OFFERING MEMORANDUM

SHORT TERM SALE LEASEBACK OR VACANT SALE

8787 Enterprise Blvd, Largo, FL 33773

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #ZAH0250321

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

8787 ENTERPRISE BLVD

EXCLUSIVELY LISTED BY

JAMES DEFUSTO
Director Investments
Tampa
Direct: 813.387.4784
James.Defusto@marcusmillichap.com
FL #SL3517817

Marcus & Millichap

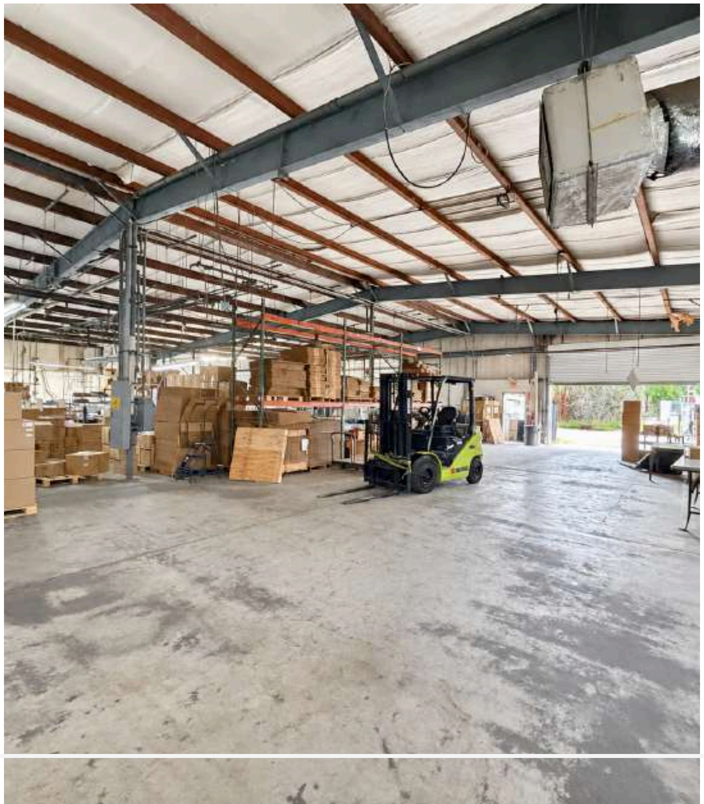
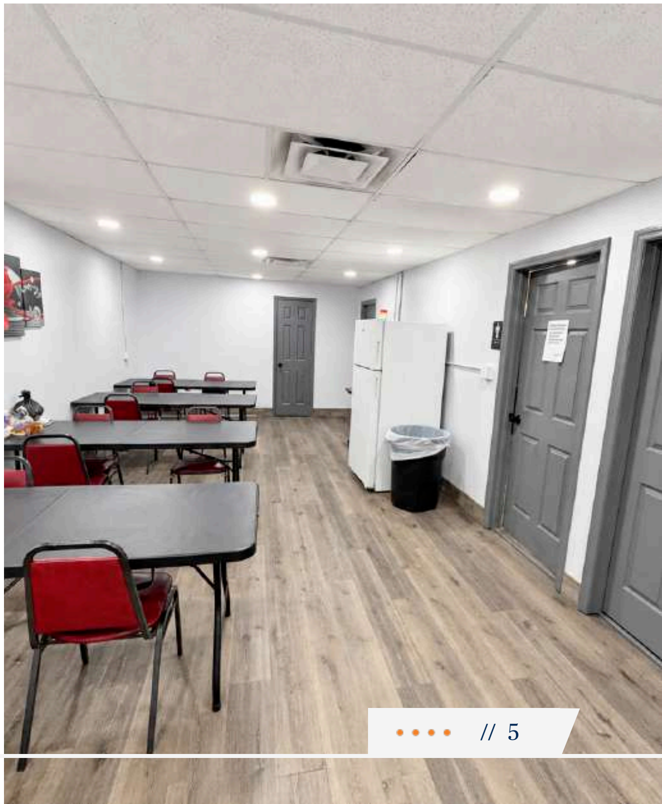
8787 ENTERPRISE BLVD

BROKER OF RECORD

RYAN NEE
Florida
954-245-3400
License: BK3154667

Marcus & Millichap



8787 ENTERPRISE BLVD

TABLE OF CONTENTS

Marcus & Millichap

01

SECTION 1

EXECUTIVE SUMMARY

OFFERING SUMMARY

8787 ENTERPRISE BLVD

Listing Price	Price/SF
$3,000,000	**$150**

PROPERTY

Square Feet	20,000 SF
Office Percentage	13%
Lot Size	1.25 Acres (54,450 SF)
Year Built/Renovated	1979/2024

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

INVESTMENT OVERVIEW

This ±20,000 SF net industrial warehouse is strategically located in the heart of Largo, Pinellas County, Florida, presenting a compelling opportunity for both investors and owner-users. Situated on approximately 1.25 acres, the property is currently owner-occupied and offers significant flexibility upon closing.

