than the record-setting growth of recent years. At $13.37/SF, rents remain elevated, driven largely by new construction delivering higher-quality product. Smaller spaces—particularly those under 25,000 square feet—are achieving the highest rents in the market, with many recent deals exceeding $14/SF.

VACANCY



Vacancy, now at 8.7%, reflects the cumulative impact of sustained construction activity rather than a collapse in demand. As development slows and leasing activity continues—particularly among small- and mid-sized users—vacancy is expected to gradually decline over the coming quarters, helping to stabilize rent growth.

LEE COUNTY

DEVELOPMENT

Construction Pipeline Contracts as Market Focus Shifts to Lease-Up

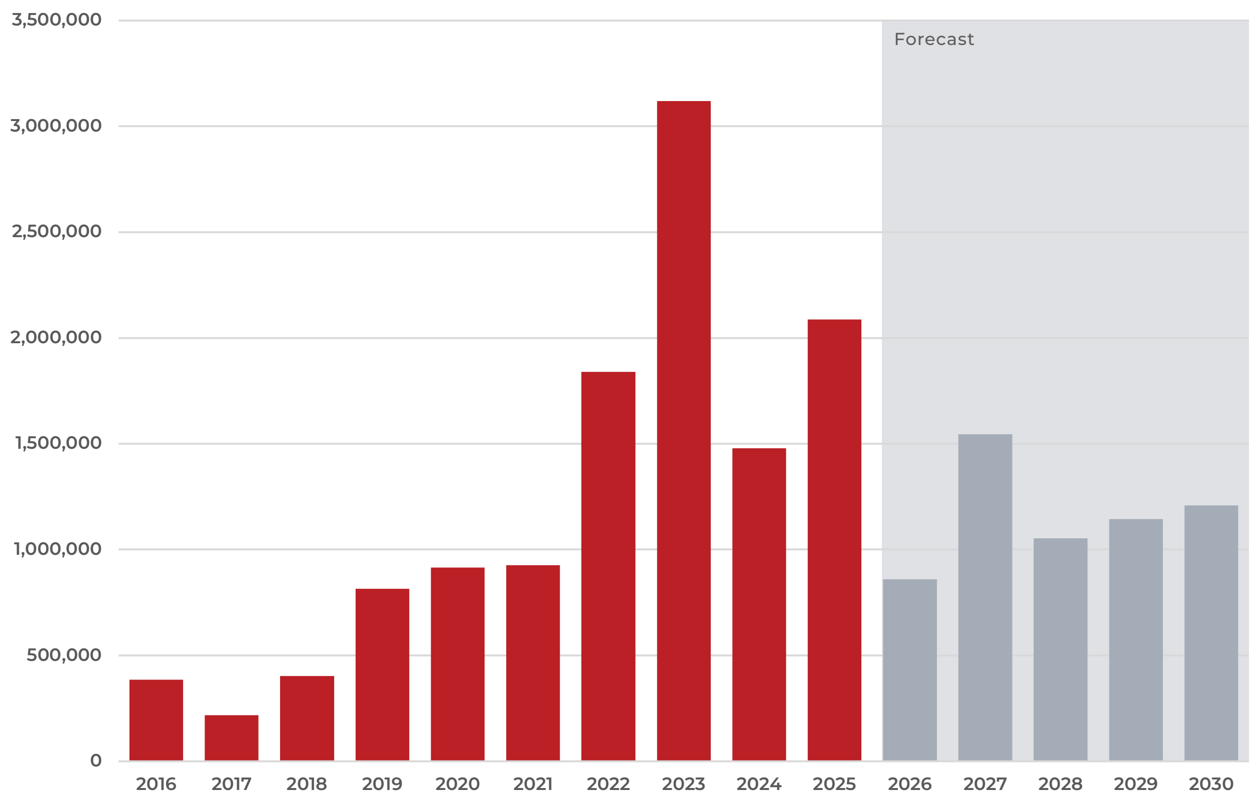
New construction has been a defining feature of the Fort Myers industrial market, with nearly 9.7 million square feet delivered since 2020—an expansion equal to roughly 20% of total inventory. Over the past year alone, 2.1 million square feet was completed, much of it speculative and still in the early stages of lease-up.

The development pipeline is now contracting meaningfully. Current projects under construction total 1.95 million square feet, representing just 5.1% of inventory and a nearly 30% decline from the prior year. While preleasing remains limited at 49%, the slowdown in new starts signals a healthier balance ahead, allowing the market time to absorb existing supply before the next development cycle accelerates.

