

OFFERING MEMORANDUM

# 300 MOSSY HEAD PLAZA DRIVE

Defuniak Springs, FL 32433

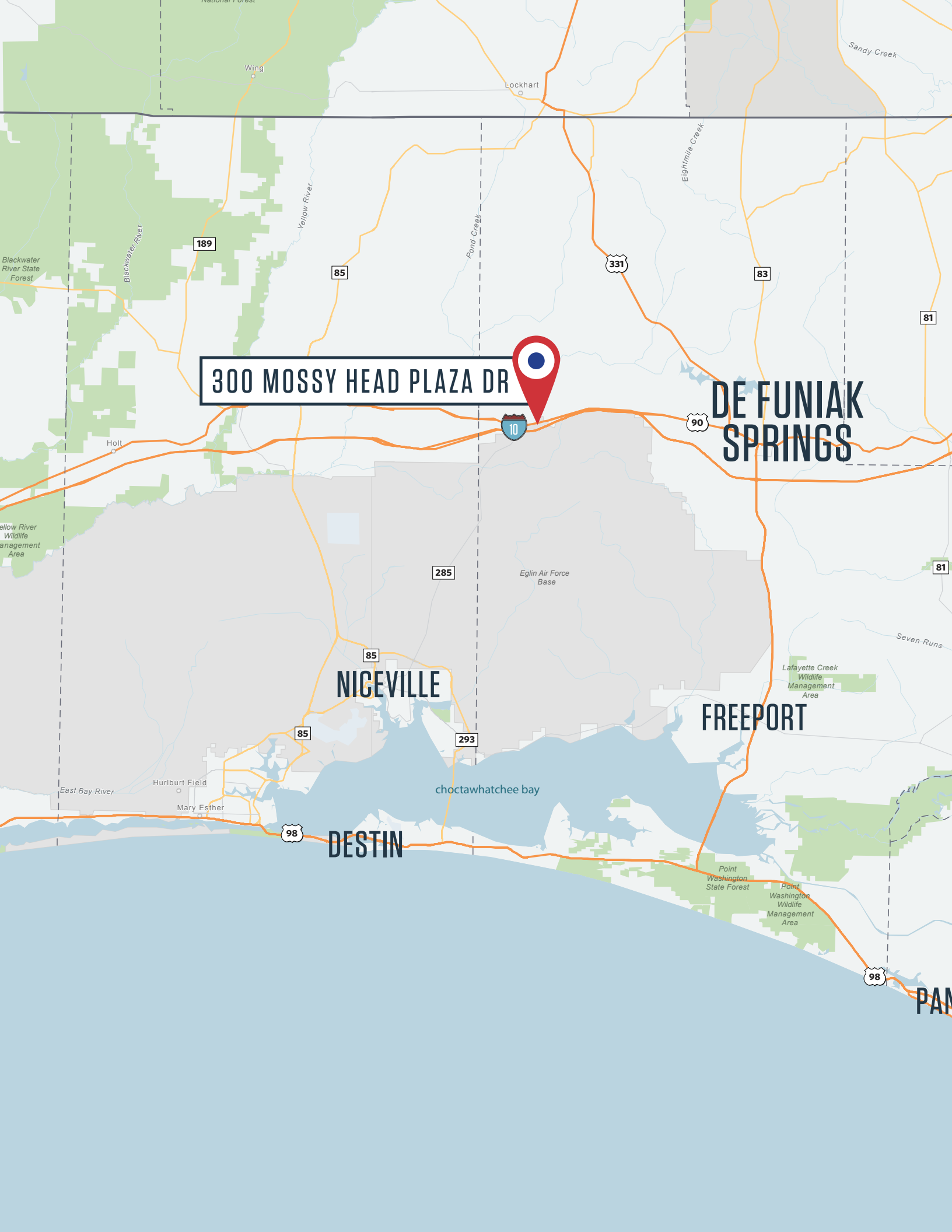
**NEWLY EXTENDED 12-YEAR LEASE**  
**ASKING PRICE \$17,609,440 (5.0% CAP RATE)**