At the close of escrow, the property can be delivered vacant or structured with a short-term sale-leaseback for a period not to exceed nine months, with lease terms negotiable. If a sale-leaseback is elected, the total value of the rent under a NNN lease structure for the duration of the lease will be credited against the purchase price at closing, effectively reducing the buyer's acquisition basis and the amount of capital required at closing.

The property is zoned Employment One (E-1), permitting a broad range of industrial and employment-related uses. Ideally positioned just off Starkey Road, which carries approximately 31,000 vehicles per day, and less than one mile from Ulmerton Road, with traffic counts exceeding 52,000 vehicles per day, the property benefits from excellent accessibility and connectivity throughout Pinellas County and the greater Tampa Bay market.

With its central location, flexible delivery structure, industrial zoning, and substantial building footprint, the property is well positioned for investors, owner-users seeking immediate occupancy, or businesses planning for near-term expansion or relocation.

SHORT TERM SALE LEASEBACK OR VACANT SALE

8787 Enterprise Blvd, Largo, FL 33773

INVESTMENT HIGHLIGHTS

The total net rentable square footage is 20,000.

It is 17,390 SF warehouse space with a dividing wall for two units & 2,610 SF of office space. The warehouse is 86.95% & 13.05% of office space of the total building.

Property is 15'11" of clear height to the apex of the beam.

Property has 3-phase power with 1,200 amps.

Property has 3 roll up doors & one dock well door. Sizes for the roll up doors: 8' H x 8' W | 13' H x 15'11 W | 12' H x 16' W | The dock well door is 13' H x 16' W

Property is not located in flood zone or wet land. The property has 21 parking spaces, metal construction & and city sewer & water.

Property has 5 private offices, 2 bathrooms, 1 breakroom & 1 conference room. The office is fully airconditioned.

SECTION 2

02

PROPERTY INFORMATION

Marcus & Millichap

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	- 12-30-15-69615-000-0160
Zoning	- Employment One (E-1)
Year Built/Renovated	- 1979/2024
Intersection/Cross Street	- Starkey Road & Enterprise Blvd

CONSTRUCTION

Framing	- Steel
Exterior	- Prefinished Metal
Parking	- 21 Spaces
Roof	- Corrugated Metal
Floor Plate	- Slab On Grade
Clear Height	-15'11"
Dock Doors	- One
Dock Door Dimensions	-13' H x 16' W
Grade Level Doors	- Three
Grade Level Door Dimensions	8 H x 8' W / 13' H x 15'11" W / 12' H x 16' W
Space Breakdown	- 17,390 Net SF Warehouse & 2,610 Net SF Office
Rail Access	No
Power	- 3 Phase with 1,200 Amps

MECHANICAL

HVAC	- Office 100% Air- Conditioned
Fire Sprinkler	- No
Percent with AC	- 13%

UTILITIES

Electric	- Teco
Sewer	- City
Water	- City

AMGLO HALOGEN DIVISION

TENANT PROFILES

TENANT OVERVIEW

Company:	- Amglo - Halogen Division
Founded:	- 1935
Locations:	- Illinois | Florida | Mexico | China
Lease Rate:	- Negotiable
Website:	- https://amglo.com/

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	ESCALATIONS
- Negotiable	- Negotiable	- Negotiable