DEVELOPMENT STATS

26	1.95M	5.1%	49.0%
PROPERTIES UNDER CONSTRUCTION	SQUARE FEET UNDER CONSTRUCTION	PERCENT OF INVENTORY	SPACE PRE-LEASED

DELIVERIES (SQUARE FEET)



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INDUSTRIAL REPORT | Q2 2025

Collier County

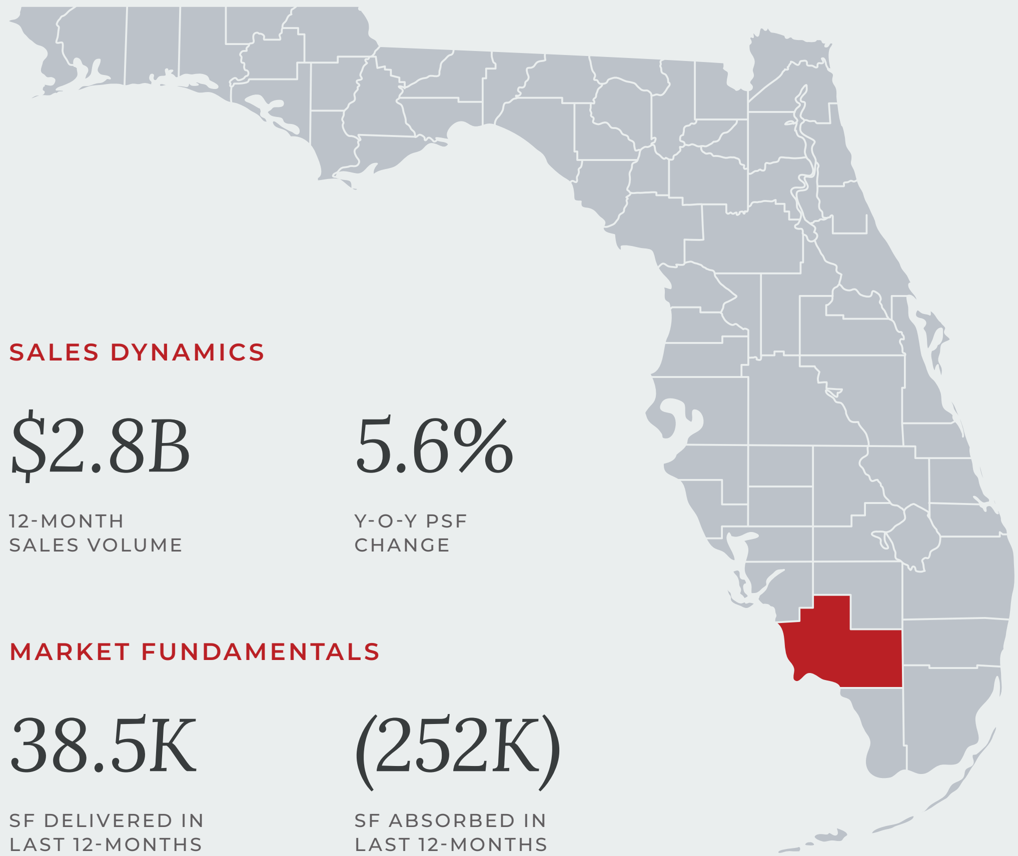
COLLIER COUNTY

OVERVIEW

Naples Industrial Market Holds Firm as Limited Supply Offsets Slowing Demand

Naples' industrial market continues to demonstrate long-term stability, supported by constrained supply and a tenant base focused on small-bay, service-oriented space. Over the past 12 months, the market delivered just 38,500 square feet of new industrial inventory while recording -252,000 square feet of net absorption, bringing vacancy to 4.0%. While absorption has turned negative, the lack of meaningful new supply has prevented a sharp rise in vacancy.

With roughly 14.6 million square feet of total inventory and only 690,000 square feet currently available, Naples remains one of the tightest industrial markets in Southwest Florida. The market's infill nature, limited industrial land availability, and focus on owner-user and small-tenant facilities continue to insulate it from the volatility seen in larger logistics-driven markets.



