

INVESTMENT PORTFOLIO FOR SALE
JUNE 2025

**FOR SALE-
LEASEBACK
FOUR
LOCATIONS IN
NW FLORIDA**

RENTOKIL INVESTMENT SALE

stirling





OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	38,886 SF

PROPERTY OVERVIEW

Stirling Properties is pleased to present this single tenant/multi building investment sale located throughout Northwest Florida. This portfolio consists of 6 (six) sites, occupied by Rentokil North America, Inc.

PROPERTY HIGHLIGHTS

- 7 year sale lease-back
- High profile tenant
- Rent is at or below market with ability to push rents.

Site 1 4920 & 4916 Glover Lane, Milton, FL

Property specifications

- 5,248 SF & 5,490 SF
- 0.99 acres & 0.46 acres
- Zoned HCD
- 35 auto parking stalls

Proposed lease terms

- 7 year lease term
- \$10.00/SF lease rate



Site 2 4970 Capital Circle NW, Tallahassee

Property specifications

- 10,680 SF total
- 2.0 acres, total
- Zoned I
- 73 auto parking stalls

Proposed lease terms

- 7 year lease term
- \$12.00/SF lease rate

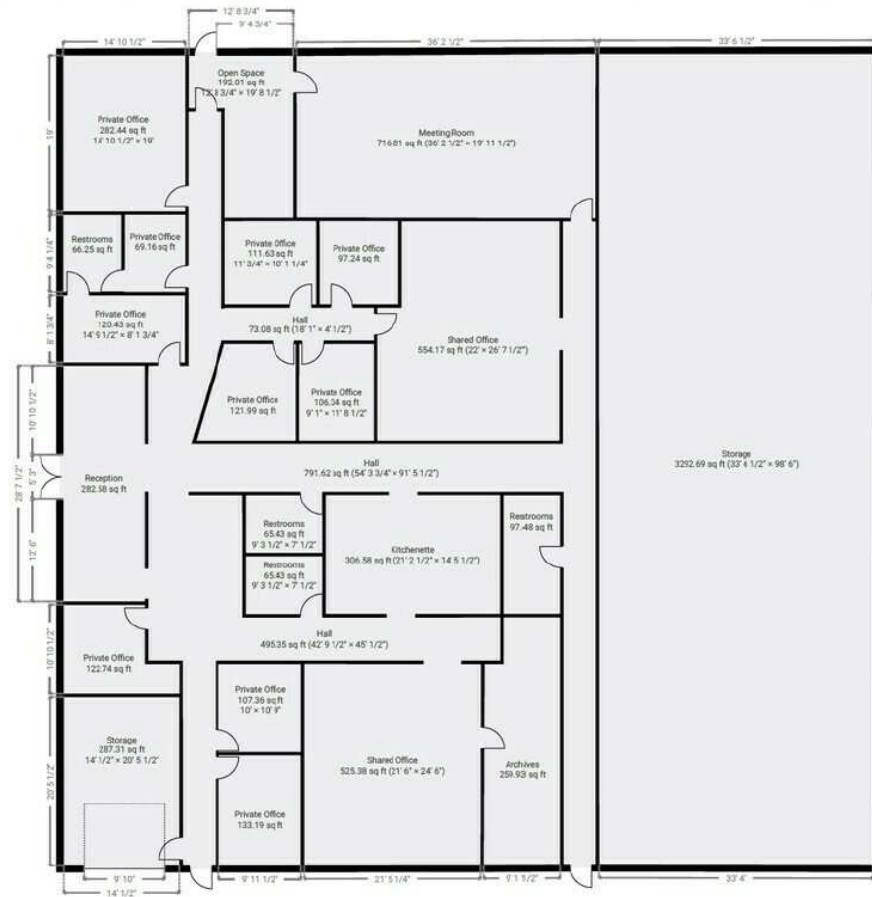


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STACY TAYLOR
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Site 2 4970 Capital Circle NW, Tallahassee, FL

Floor plan



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Site 3 452 W Pinestead Road, Pensacola, FL

Property specifications

- 7,668 SF total
- 2.63 acres
- Zoned C-2
- 36 auto parking stalls

Proposed lease terms

- 7 year lease term
- \$14.00/SF lease rate



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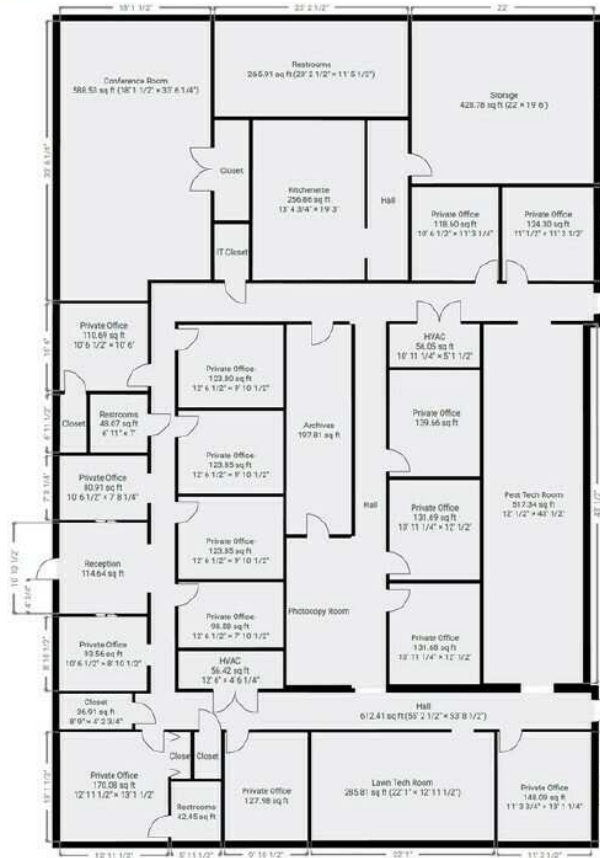
Member of /6
RETAIL BROKERS NETWORK