TENANT HIGHLIGHTS

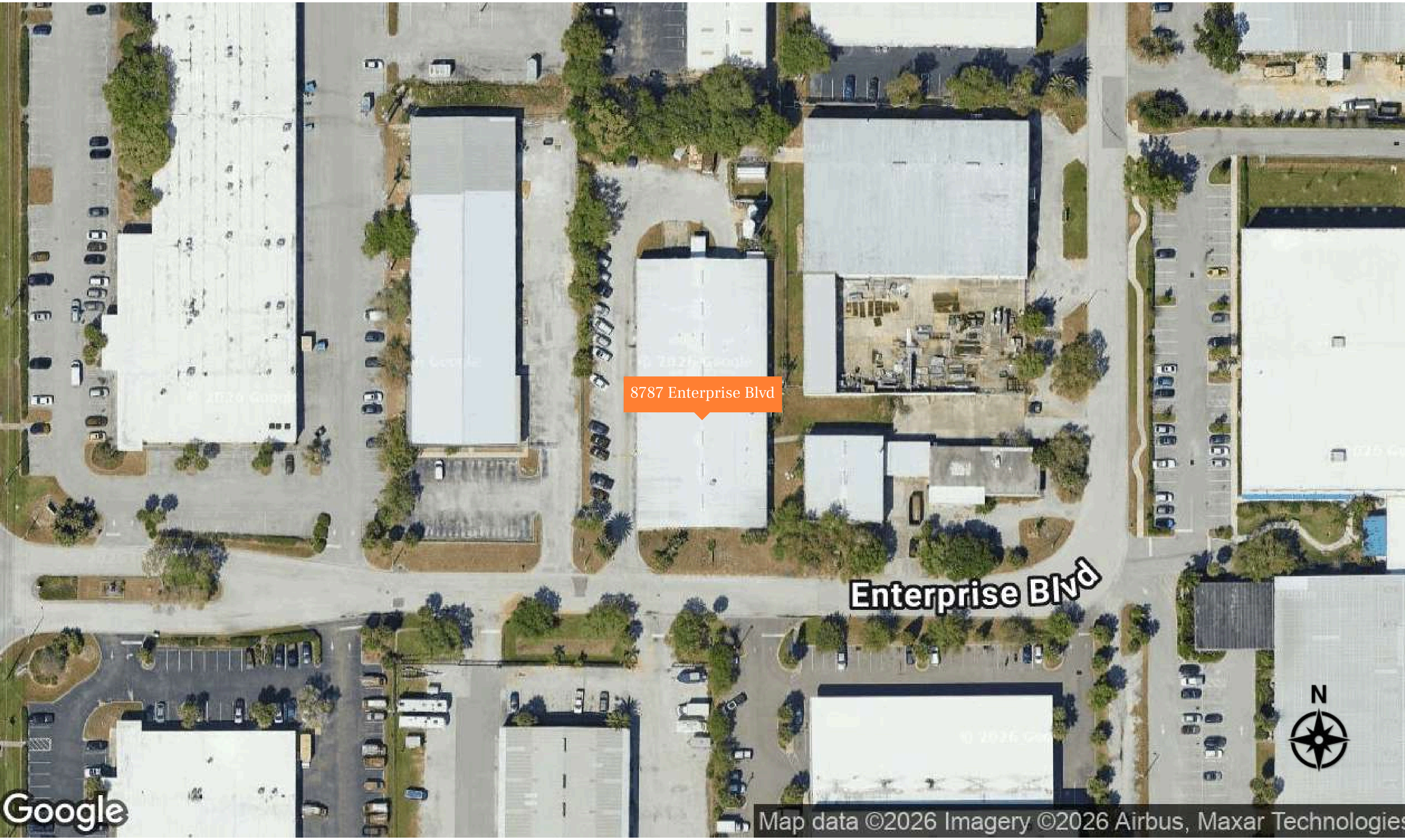
- Amglo Kemlite Laboratories is a global manufacturer of specialty lamps and was established in 1935. It services O.E.M. equipment manufacturers and distributors in the fields of Aerospace lighting, Airfield lighting, Medical lighting, Vehicular lighting, Obstruction lighting, Railroad Lighting and Laser lamp industries. The Amglo Company has lamp manufacturing facilities in United States and Mexico. The xenon lamp division is located in Bensenville, Illinois where it manufactures high powered quartz flashlamps while low power commodity xenon lamps and related assemblies are offered to customers from its Amglo Bravo facility in Juarez, Mexico. Amglo's halogen division in Largo Florida – manufactures specialty low voltage hard glass halogen lamps, quartz halogen and metal halide discharge lamps. It is also the primary design center for all Corporate Engineering and Lamp Research activity. Its fully equipped laboratory is capable of performing all necessary photometric and spectral measurements. Equipment for vibration and environmental tests are monitored daily and intended to replicate field conditions experienced by Amglo's product.