SALES DYNAMICS

$2.8B	5.6%
12-MONTH SALES VOLUME	Y-O-Y PSF CHANGE

MARKET FUNDAMENTALS

38.5K	(252K)
SF DELIVERED IN LAST 12-MONTHS	SF ABSORBED IN LAST 12-MONTHS
4.0%	**2.5%**
MARKET VACANCY	Y-O-Y RENT CHANGE

COLLIER COUNTY

SALES DYNAMICS

Private Capital Dominates Industrial Investment in Naples as Transaction Volume Holds Steady

Industrial investment activity in Naples remained consistent over the past year, with $100.4 million in total sales volume across 75 transactions, representing approximately 560,000 square feet of inventory turnover. Deal sizes skewed small, with an average transaction size of 7,500 square feet, reinforcing the market's orientation toward private investors and owner-users rather than institutional buyers.

Pricing remains firm, with estimated market pricing at $192 per square foot, well above the national average. Flex assets achieved the highest pricing at approximately $210/SF, followed by logistics at $191/SF and specialized industrial at $188/SF. Notable transactions included the $10.3 million sale of a 39,500-SF asset, while most trades remained below $2 million, reflecting the fragmented and locally driven ownership base.

TRANSACTION VOLUME

(12-Month)

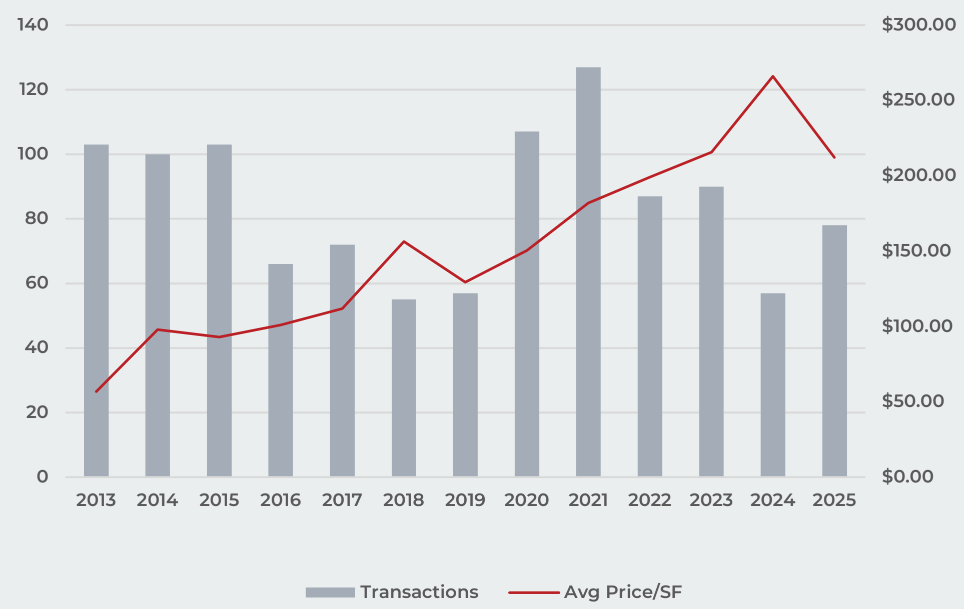
	Total
TRANSACTIONS	75
VOLUME	$100.4M
SF SOLD	562.4K
AVERAGE SF	7.5K

MARKET PRICING

(12-Month)

