

# OFFERING MEMORADUM

6805 SOUTHPOINT PKWY

MILLER ELECTRIC HEADQUARTERS



**NEWMARK**  
PHOENIX REALTY GROUP

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## CONFIDENTIALITY

This is a confidential memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This memorandum contains selected information pertaining to the Property and does not purport to be representation of the state of affairs of the Property or the owner of the property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Newmark Phoenix Realty Group (NPRG). Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective purchasers. In the Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this memorandum in any manner.

Neither the Owner of NPRG, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreements(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner and NPRG. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of the Owner and NPRG. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NPRG.

### DISCLAIMER

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## ABOUT MILLER ELECTRIC COMPANY



Founded in 1928, Miller Electric Company has grown from a local electrical contractor to a national company with over 3,000 employees. From our headquarters in Jacksonville, FL and our network of 20 branch offices, we provide comprehensive electrical and technology solutions to local and national clients in a diversified range of industries. Our company has expanded its services beyond traditional electrical contracting to include systems integration, connected communities, building automation, business continuity, and energy & sustainability services. Miller Electric Company is a family business that remains committed to its stewardship culture and reinvesting in the long-term health and sustainability of its communities.

From our home office in Jacksonville, FL, our network of branches, and our industry partnerships, Miller Electric Company can serve our clients across the country and beyond. We are licensed electrical contractor in over 40 states and have performed work in every corner of the United States. We have also helped our clients with international projects on multiple continents. We are committed to providing consistency for our clients across their footprints, giving our clients a single point of contact for their electrical and technology infrastructure needs.



## INVESTMENT HIGHLIGHTS

**\$23,562,000**

Sale Price

**ABSOLUTE  
NNN**

Lease Type

**±17  
Acres**

Land Size

**Class A  
Flex Office**

Building Type

**4%**

Cap Rate

**2%**

Annual Rental  
Increase

**±118,572  
Square Feet**

Building Size

**±50,000  
Square Feet**

Warehouse /  
Shop Space

## LEASE DETAIL

Lease Type

Absolute NNN

Roof and Structure

Tenant Responsible

Landlord Responsibility

None

Lease Commencement Date

July 15, 2022

Lease Expiration Date

July 31, 2040

Remaining Lease Term (Years)

18.5 years

Original Lease Term (Years)

20 years

Option Periods Remaining

(4) 5 year options

Option to Terminate

none