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

REGIONAL MAP

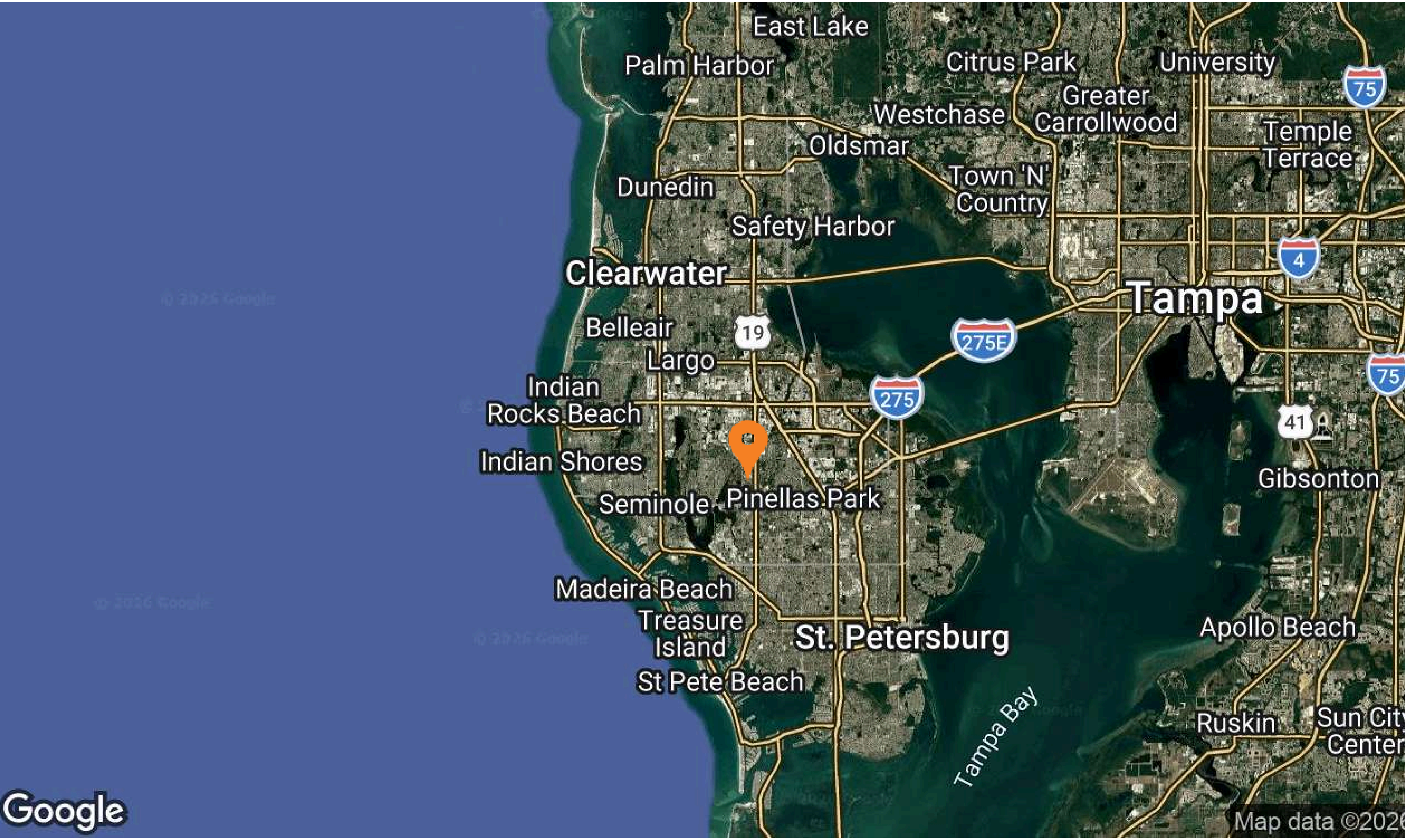
SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