	Average
PRICE PER SF	$211
SALE PRICE	$1.6M
SALE VS ASKING PRICE	-7.9%
% LEASED AT SALE	86.8%

TRANSACTIONS VS PRICING

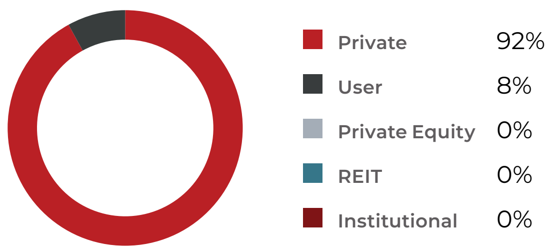


COLLIER COUNTY

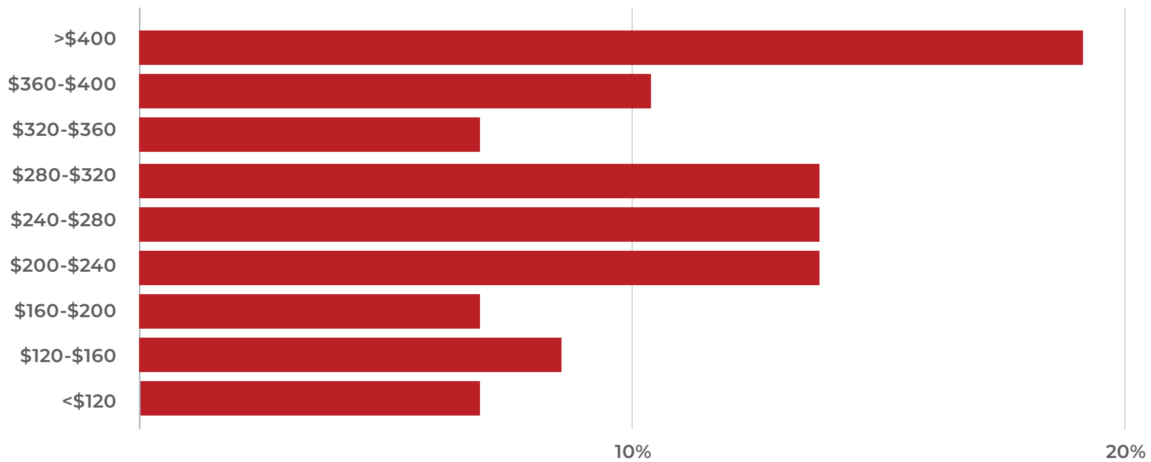
SALES DYNAMICS

VOLUME BY BUYER TYPE

The distribution of buyers in the market reveals a dominance of private buyers, constituting 92% of the total volume. User buyers make up a significant portion, comprising 8%, showcasing substantial presence in the market.

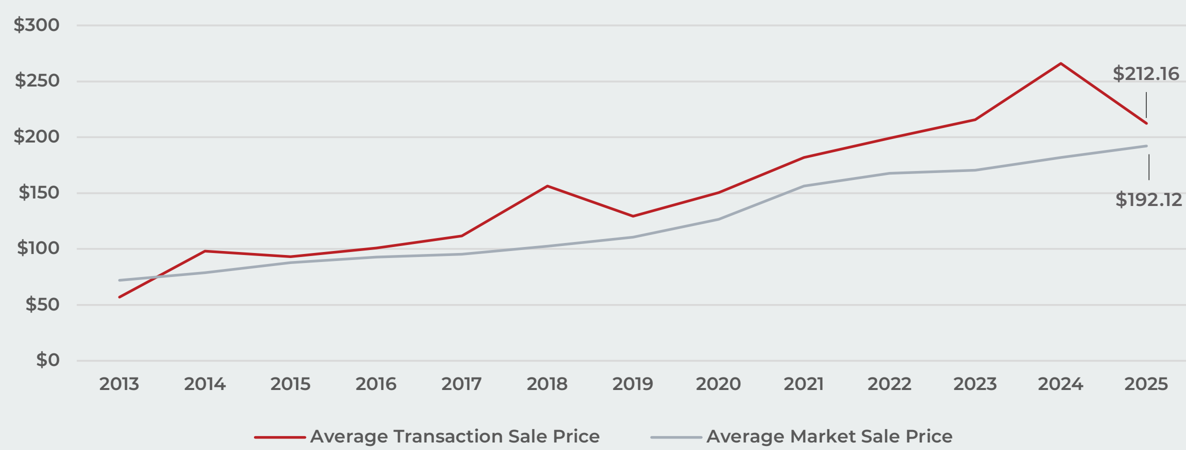


PRICE PER SQUARE FOOT RANGE - LAST 12-MONTHS



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

Low Vacancy Persists Despite Negative Absorption and Minimal New Deliveries

Market fundamentals in Naples reflect a unique dynamic shaped by supply constraints rather than aggressive development. Vacancy stands at 4.0%, up modestly year-over-year, driven by 39,000 square feet of new deliveries and -250,000 square feet of net absorption. Despite this softening demand, vacancy remains near long-term averages and well below levels seen in neighboring markets.

Rents continue to rise, with average asking rents at $18.08 per square foot, representing 2.5% year-over-year growth. Logistics space averages $17.05/SF, flex space $19.78/SF, and specialized industrial $19.38/SF. With no space currently under construction and limited options for expansion, market equilibrium remains largely intact.