**TENANT – FEDEX GROUND PACKAGING SYSTEM**

**NAI**klnb

**NAI**Mertz



300 MOSSY HEAD PLAZA DR



DE FUNIAK  
SPRINGS

NICEVILLE

FREEPORT

DESTIN

PANAMA CITY

189

85

331

83

81

10

90

285

81

85

85

293

98

98

Wing

Lockhart

Sandy Creek

Eightmile Creek

Yellow River

Pond Creek

Blackwater River

Holt

Yellow River Wildlife Management Area

Eglin Air Force Base

Lafayette Creek Wildlife Management Area

Seven Runs

East Bay River

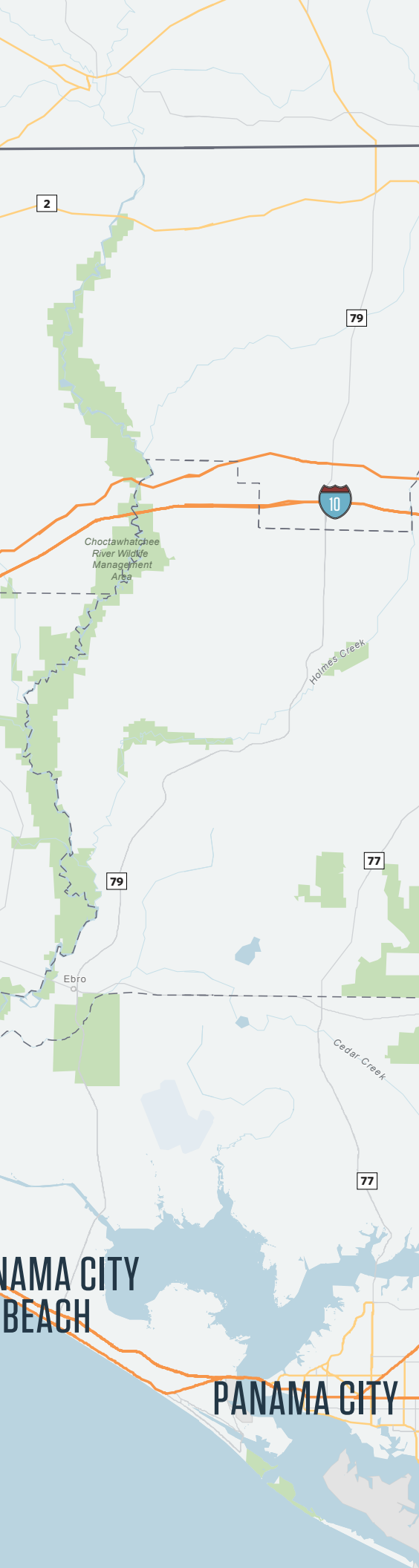
Hurlburt Field

Mary Esther

choctawhatchee bay

Point Washington State Forest

Point Washington Wildlife Management Area



# Table of Contents

CHAPTERS	PAGE
01. Investment Highlights	02
The Offering	
Investment Rationale	
02. Property Overview	04
Property Specifications	
03. Market Overview	10
Defuniak Springs	
04. Financial Overview	16
Lease Options	

PANAMA CITY  
BEACH

PANAMA CITY

## YOUR TEAM

### Harry Dematatis

Senior Vice President

202-420-7778

hdematatis@klnb.com

### Fred Meyer

Executive Vice President, SIOR

609-410-9223

fred.meyer@naimertz.com

# 01

## INVESTMENT HIGHLIGHTS

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### The Offering

NAI KLNB & NAI Mertz, as the exclusive representative for the owner, is pleased to present the sale offering of the property known as 300 Mossy Head Plaza Dr. The property located at 300 Mossy Head Plaza Dr features a lease that commenced on June 1, 2006, with a ten-year term and an option to extend for an additional five years, provided notice is given by December 7, 2025. The facility spans 213,508 square feet on a 25-acre lot. The office area, measuring approximately 100 feet wide by 80 feet deep, includes air conditioning and is equipped with a large application room, a sizable training room, and a spacious dispatch room, along with restrooms. The building has a clear ceiling height of 32 feet and is fully sprinklered with fluorescent lighting throughout. It includes 43 indoor tailgate docks, 7 large overhead drive-in docks (18 x 12), 12 drive-in loading spots per bay, and 144 loading positions (12 x 12). Power supply is 480 volts, and the column spacing varies, with some areas at 45 feet and others at 60 feet, accommodating 13 bays at 45 feet and 2 at 60 feet. The facility also features 61 van positions, 70 outdoor trailer storage spots, and a concrete apron measuring 60 feet. The fenced and lit yard includes a metal panel roof and ventilation fans. The building has 9 handicap parking spaces and 456 general spaces, distributed as 360 interior and 22/55/19 exterior. Restrooms in the rear include 2 urinals and 2 toilets for men, and 1 toilet for women.



## PROPERTY SUMMARY

RBA:	213,508 SF
Year Built:	2016
Land Area:	24.9 Acres (1,089,00 SF)
Zoning:	Heavy Industrial
Parking:	9 handicap spaces and 456 general spaces: (360 in the interior, exterior 22/55/19 exterior).