LOCAL MAP



SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

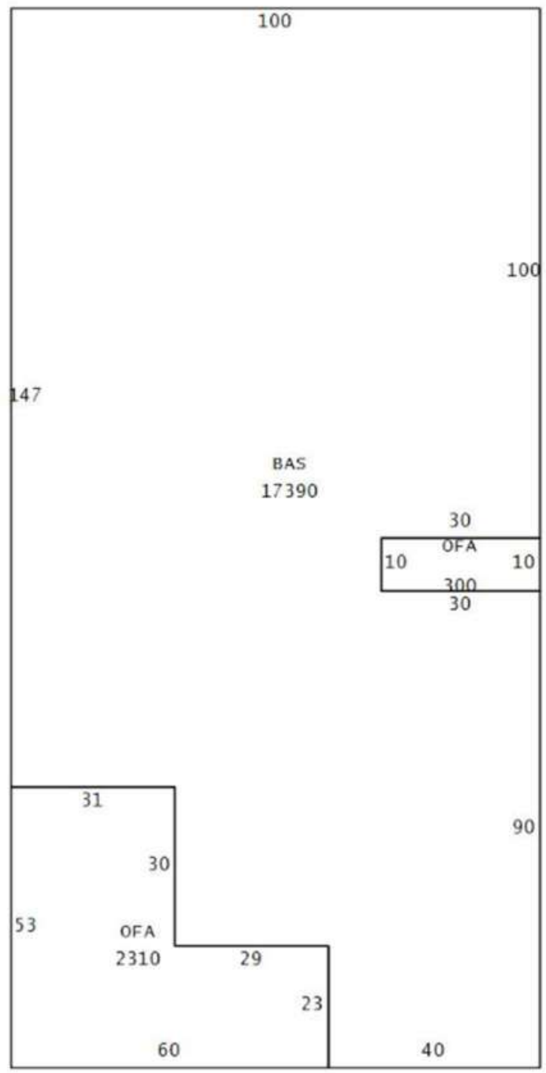
AERIAL MAP



SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

FLOOR PLAN

Floor plan



03

SECTION 3

MARKET OVERVIEW

Market Overview
Demographics

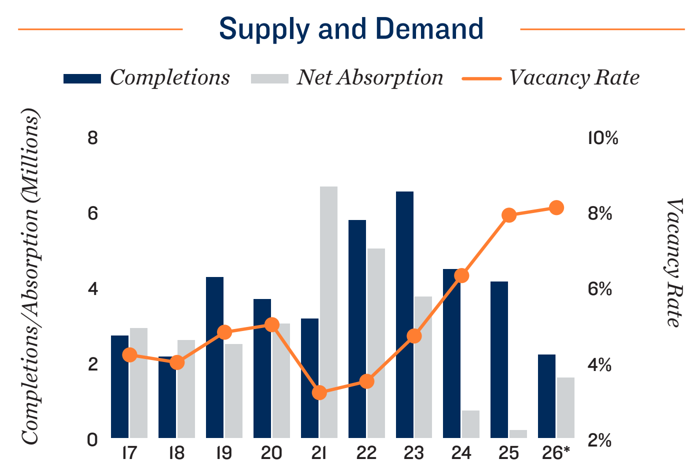
Marcus & Millichap

TAMPA-ST. PETERSBURG

Record Small-Bay Leasing and Stronger Port Activity Help Shape Gradual Industrial Recovery

Active retenanting meets a delivery slowdown. New speculative supply and move-outs by smaller tenants lifted vacancy to its highest level since 2013 last year. Yet that churn also opened more small-bay options, with segment leasing reaching an all-time high of nearly 4 million square feet in 2025. Faster-growing areas, such as east and north Hillsborough County and Sarasota-Bradenton, all saw historically high small-bay demand, pointing to strong backfilling. Port activity likely helped, as container traffic moving through Port Tampa Bay rose 2 percent year-over-year while cargo at Tampa International Airport fell by more than 10 percent, leaving airport-area leasing softer. Relief may broaden in 2026 as completions fall to a decade low, especially in Plant City, which will see no major deliveries after adding more than 6 million square feet since 2022. That pullback should aid buildings over 100,000 square feet, where vacancy hit 12 percent in March, versus about 4 percent for small-bay properties. Tampa's average asking rent, now at a record discount to Orlando, may also draw tenants.

Sales surge in the south while port interest grows. Investment activity rose over the past year, led by private investors, while institutions stayed selective. A healthier supply-demand balance in 2026 could support further deal flow, despite near-term geopolitical volatility. Sarasota-Bradenton posted record sales activity, with buyers especially active along U.S. 301 between Manatee and Sarasota counties, where properties sit between fast population growth in Manatee County and Sarasota County's higher-income households. Farther north, East Hillsborough may also draw more interest near the port as two new cranes arrive in 2026. Institutions may stay focused here, favoring properties with recently signed leases that provide longer-term income visibility.



* Estimate

Sources: CoStar Group, Inc.; Real Capital Analytics

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

MARKET OVERVIEW

2026 MARKET FORECAST

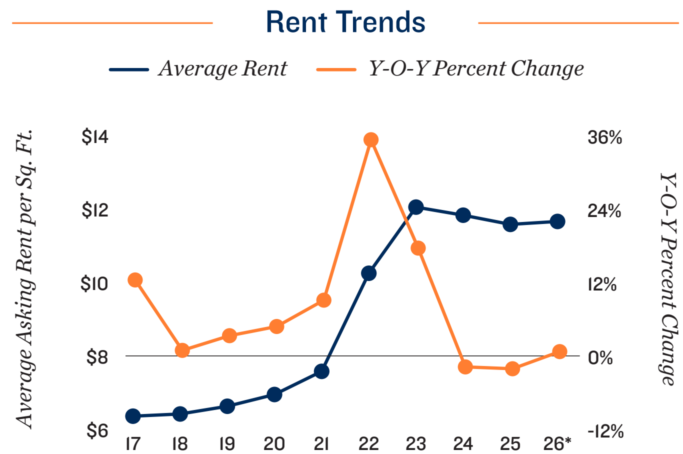
+0.5% — **Employment:** Employers across the metro are expected to add 7,000 positions on net in 2026, marking a modest rebound but still the slowest job growth outside recessionary periods.