ANNUAL TRENDS

	12-Month	Historical Average	Forecast Average
VACANCY CHANGE (YOY)	2.0%	3.7%	3.8%
RENT CHANGE (YOY)	2.5%	3.5%	3.5%
NET ABSORPTION SF	(252K)	104,581	1,952
DELIVERIES SF	38.5K	133,519	14,621

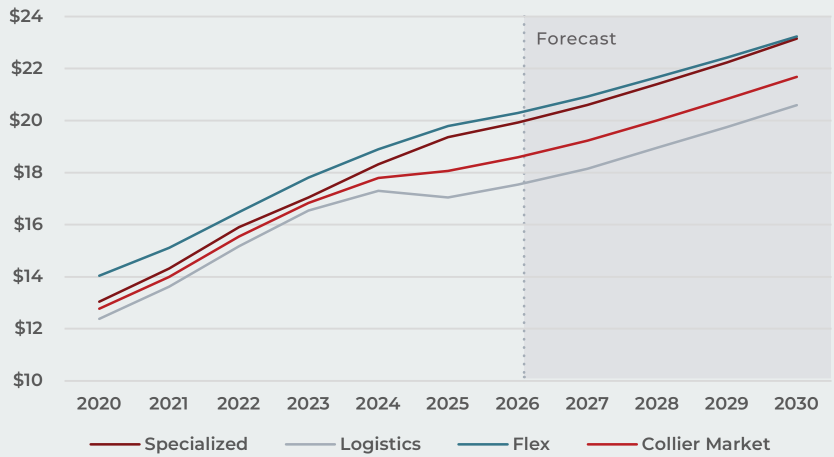
MARKET INDICATORS

	RBA	Vacancy	Market Asking Rent	Availability Rate	Net Absorption	SF Delivered	SF Under Construction
LOGISTICS	8,431,919	4.60%	$17.05	4.80%	-4,600	0	0
SPECIALIZED INDUSTRIAL	461762100.00%	3.20%	19	4.50%	6,367	0	0
FLEX SPACE	1,543,503	3.40%	$19.78	4.70%	-2,500	0	0
MARKET	**14,593,043**	**4.00%**	**$18.08**	**4.70%**	**-733**	0	**0**

COLLIER COUNTY

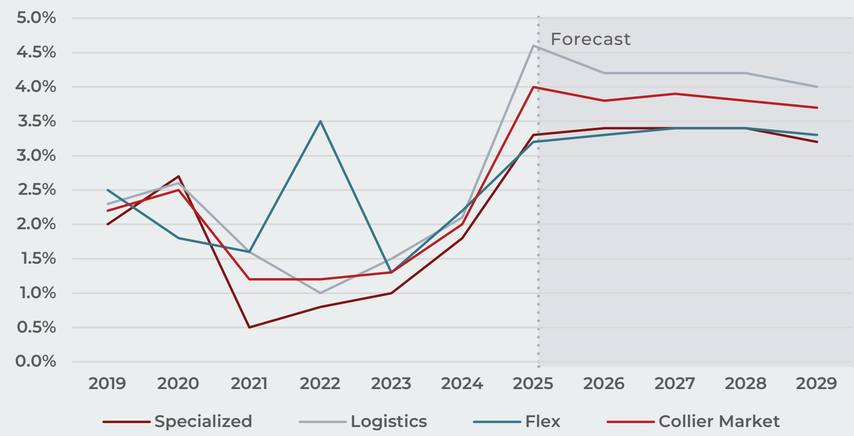
RENT & VACANCY

MARKET ASKING RENT



Industrial rents in Naples increased to $18.08/SF, maintaining steady upward momentum despite slowing absorption. Rent growth is being supported by limited availability, rising replacement costs, and sustained demand for small-format industrial space serving construction, service, and specialty manufacturing users. Five-year average annual rent growth stands at 7.4%, underscoring the market's long-term pricing strength.

VACANCY



Vacancy, currently at 4.0%, remains well below national levels and only slightly above its five- and ten-year averages. With availability at 4.7% and few large contiguous blocks of space, tenants continue to face limited options, which is expected to keep downward pressure on vacancy muted even as demand normalizes.

