

# **317 AIRPORT AREA INDUSTRIAL REAL ESTATE TRANSACTIONS**

## **Successfully Completed by Industrial Property Group From January 1, 2000 to Present**

**Comprising 1,986,283 sq. ft. of Industrial Buildings plus 63.5 acres  
of Vacant Industrial Land and having a total dollar volume of \$46,591,223**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
1	Vincent Castellano	Nationwide Warehouse	6211-B Anderson Road	Lease	1/1/00	8,100	\$145,800
2	Peter Lawrence Comm. RE	Conservation Billing Services	5454 W. Crenshaw Street	Lease	1/1/00	10,900	\$187,140
3	Palomino Ventures	AMC#1, Ltd	9302 Anderson Road	Sale	1/1/00	45.52 Ac	\$4,080,000
4	Clifford Myers, Trustee	Overflow Press	6315 Anderson Road	Sale	1/7/00	9,200	\$340,000
5	Benjamin Partners	H2O To Go	7031-A Benjamin Road	Lease	1/15/00	2,472	\$24,900
6	Peter Lawrence Comm. RE	Felix Equities	5157 Rio Vista Avenue	Lease	1/31/00	1,800	\$11,700
7	Peter Lawrence Comm. RE	Pitney Bowes	4710 Eisenhower Blvd. A-6	Lease	1/31/00	4,680	\$35,100
8	Crenshaw Partners	Auto Truck & Glass	5452 W. Crenshaw St. #8	Lease	2/1/00	1,000	\$15,471
9	Peter Lawrence Comm. RE	IFC Holdings	5418 Airport Blvd.	Lease	2/1/00	2,500	\$115,062
10	Peter Lawrence Comm. RE	Lance, Inc.	4507 Hillsborough Avenue	Lease	2/1/00	15,000	\$407,571
11	Prologis	PS Buildings	Anderson Road Land	Sale	2/16/00	.75 Acre	\$150,000
12	Peter Lawrence Comm. RE	Namco	5011-G Hillsborough Avenue	Lease	3/1/00	1,400	\$40,516
13	Peter Lawrence Comm. RE	Print Shack	5011-D Hillsborough Avenue	Lease	3/1/00	1,400	\$13,300
14	Peter Lawrence Comm. RE	Irvine Access Floors	5117 Rio Vista Avenue	Lease	3/1/00	2,700	\$49,865

**Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
15	Peter Lawrence Comm. RE	Olsten Health Services	4710 Eisenhower Blvd. A-10	Lease	3/1/00	9,726	\$288,249
16	Peter Lawrence Comm. RE	SPI Distribution	5601 Airport Blvd.	Lease	3/1/00	10,854	\$337,579
17	Peter Lawrence Comm. RE	ALT Communications	5416 Airport Blvd.	Lease	4/1/00	2,500	\$1,458
18	Peter Lawrence Comm. RE	Sabre, Inc.	5011-P W. Hillsborough	Lease	5/1/00	1,400	\$43,702
19	Peter Lawrence Comm. RE	DebitFone International	4710 Eisenhower Blvd. B-2	Lease	5/1/00	4,500	\$137,663
20	Peter Lawrence Comm. RE	Nextel South Corporation	4710 Eisenhower Blvd. E-1	Lease	5/1/00	11,192	\$672,762
21	Dyne Associates	Southeast Service Systems	5422 W. Crenshaw Street	Lease	5/1/00	11,200	\$336,000
22	Peter Lawrence Comm. RE	Rugby IPD	5501-A Airport Blvd.	Lease	5/1/00	45,295	\$1,285,500
23	Peter Lawrence Comm. RE	Hilti, Inc.	5011-K Hillsborough Avenue	Lease	6/1/00	1,400	\$43,032
24	Peter Lawrence Comm. RE	Suca Pipe Supply	5109 Rio Vista Avenue	Lease	6/1/00	1,800	\$36,884
25	Peter Lawrence Comm. RE	Modine Aftermarket Holdings	5213 Rio Vista Avenue	Lease	6/1/00	6,000	\$92,176
26	Crenshaw Partners	TRAK Acoustical	5454 W. Crenshaw St. #7	Lease	6/12/00	1,250	\$21,823
27	Peter Lawrence Comm. RE	A&N Sales	4901-C Rio Vista Avenue	Lease	6/16/00	5,000	\$94,740
28	EZ Packaging	Millennium Medical	5101 Rio Vista Avenue	Lease	6/26/00	2,250	\$14,100
29	Benjamin Partners	Hoven, Inc.	7031-C Benjamin Road	Lease	6/28/00	4,287	\$84,709
30	Peter Lawrence Comm. RE	AT&T	4710 Eisenhower Blvd. B-9	Lease	7/1/00	300	\$50,426
31	Peter Lawrence Comm. RE	Sign Magic	5011-H Hillsborough Avenue	Lease	7/1/00	2,800	\$112,956
32	Peter Lawrence Comm. RE	AEI (DANZAS)	5422 Rio Vista Avenue	Lease	7/1/00	2,000	\$36,991
33	Peter Lawrence Comm. RE	Control Magnetics	5023 Rio Vista Avenue	Lease	7/30/00	6,000	\$34,944