90

10

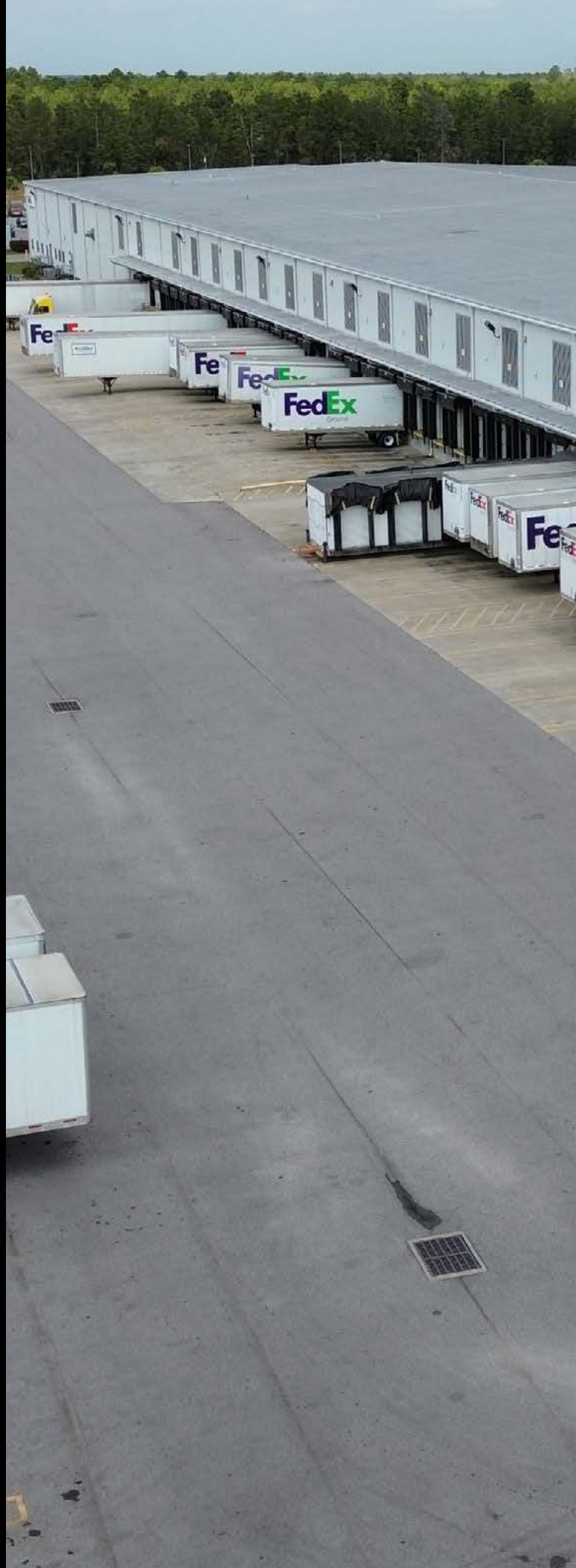
300 Mossy Head Plaza Dr

**213,508 SF Building**

02

PROPERTY  
OVERVIEW

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**FedEx**  
Ground

**FedEx**

**FedEx**  
Express

ULD-1

fedex.com  
1.800.FEDEX

## Property Specifications

Property Address	<b>300 Mossy Head Plaza Dr</b>
City, State	DeFuniak Springs, FL, Bay County
Total SF	213,508 SF
Land Area	25 Acres
Parking	9 handicap spaces and 456 general spaces: (360 in the interior, exterior 22/55/19 exterior).
Zoning	Heavy Industrial

## Building Specifications

Structural Frame	Metal Panel
Dimensions	Office approximately 100 feet wide and 32 feet deep, column spacing is 48 x 50 (approx)
Ceiling Height	32 feet clear
Sprinkler	100% sprinklered/ venting but no heat
Lighting	Florescent lighting throughout
Fencing	Fenced and lit yard
Power	480 volts
Columns	6 columns wide and 1 column deep/ 60 x 40- 240 feet wide

## Loading and Parking

Door Docks	10 x 10, 43 indoor tailgate docks, 7 large overhead drive-in docks: 18 x 12
Drive-In Doors	12 drive in loading spots, per bay
Trailer Spots	21 (plus 16 additional on the right side of the building)
Concrete Apron	60 feet deep
Parking Spaces	9 handicap spaces and 456 general spaces: (360 in the interior, exterior 22/55/19 exterior).