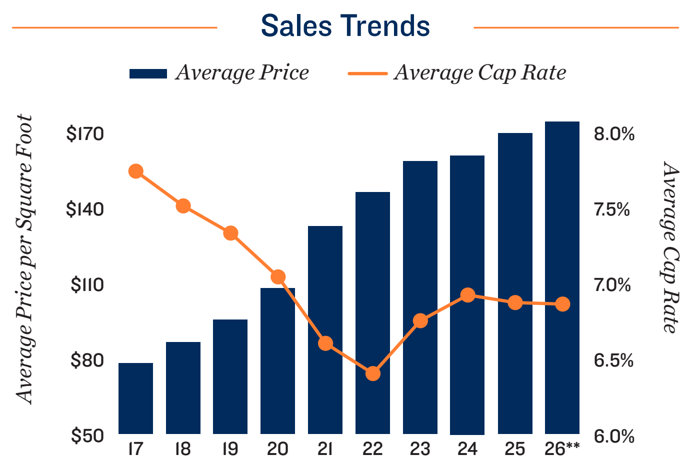
2.2 million units — **Construction:** Deliveries in 2026 will fall sharply, with inventory growth of 1.0 percent at roughly half the past 10-year average. New supply will cluster in east Hillsborough and Pinellas counties.

+20 bps — **Vacancy:** A slight pickup in net absorption and fewer completions should limit the rise in vacancy to its smallest margin in four years. At 8.1 percent, vacancy will sit just below the U.S. rate.

+0.7% — **Rent:** Rent growth resumes after asking rates edged down over the past two years. The average rate will tick up to $11.64 per square foot, though it will remain about 40 cents below the 2023 peak.

INVESTMENT: *Average asking rents across Hillsborough County have roughly doubled since 2019, which may support greater capital spending on building upgrades or subdividing space to meet smaller-tenant demand.*





** Estimate; ** Through 1Q*

Sources: CoStar Group, Inc.; Real Capital Analytics

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,842	103,288	279,949
2025 Estimate			
Total Population	6,860	103,457	278,628
2020 Census			
Total Population	6,811	104,760	280,522
2010 Census			
Total Population	6,708	101,573	268,372
Daytime Population			
2025 Estimate	15,729	135,370	322,336
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	2,691	49,012	129,187
2025 Estimate			
Total Households	2,692	48,884	128,191
Average (Mean) Household Size	2.4	2.1	2.1
2020 Census			
Total Households	2,694	48,628	126,270
2010 Census			
Total Households	2,547	46,473	119,480

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	10.7%	5.2%	6.3%
$150,000-$199,999	11.2%	7.0%	7.7%
$100,000-$149,999	22.1%	16.2%	16.6%
$75,000-$99,999	15.0%	14.9%	14.4%
$50,000-$74,999	16.7%	19.4%	17.4%
$35,000-$49,999	10.3%	13.0%	13.0%
$25,000-$34,999	4.6%	8.4%	8.1%
$15,000-$24,999	3.3%	6.8%	7.1%
Under $15,000	6.2%	9.2%	9.4%
Average Household Income	$111,852	$86,154	$88,758
Median Household Income	$92,718	$71,215	$71,755
Per Capita Income	$44,886	$39,786	$40,689
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	6,860	103,457	278,628
Under 20	18.6%	16.4%	17.3%
20 to 34 Years	14.4%	16.7%	16.5%
35 to 39 Years	5.8%	5.7%	5.8%
40 to 49 Years	12.3%	10.7%	11.0%
50 to 64 Years	23.0%	21.8%	21.9%
Age 65+	25.8%	28.7%	27.5%
Median Age	49.0	50.0	49.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	5,298	81,811	217,648
Elementary (0-8)	2.5%	2.6%	3.1%
Some High School (9-11)	5.7%	6.2%	6.1%
High School Graduate (12)	23.0%	30.3%	29.6%
Some College (13-15)	20.9%	22.6%	21.6%
Associate Degree Only	12.6%	10.6%	11.0%
Bachelor's Degree Only	24.9%	19.1%	19.3%
Graduate Degree	10.4%	8.6%	9.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	26.0	26.0

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

DEMOGRAPHICS

POPULATION

In 2025, the population in your selected geography is 278,628. The population has changed by 3.82 percent since 2010. It is estimated that the population in your area will be 279,949 five years from now, which represents a change of 0.5 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 49.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,552 people per square mile.

HOUSEHOLDS

There are currently 128,191 households in your selected geography. The number of households has changed by 7.29 percent since 2010. It is estimated that the number of households in your area will be 129,187 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.1 people.

INCOME

In 2025, the median household income for your selected geography is $71,755, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 67.20 percent since 2010. It is estimated that the median household income in your area will be $82,836 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is $40,689, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $88,758, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 141,071 people in your selected area were employed. The 2010 Census revealed that 62.2 percent of employees are in white-collar occupations in this geography, and 19.5 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 23.00 minutes.

HOUSING

The median housing value in your area was $303,332 in 2025, compared with the U.S. median of $333,538. In 2010, there were 84,168.00 owner-occupied housing units and 35,315.00 renter-occupied housing units in your area.