COLLIER COUNTY

DEVELOPMENT

Zero Construction Pipeline Reinforces Supply-Constrained Market Conditions

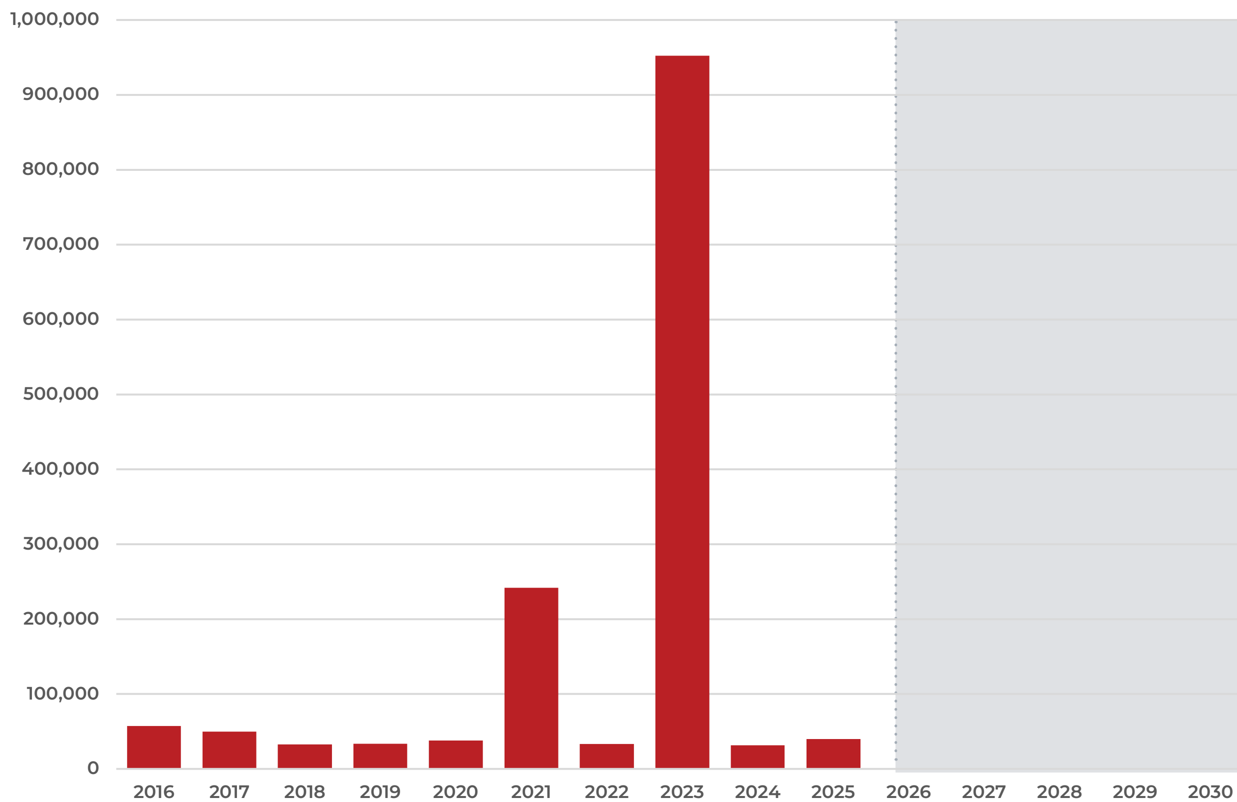
New development in Naples remains virtually nonexistent. Over the past year, just 38,500 square feet of industrial space was delivered, and there is currently no industrial space under construction. This stands in contrast to the market's historical average of 300,000 square feet under construction and highlights the structural barriers to new industrial development in Collier County.

The absence of a construction pipeline is a defining feature of the Naples industrial market. With limited industrial-zoned land and a strong preference for smaller, owner-user properties, future growth is expected to remain incremental. This supply discipline continues to support rent growth and long-term market stability, even as near-term absorption fluctuates.

DEVELOPMENT STATS

0	0	0	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.

JHONNY IGLESIAS, Junior Advisor

Jhonny specializes in land and industrial transactions, office leasing, investment advisory, and 1031 exchanges. His expertise in real estate analytics and strategic decision-making enables clients to make data-driven choices that strengthen their portfolios. He also provides guidance on complex acquisitions, tax appeals, and customized leasing solutions.

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

Property	City	Sale Date	Sale Price	$/SF
19500 PEACHLAND BLVD	Port Charlotte, FL	Jul-25	$8,200,000	$483/SF
25451 FORTRAN DR	Punta Gorda, FL	Sep-25	$2,700,000	$161/SF
1129 TAMIAMI TRL	Port Charlotte, FL	Oct-25	$2,600,000	$214/SF
19500 PEACHLAND BLVD	Port Charlotte, FL	Jul-25	$2,100,000	$551/SF
18100 PAULSON DR	Port Charlotte, FL	Aug-25	$2,100,000	$98/SF
5469 WILLIAMSBURG DR	Punta Gorda, FL	Mar-25	$1,700,000	$112
5475 WILLIAMSBURG DR	Punta Gorda, FL	Mar-25	$1,300,000	$112
8261 BURNT STORE RD	Punta Gorda, FL	May-25	$1,300,000	$180
5260 DUNCAN RD	Punta Gorda, FL	Nov-25	$1,100,000	$90
16000 TAMIAMI TRL	Punta Gorda, FL	Feb-25	$1,100,000	$71
8270 PASCAL DR	Punta Gorda, FL	Sep-25	$1,000,000	$171
5468 WILLIAMSBURG DR	Punta Gorda, FL	Jul-25	$1,000,000	$143
610 CHARLOTTE ST	Punta Gorda, FL	May-25	$950,000	$158
6161 DUNCAN RD	Punta Gorda, FL	Sep-25	$930,000	$156
4271 JAMES ST	Port Charlotte, FL	Jul-25	$795,000	$129
5136 DUNCAN RD	Punta Gorda, FL	Feb-25	$475,000	$79
4017 TAYLOR RD- BLDG A	Punta Gorda, FL	Nov-25	$264,000	$160