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34	MAC Building, Inc.	Link Systems	5031 Savarese Circle	Lease	7/30/00	5,800	\$52,200
35	Peter Lawrence Comm. RE	Original Apartment Movers	5001 Rio Vista Avenue	Lease	8/15/00	2,250	\$3,420
36	Dyne Associates	National Carpet Care	5420 W. Crenshaw Street	Lease	9/1/00	4,490	\$147,000
37	Cason Construction	ORA Management	4307 South Avenue	Sale	9/19/00	5,800	\$250,000
38	RAD, Inc.	Kimby Carpet & Tile	5155 Rio Vista Avenue	Lease	10/1/00	1,800	\$5,668
39	Peter Lawrence Comm. RE	Office Management Systems	4710 Eisenhower Blvd., C-8	Lease	10/1/00	3,126	\$175,489
40	Peter Lawrence Comm. RE	John Erb	5011-M W. Hillsborough	Lease	11/1/00	1,750	\$91,864
41	Peter Lawrence Comm. RE	American Woodmark	5209 Rio Vista Avenue	Lease	11/1/00	2,000	\$43,445
42	Peter Lawrence Comm. RE	Floor Proz	5147 Rio Vista Avenue	Lease	11/1/00	4,500	\$60,726
43	Tech Aerofoam	The Prop Depot	5012-B Knollwood Avenue	Lease	11/1/00	19,600	\$172,057
44	Peter Lawrence Comm. RE	Apartment Movers	5001 Rio Vista Avenue	Lease	11/1/00	2,250	\$21,750
45	Peter Lawrence Comm. RE	Nordstrom's	5501-C Airport Blvd.	Lease	11/1/00	23,556	\$159,003
46	Peter Lawrence Comm. RE	EG&G Technical Services	5103 Rio Vista Avenue	Lease	11/17/00	2,250	\$96,575
47	Getronics/Wang Co.	Colonial Brick	4901-D Rio Vista Avenue	Lease	11/25/00	5,540	\$45,000
48	Peter Lawrence Comm. RE	RADCO	5456-A Crenshaw Street	Lease	12/1/00	2,400	\$65,265
49	ARA Properties #3 LTD	Florida Record Service	5161 Rio Vista Avenue	Lease	12/1/00	2,700	\$4,093
50	Peter Lawrence Comm. RE	Computer Cable Connection	5161 Rio Vista Avenue	Lease	12/1/00	2,700	\$55,036
51	Peter Lawrence Comm. RE	Pitney Bowes	4710 Eisenhower Blvd., A-6	Lease	12/1/00	4,680	\$37,440
52	Liberty Property Trust	Stephan Gould of Florida	5519 Pioneer Park Blvd.	Lease	12/1/00	7,686	\$81,593