## Office Area

Dimensions	100 feet wide and 32 feet deep
Offices	12 interior managers offices, 1 large dock manager office, large training room (#2)
Restrooms	Men's: 2 urinals/ 2 toilets. Women's 1 toilet







Fully Renovated



Attractive Finishes



Ample Parking





03

**MARKET  
OVERVIEW**

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DeFuniak Springs, Florida, is a charming small town nestled in the northwest part of the state, known for its rich history and picturesque landscapes. As the county seat of Walton County, it boasts a quaint downtown area that features beautifully preserved historic architecture and a vibrant community atmosphere. The town is famous for its unique circular lake, Lake DeFuniak, which is one of only two naturally round lakes in the United States. This scenic lake, surrounded by a historic park, offers recreational opportunities such as fishing and picnicking, contributing to the town's appeal as a tranquil retreat. DeFuniak Springs also hosts various cultural events and festivals throughout the year, reflecting its strong sense of community and southern hospitality. With its blend of historical charm and natural beauty, DeFuniak Springs provides a welcoming atmosphere for residents and visitors alike.

## PROXIMITY

	<i>DISTANCE</i>	<i>DRIVE</i>		<i>DISTANCE</i>	<i>DRIVE</i>
Route 90 .....	1 mi	2 min	Destin .....	43.2 mi	57 min

## DEMOGRAPHICS

Radius	3 mi	5 mi	7 mi
Population	1,395	3,866	6,403
Households	588	1,473	2,467
Average Household Income	\$74,844	\$79,799	\$84,183
Total Businesses	39	57	91
Daytime Employees	376	486	639



## Panama City Highlights



### CHIPLEY LAKE/LAKE DEFUNIAK

Chipley Lake, also known as Lake Defuniak, is a picturesque freshwater lake located in the charming town of DeFuniak Springs, Florida. Renowned for its strikingly clear waters and serene environment, the lake offers a perfect retreat for outdoor enthusiasts and nature lovers. Its nearly circular shape and lush, surrounding greenery create a tranquil backdrop for a variety of recreational activities, including fishing, boating, and picnicking. The lake is also a focal point of the community, often hosting local events and gatherings that celebrate the town's rich heritage. With its scenic beauty and recreational opportunities, Chipley Lake stands out as a cherished natural gem in the heart of Florida's panhandle.

### PONCE DE LEON SPRINGS STATE PARK

Ponce de Leon Springs State Park, nestled in the heart of Florida's panhandle, is a captivating destination renowned for its crystal-clear springs and lush natural surroundings. The park's centerpiece is the spring itself, which maintains a constant, refreshing temperature of around 68 degrees Fahrenheit year-round, making it a popular spot for swimming and snorkeling. The vibrant blue water, surrounded by pristine sand and rich aquatic vegetation, creates a mesmerizing and inviting setting. The park also features scenic trails for hiking and bird-watching, allowing visitors to explore its diverse habitats, from hardwood swamps to upland forests. With its serene beauty and variety of recreational opportunities, Ponce de Leon Springs State Park offers a delightful escape into Florida's natural splendor.