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Site 3 452 W Pinestead Road, Pensacola, FL

Floor plan

▼ Ground Floor



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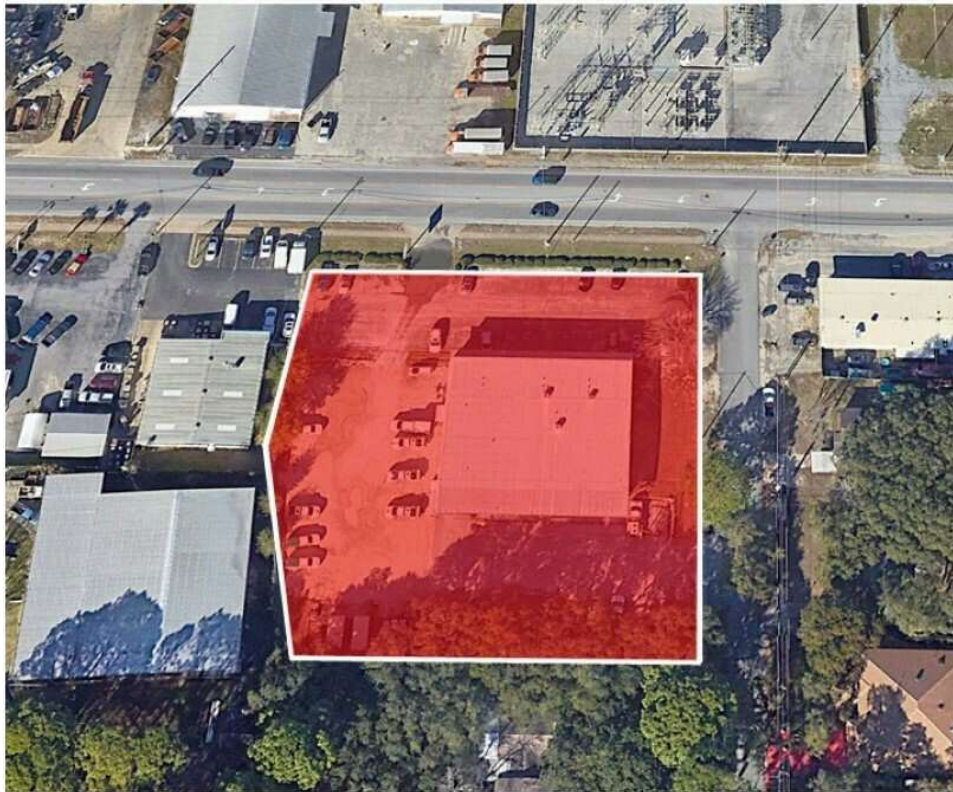
Site 4 34 Hollywood Boulevard, Fort Walton Beach, FL

Property specifications

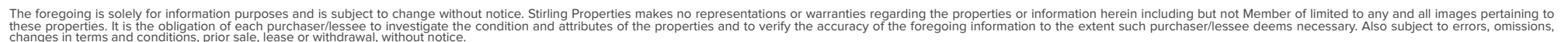
- 9,800 SF total
- 1.27 acres
- Zoned MB
- 36 auto parking stalls

Proposed lease terms

- 7 year lease term
- \$14.00/SF lease rate



Floor plan





JUSTIN BECK, CCIM, CPM, SIOR

Vice President of Florida Region

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PROFESSIONAL BACKGROUND

Justin began his career in commercial real estate at Beck Partners in 2005, where he started as a sales associate. Beck Partners was acquired by Stirling in 2024 where Justin is Vice President of the Florida Region. He has a deep understanding of real estate investment, ground-up development, and value-add investment strategies. Over the past decade, he completed nearly 1,500 transactions totaling more than \$500,000,000.

EDUCATION

Justin has a BS in Business Management from the University of Alabama at Birmingham. While at UAB, Justin was a member of the Baseball team. He is also a CCIM, SIOR and CPM Designee.

MEMBERSHIPS

CPM Designation from IREM (Institute of Real Estate Management)

CCIM (Certified Commercial Investment Member) designee from the Certified Commercial Investment Institute

SIOR industrial/office designation awarded by the Society of Industrial and Office REALTORS®

Recognized as a National Developing Leader by NAIOP (National Association of Industrial and Office Properties)

Voted as one of Real Estate Forum Magazine's Best Young Professionals in the Southeast

Former Chairman of the Greater Pensacola Chamber of Commerce Board of Directors

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Regional Vice President

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PROFESSIONAL BACKGROUND

Stacy began his career in Atlanta, GA with CoStar and soon moved to Grubb & Ellis Co. There he focused primarily on office tenant representation while also representing office development company Workstage.

In 2005, he formed Taylor Real Estate, he became responsible for developing, marketing, leasing, and selling four office developments in North Atlanta:

The Gates at McGinnis Ferry The Gates at Laurel Springs

The Gates at Sugarloaf The Gates at North Point

Since moving to Pensacola, Stacy has a continued to focus on his primary business. This core business includes the leasing and selling of office and industrial properties. Stacy has fifteen years experience representing both Landlords and Tenants. He has been very successful in leveraging his regional and national relationships within this new market and is quickly establishing himself as an office and industrial specialist in this region.

Through years of experience, Stacy understands that building and maintaining strong relationships equally important as completing the real estate transaction. His high level of experience in successfully completing over 500,000sf in real estate transactions as well as an estimated \$60 Million in sales enables him to streamline the transaction process.

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