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
8001 NORTHUP DR - BUILDING 2	54,000	Apr-26
8001 NORTHUP DR - BUILDING 1	54,000	Apr-26
17990 CURRY PRESERVE DR	45,000	Apr-26
17990 CURRY PRESERVE DR	45,000	Feb-26
17875 CURRY PRESERVE DR	30,000	Apr-26
17990 CURRY PRESERVE DR	21,000	Apr-26
17990 CURRY PRESERVE DR	21,000	Apr-26
4017 TAYLOR RD - BUILDING A	11,190	Aug-26

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LEE COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
16670 ORIOLE RD - BUILDING 1	Fort Myers, FL	Apr-25	$43,500,000	$174
16680 ORIOLE RD - BUILDING 2	Fort Myers, FL	Apr-25	43,500,000	$174
2070-2078 ANDREA LN	Fort Myers, FL	Sep-25	$7,700,000	$179
28290 OLD US 41 - BUILDING 3	Bonita Springs, FL	Dec-25	$7,000,000	$339
6301 METRO PLEX DR	Fort Myers, FL	Dec-25	$6,700,000	$168
8951 ALICO TRADE CENTER RD	Fort Myers, FL	Jul-25	$6,000,000	$170
3140 KUTAK LN - WAREHOUSE	Fort Myers, FL	Apr-25	$5,700,000	$150
10960 HARMONY PARK DR	Bonita Springs, FL	May-25	$5,600,000	$249
4840 LAREDO AVE	Fort Myers, FL	Sep-25	$5,600,000	$236
10995 METRO PKWY	Fort Myers, FL	Apr-25	$5,300,000	$134
16260-16280 OLD US 41	Fort Myers, FL	Jan-25	$5,100,000	$168
6400 METRO PLEX DR	Fort Myers, FL	Dec-25	$5,000,000	$168
6451 METRO PLEX DR	Fort Myers, FL	Dec-25	$4,900,000	$123
6150 METRO PLEX DR	Fort Myers, FL	Dec-25	$4,800,000	$191
6151 METRO PLEX DR - BAKER DISTRIBUTING	Fort Myers, FL	Dec-25	$4,700,000	$99

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LEE COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
16350 INNOVATION LN - BUILDING B	Fort Myers, FL	May-25	$4,500,000	$218
3531 METRO PKWY	Fort Myers, FL	Jul-25	$4,200,000	$164
735 NE 19TH PL	North Fort Myers, FL	Jun-25	$4,200,000	$153
11901 METRO PKWY	Fort Myers, FL	Jul-25	$3,900,000	$229
17195 JEAN ST	Fort Myers, FL	Sep-25	$3,800,000	$150
11350-11354 METRO PKY	Fort Myers	11/12/2024	$3,258,970	$185
11350-11354 METRO PKY	Fort Myers	11/12/2024	$3,258,970	$232
1603 BENCHMARK AVE	Fort Myers	8/15/2025	$3,250,000	$271
15050 SERVICE RD	Fort Myers	3/13/2025	$3,160,100	$113
2129 ANDREA LN	Fort Myers	4/17/2025	$3,150,000	$109
10915 ENTERPRISE AVE	Bonita Springs	12/30/2024	$3,075,000	$271
16125 OLD US HIGHWAY 41	Fort Myers	6/10/2025	$3,000,000	$292
17101 PINE RIDGE RD	Fort Myers	12/11/2024	$2,855,000	$155
382 PONDELLA RD	Fort Myers	3/5/2025	$2,800,000	$264
2950 VAN BUREN ST	Fort Myers	2/28/2025	$2,694,000	$264