# 300 MOSSY HEAD PL

 **Southern Tire Mart**

**WAFPLE  
HOUSE**

 **I-20**  
TRUCK SALES

 **EMPIRE**  
TRUCK SALES

 **Love's**  
 **SUBWAY**

★ **GREAT** ★  
**AMERICAN RV**  
*SuperStores*



LAZA BLVD



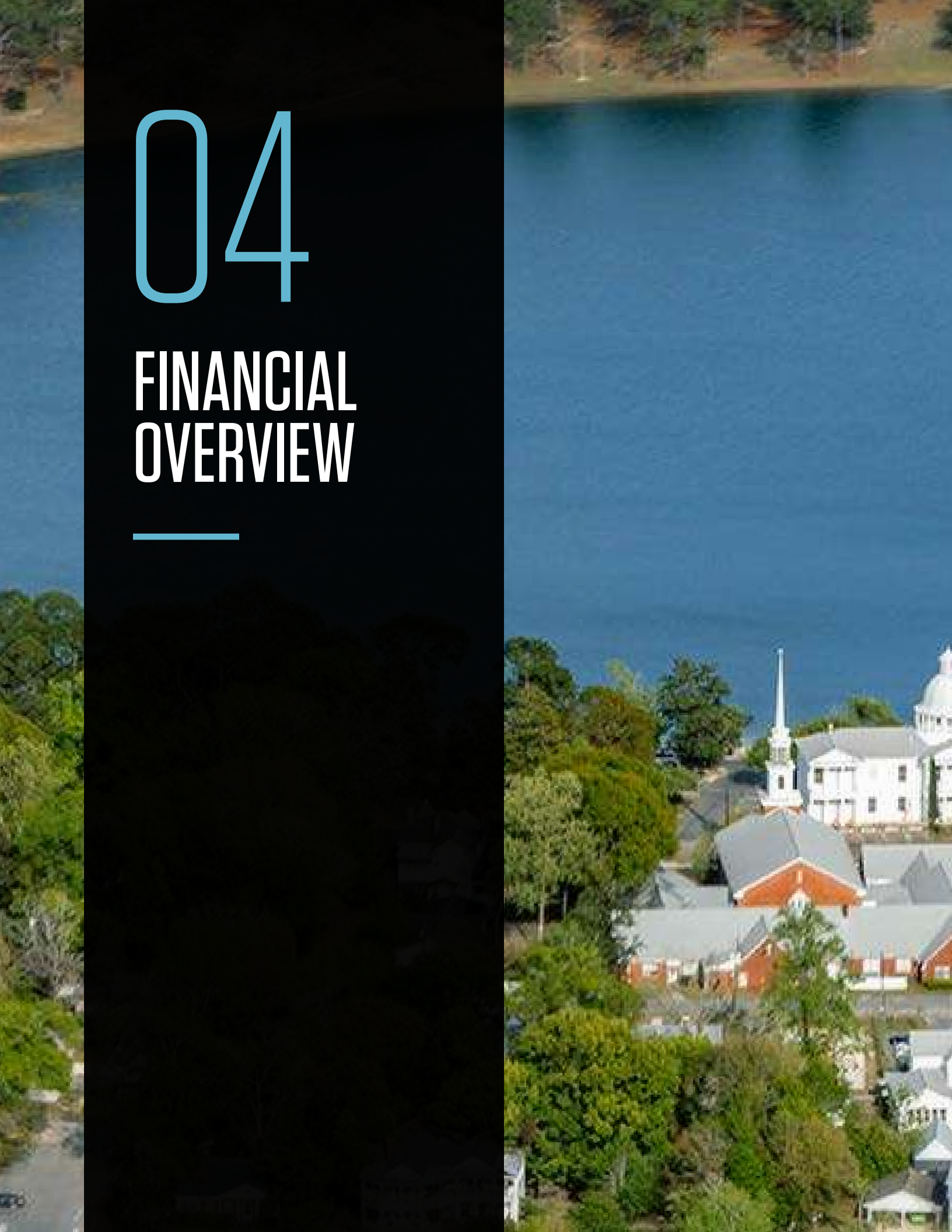
MOSSY HEAD  
SCHOOL



# 04

## FINANCIAL OVERVIEW

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<b>Option 1</b>	07/01/2036 - 06/30/2037	\$90,395.13
	07/01/2037 - 06/30/2038	\$91,299.08
	07/01/2038 - 06/30/2039	\$92,212.07
	07/01/2039 - 06/30/2040	\$93,134.19
	07/01/2040 - 06/30/2041	\$94,065.53
<b>Option 2</b>	07/01/2041 - 06/30/2042	\$98,768.81
	07/01/2042 - 06/30/2043	\$100,744.19
	07/01/2043 - 06/30/2044	\$102,759.07
	07/01/2044 - 06/30/2045	\$104,814.25
	07/01/2045 - 06/30/2046	\$106,910.54



# NEWLY EXTENDED 12-YEAR LEASE ASKING PRICE \$17,609,440 (5.0% CAP RATE)

## CURRENT RENT SCHEDULE

- 6/6/2016 – 6/30/2030 monthly rental \$73,372.68
- 7/01/2030 – 6/30/2036 monthly rental \$82,177.39

## RENTAL OPTION NOTICE DATE

- Option 1 1/1/2036
- Option 2 1/1/2041

## TENANT RESPONSIBLE FOR

- Payment of Real Estate Taxes
- Florida Sales Tax
- Utilities and CAM performed by Tenant



## Harry Dematatis

Senior Vice President

202-420-7778

hdematatis@klnb.com

## Fred Meyer

Executive Vice President, SIOR

609-410-9223

fred.meyer@naimertz.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.



### BALTIMORE, MD

100 West Road  
Suite 505  
Baltimore, MD 21204  
410-321-0100

### COLUMBIA, MD

9881 Broken Land Parkway  
Suite 300  
Columbia, MD 21046  
410-290-1110

### ROCKVILLE, MD

2273 Research Blvd  
Suite 150  
Rockville, MD 20850  
301-222-0200

### TYSONS, VA

8065 Leesburg Pike  
Suite 700  
Tysons, VA 22182  
703-268-2727

### WASHINGTON, D.C.

1130 Connecticut Avenue, NW  
Suite 600  
Washington, DC 20036  
202-375-7500