EDUCATION

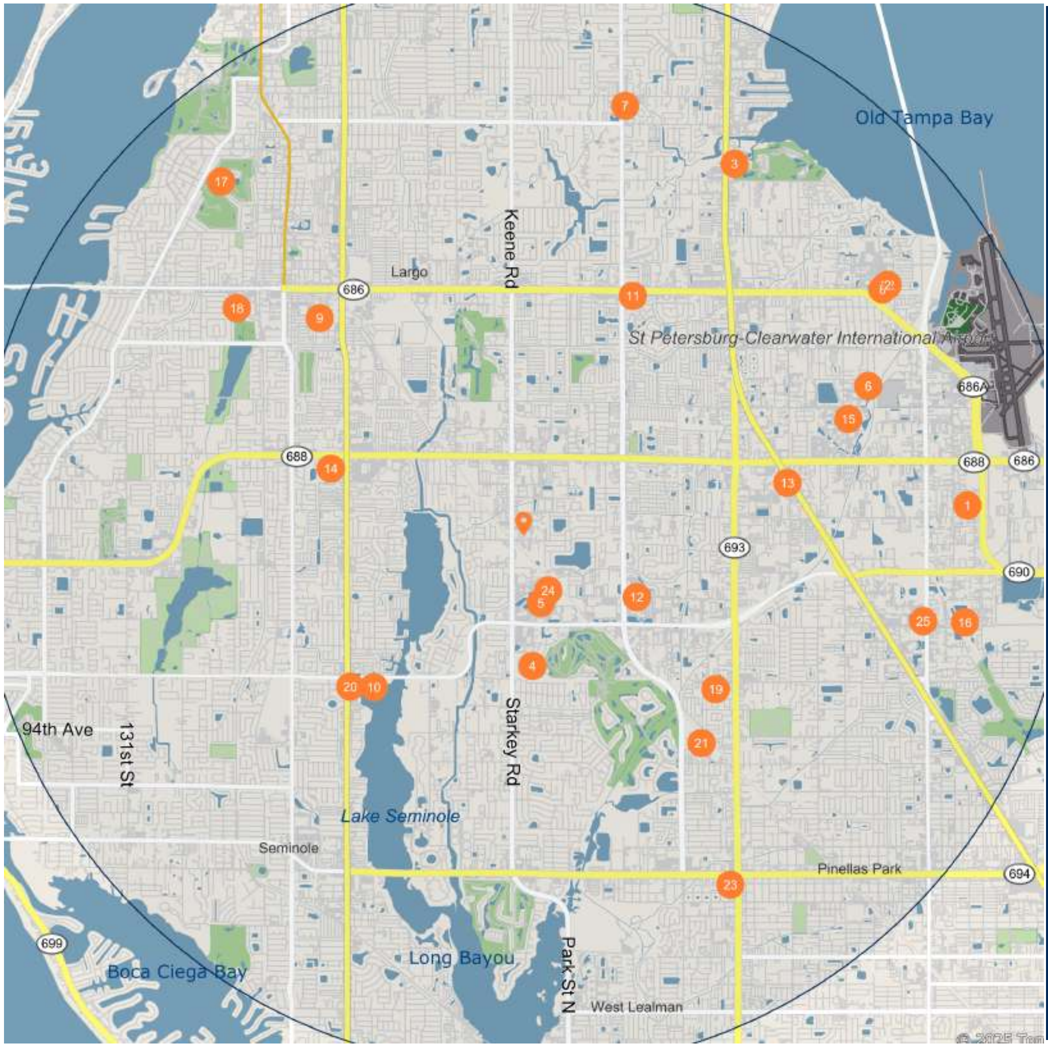
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 27.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 11.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.1 percent in the selected area compared with the 19.6 percent in the U.S.