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LEE COUNTY

PROPERTIES UNDER CONSTRUCTION

Address	Bldg SF	Completion
10833 STATE ROAD 82	750,000	Jan-27
14101 TREELINE AVE S	197,954	Jul-26
16881 ORIOLE RD	153,000	Feb-26
16871 ORIOLE RD	136,000	Feb-26
2501-2551 ALESSIO DR	114,000	Feb-26
7530 PENZANCE BLVD	99,622	Feb-26
14051 TREELINE AVE S	83,138	Jul-26
14181 TREELINE AVE	75,958	Jun-26
16225 PINE RIDGE RD	42,980	Feb-26
16101 LEE RD	34,000	Feb-26
16235 PINE RIDGE RD	33,804	Feb-26
16261 PINE RIDGE RD	27,945	Feb-26
16261 PINE RIDGE RD	25,100	Feb-26
16261 PINE RIDGE RD	22,400	Feb-26
7530 PENZANCE BLVD	19,200	Mar-26
7530 PENZANCE BLVD	19,200	Mar-26
7530 PENZANCE BLVD	19,200	Mar-26
7530 PENZANCE BLVD	19,200	Mar-26
5725 LEE BLVD	18,000	Feb-26
2555 CRYSTAL DR	16,242	Feb-26

Address	Bldg SF	Completion
2644 NE 9TH AVE	10,000	Feb-26
8023 IRONSIDE DR	7,500	Feb-26
8033 IRONSIDE DR	7,500	Feb-26
8053 IRONSIDE DR	7,500	Feb-26
7958 USA INDUSTRIAL DR	7,500	Feb-26
121 GRETCHEN AVE S	5,733	Mar-26

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COLLIER COUNTY

SIGNIFICANT SALES

Property	City	Sale Date	Sale Price	$/SF
2884 HORSESHOE DR S	Naples, FL	Jul-25	$10,300,000	$259
1956-1960 TRADE CENTER WAY	Naples, FL	Jan-25	$6,700,000	$323
3558 PLOVER AVE	Naples, FL	Sep-25	$6,800,000	$365
4176 MERCANTILE AVE	Naples, FL	Jun-25	$6,500,000	$356
5515 A YAHL ST - BUILDING 1	Naples, FL	Nov-25	$4,700,000	$659
3905 RADIO RD - FRONT BUILDING	Naples, FL	Nov-25	$4,100,000	$258
16000 OLD 41 N - 200	Naples, FL	Dec-25	$3,900,000	$257
16010 OLD 41 N - 100	Naples, FL	Dec-25	$3,600,000	$242
1447 RAIL HEAD BLVD	Naples, FL	Oct-25	$3,300,000	$212
1610 TRADE CENTER WAY	Naples, FL	Mar-25	$3,200,000	$332
5900 YAHL ST	Naples, FL	Oct-25	$2,900,000	$713
800 MAIN ST E	Immokalee, FL	May-25	$2,800,000	$130
1447 RAIL HEAD BLVD	Naples, FL	Jun-25	$2,500,000	$162
4327 ARNOLD AVE	Naples, FL	Aug-25	$2,300,000	$325
3542 PLOVER AVE	Naples, FL	Oct-25	$2,200,000	$317
6455 AIRPORT PULLING RD N	Naples, FL	Aug-25	$2,200,000	$463
1435 RAIL HEAD BLVD	Naples, FL	Jun-25	$2,200,000	$241
5900 TAYLOR RD	Naples, FL	Oct-25	$2,100,000	$262

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COLLIER COUNTY

SIGNIFICANT SALES (CONTINUED)

Property	City	Sale Date	Sale Price	$/SF
5795 WASHINGTON ST	Naples, FL	Jul-25	$2,000,000	$217
4344 ARNOLD AVE	Naples, FL	Jun-25	$1,900,000	$297
100 MADISON AVE E	Immokalee	6/24/2025	$600,000	$94
710 BROWARD ST	Immokalee	10/31/2024	$600,000	$126
5830 HOUCHIN ST	Naples	9/10/2025	$563,897	$93
4776 RADIO RD	Naples	1/9/2025	$525,000	$438
1750 J AND C BLVD	Naples	5/28/2025	$486,200	$325
5700 WASHINGTON ST	Naples	5/12/2025	$417,950	$73
3808-3846 EXCHANGE AVE	Naples	2/21/2025	$400,000	$287
195 BASIK DR	Naples	4/23/2025	$375,000	$39
3573 ENTERPRISE AVE	Naples	4/16/2025	$350,000	$412
5720 WASHINGTON ST	Naples	5/12/2025	$298,506	$73
5750 WASHINGTON ST	Naples	5/12/2025	$283,543	$73

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