### **Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
53	Prologis	Summitville Tiles	7717 Anderson Road	Lease	12/1/00	10,000	\$270,800
54	Peter Lawrence Comm. RE	O'Laker's Moving	5600-A Airport Blvd.	Lease	12/1/00	13,120	\$33,000
55	Jim Bradke Trust	Suncoast Regional, LLC	4543 W. Hillsborough	Sale	12/13/00	14,040	\$943,000
56	First Industrial	EGL Eagle Global Logistics	8110 Anderson Road	Lease	1/1/01	25,000	\$770,854
57	Benjamin Partners	H2O To Go	7031-B Benjamin Road	Lease	1/1/01	1,370	\$18,000
58	Peter Lawrence Comm. RE	Tom's Foods	5550-D Airport Blvd.	Lease	1/1/01	15,196	\$7,180
59	Crenshaw Partners	It's About Time Cleaning	5452 Crenshaw Street #6	Lease	1/1/01	1,250	\$44,197
60	Peter Lawrence Comm. RE	Domino's Pizza	5011-F Hillsborough Avenue	Lease	1/1/01	1,400	\$15,960
61	Peter Lawrence Comm. RE	Nightline Building Maintenance	5416 Airport Blvd.	Lease	1/1/01	2,500	\$50,726
62	Peter Lawrence Comm. RE	Americana Dental	5159 Rio Vista Avenue	Lease	2/1/01	2,700	\$58,441
63	Peter Lawrence Comm. RE	Florida Courier Express	5031 Rio Vista Avenue	Lease	2/1/01	2,000	\$6,500
64	Peter Lawrence Comm. RE	Spaces Group	5145 Rio Vista Avenue	Lease	2/1/01	2,250	\$46,496
65	Peter Lawrence Comm. RE	REM Systems	5129 Rio Vista Avenue	Lease	3/1/01	2,000	\$42,306
66	Peter Lawrence Comm. RE	Americon	4710 Eisenhower Blvd., C-3	Lease	3/1/01	3,280	\$99,049
67	Peter Lawrence Comm. RE	Compact Data	5001 Rio Vista Avenue	Lease	3/1/01	2,250	\$45,700
68	Peter Lawrence Comm. RE	Kimby Tile Service	5155 Rio Vista Avenue	Lease	3/1/01	1,800	\$39,051
69	Peter Lawrence Comm. RE	Whitehall Plastics	5550-A Airport Blvd.	Lease	3/1/01	15,264	\$6,678
70	Eagle Global Logistics	Jet Expeditors	5901 Benjamin Center Drive	Lease	4/1/01	13,200	\$152,249
71	Peter Lawrence Comm. RE	CPC	5011-N Hillsborough Avenue	Lease	4/1/01	1,400	\$7,525

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72	Peter Lawrence Comm. RE	K&J Technologies	4710 Eisenhower Blvd., B-2	Lease	4/1/01	4,500	\$122,978
73	Peter Lawrence Comm. RE	Lennox International	5157 Rio Vista Avenue	Lease	4/1/01	1,800	\$33,600
74	ProLogis Trust	Byron Norrie	Tampa West Industrial Park	Sale	4/18/01	.82 Acres	\$151,807
75	Peter Lawrence Comm. RE	Health Craft	5456-B Crenshaw Street	Lease	5/1/01	4,200	\$51,408
76	Peter Lawrence Comm. RE	Tennison Group	5412 Airport Blvd.	Lease	5/1/01	2,000	\$39,020
77	Peter Lawrence Comm. RE	Diamond Tech	5119 Rio Vista Avenue	Lease	5/1/01	2,700	\$35,802
78	Peter Lawrence Comm. RE	Kimby Tile Service	5153 Rio Vista Avenue	Lease	5/1/01	1,800	\$35,902
79	Peter Lawrence Comm. RE	Print Shack	5011-C Hillsborough Avenue	Lease	5/1/01	2,800	\$13,337
80	Peter Lawrence Comm. RE	Y-Tech	5151 Rio Vista Avenue	Lease	5/1/01	1,800	\$38,519
81	Benjamin Partners	Heritage Graphics	7031-H Benjamin Road	Lease	5/1/01	1,430	\$19,680
82	Peter Lawrence Comm. RE	Moss Communications	4710 Eisenhower Blvd., C-4	Lease	6/1/01	3,280	\$2,196
83	Peter Lawrence Comm. RE	Montage of Florida	5037 Rio Vista Avenue	Lease	6/1/01	2,500	\$50,726
84	Peter Lawrence Comm. RE	J.O. King	5015 Rio Vista Avenue	Lease	6/1/01	3,600	\$73,044
85	Peter Lawrence Comm. RE	Redi Carpet	5011-B Hillsborough Avenue	Lease	6/1/01	1,750	\$54,628
86	Peter Lawrence Comm. RE	Spaces Group	5207 Rio Vista Avenue	Lease	6/1/01	6,000	\$117,997
87	Lee Hanna	Ashland, Inc.	5025 W. Hanna Avenue	Sale	6/18/01	7.16 Acres	\$1,701,430
88	Pioneer Metals	Steven Tracy	6018 & 6026 W. Linebaugh Avenue	Sale	6/20/01	6,590	\$212,500
89	Dyne Associates	Hudson Commercial Carpets	5422 W. Crenshaw Street	Lease	7/1/01	11,200	\$192,400