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

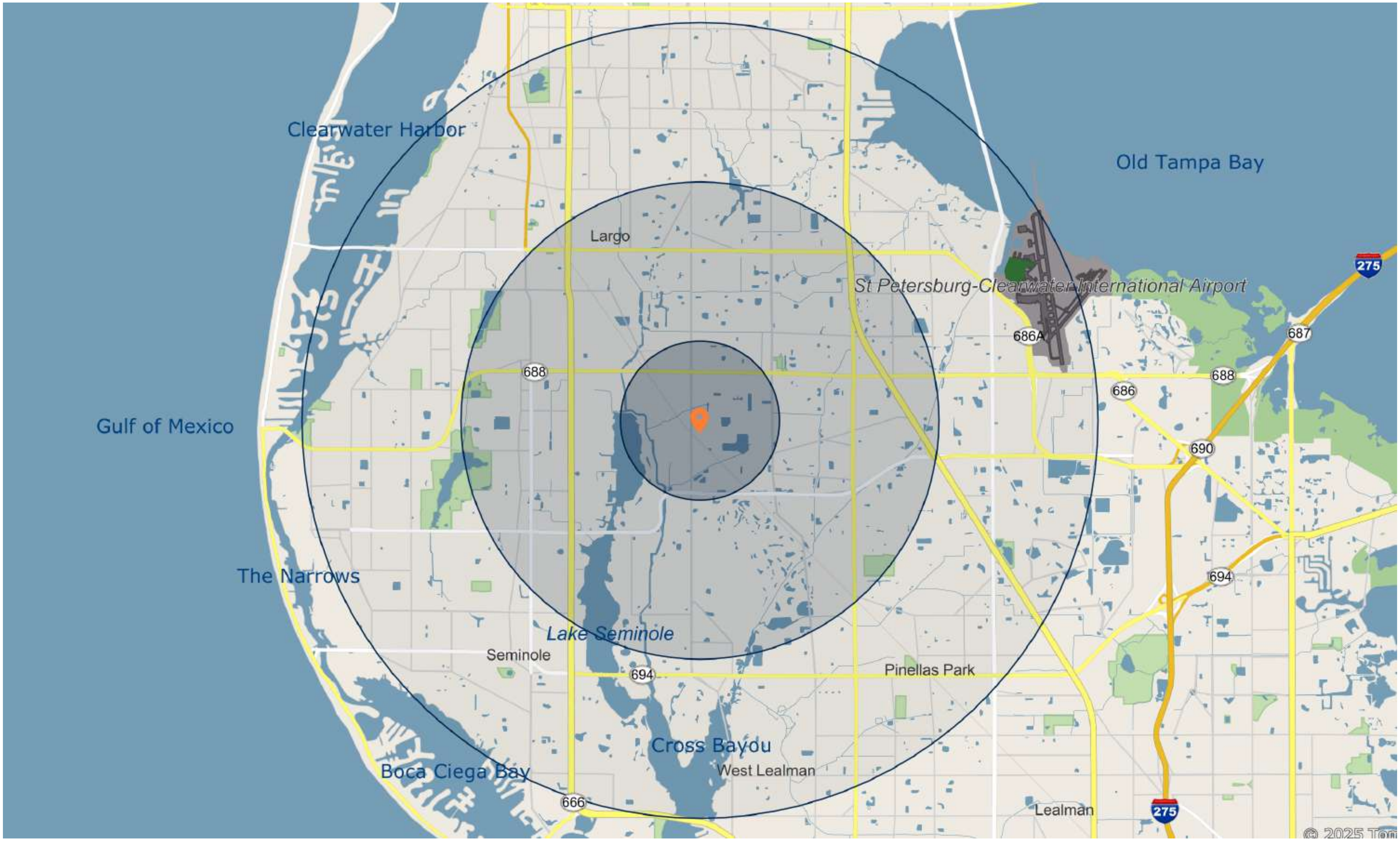
DEMOGRAPHICS



	Major Employers	Employees
1	Pierce Manufacturing Inc-Frontline Communications	5,176
2	Td Synnex Corporation-Tech Data	3,200
3	Baycare Health System Inc-Information Services Dept	1,618
4	Encore Rehabilitation Svcs LLC-	1,348
5	Linvatec Corporation-Conmed Linvatec	835
6	Bic Corporation-Bic Graphic USA	800
7	Charles Rutenberg Realty Inc-	800
8	Soft Computer Consultants Inc-SCC	751
9	Pinellas County Public Schools-P C S	750
10	Bamko LLC-	729
11	Harden Healthcare Services LLC-	721
12	Baxter Healthcare Corporation-	716
13	Honeywell International Inc-Honeywell	700
14	County of Pinellas-Sheriffs Office	690
15	Board Trstees St Ptrsburg Clle-St Petersburg College	688
16	Hughes Supply Inc-	575
17	Interim Healthcare Inc-Interim Services	559
18	Largo Medical Center Inc-Largo Med Ctr Indian Rcks Cmpu	544
19	Hospice of The Fla Sncoast Inc-Hospice of Florida Suncoast	518
20	Superior Group Companies Inc-Superior Surgical Intl	501
21	Transitions Optical Inc-Transitions Lenses	500
22	Tech Data Product MGT Inc-	490
23	Board Trstees St Ptrsburg Clle-Health Education Center	460
24	Johnson Controls Inc-	444
25	Caretnders Vsting Svcs Pnllas-Mederi Caretenders	423

SHORT TERM SALE LEASEBACK OR VACANT SALE - 8787 ENTERPRISE BLVD, LARGO, FL

DEMOGRAPHICS



8787 ENTERPRISE BLVD

EXCLUSIVELY LISTED BY

JAMES DEFUSTO
Director Investments
Tampa
Direct: 813.387.4784
James.Defusto@marcusmillichap.com
FL #SL3517817

Marcus & Millichap