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90	Peter Lawrence Comm. RE	Computer Cable	5143 & 5145 Rio Vista Avenue	Lease	7/1/01	4,500	\$91,307
91	Peter Lawrence Comm. RE	Keenan Hopkins Contractors	5701 Rio Vista Avenue	Lease	7/1/01	10,136	\$199,335
92	GATX	Laminates & Things	5104 W. Hanna Avenue	Lease	7/1/01	23,111	\$183,713
93	Crenshaw Partners	Crenshaw Partners, LLC	5452 W. Crenshaw Street	Sale	7/5/01	11,775	\$635,000
94	Dyne Associates	FBS Business Systems	5430 W. Crenshaw Street	Lease	8/1/01	3,050	\$61,872
95	Peter Lawrence Comm. RE	Commercial Design Services	4505 W. Hillsborough Avenue	Lease	8/1/01	29,000	\$516,000
96	Peter Lawrence Comm. RE	Florida Courier	5031 Rio Vista Avenue	Lease	8/1/01	2,000	\$6,750
97	Peter Lawrence Comm. RE	Darryl & Fran McDonald	5402 Airport Blvd.	Lease	8/1/01	3,500	\$20,422
98	Peter Lawrence Comm. RE	Bill Shook Designs	5420 Airport Blvd.	Lease	9/1/01	2,000	\$40,580
99	Peter Lawrence Comm. RE	Dagher Restaurant	5011-A Hillsborough Avenue	Lease	9/1/01	1,750	\$9,188
100	Peter Lawrence Comm. RE	MOC Products Co.	5209 Rio Vista Avenue	Lease	9/1/01	6,000	\$112,380
101	Ralph Nieves	Matthew Wise	4607 N. Clark Avenue	Lease	9/1/01	6,000	\$42,000
102	F&M	Vickmoore	5115 W. Knox Street	Sale	9/6/01	18,600	\$737,000
103	Dyne Associates	Telecom Response	5414 W. Crenshaw Street	Lease	10/1/01	8,000	\$32,060
104	MAC Building, Inc.	Link Systems International	5035 Savarese Circle	Lease	10/1/01	5,800	\$54,810
105	Peter Lawrence Comm. RE	Host International	5101 Rio Vista Avenue	Lease	10/1/01	4,500	\$91,305
106	Peter Lawrence Comm. RE	VHA of Florida	4710 Eisenhower Blvd., A10	Lease	10/1/01	3,850	\$3,077
107	Peter Lawrence Comm. RE	Compage	5011-N Hillsborough Avenue	Lease	10/1/01	1,400	\$43,708
108	Peter Lawrence Comm. RE	D&D Designs	5456-C Crenshaw Street	Lease	11/1/01	5,000	\$51,250

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109	Peter Lawrence Comm. RE	Esvanet Designer Wear	5101 Rio Vista Avenue	Lease	11/1/01	2,250	\$45,653
110	Peter Lawrence Comm. RE	Print Shack	5011-C Hillsborough Avenue	Lease	11/1/01	1,400	\$14,000
111	Peter Lawrence Comm. RE	Zony Systems	5011-D Hillsborough Avenue	Lease	11/1/01	1,400	\$43,702
112	Peter Lawrence Comm. RE	Control Magnetics	5023 Rio Vista Avenue	Lease	12/1/01	6,000	\$109,081
113	Peter Lawrence Comm. RE	Media Entertainment	4710 Eisenhower Blvd., C-6	Lease	12/1/01	3,280	\$93,530
114	Peter Lawrence Comm. RE	O'Laker's Moving	5600-A Airport Blvd.	Lease	12/1/01	13,120	\$56,737
115	Peter Lawrence Comm. RE	Shoreline Carpet	4901 Rio Vista Avenue	Lease	12/1/01	12,183	\$244,767
116	Peter Lawrence Comm. RE	Pitney Bowes	4710 Eisenhower Blvd., A-6	Lease	12/1/01	4,680	\$39,525
117	Peter Lawrence Comm. RE	Dominoes Pizza	5011-F Hillsborough Avenue	Lease	1/1/02	1,400	\$16,800
118	Peter Lawrence Comm. RE	Gemaire Distributors	5500-B Airport Blvd.	Lease	1/1/02	12,300	\$180,810
119	Peter Lawrence Comm. RE	Amsterdam Flower	5009 Rio Vista Avenue	Lease	1/1/02	1,800	\$37,927
120	Tech Restoration	Sunmaxcess	4710 Eisenhower Blvd., C-7	Lease	1/1/02	3,380	\$32,200
121	Dyne Associates	Diversified Marine	5428 W. Crenshaw Street	Lease	1/1/02	2,300	\$14,954
122	Peter Lawrence Comm. RE	Sat Star Technologies	5123 Rio Vista Avenue	Lease	1/1/02	2,500	\$17,200
123	Benjamin Partners	10-20 Productions	7131-C Benjamin Road	Lease	1/1/02	1,430	\$19,680
124	Peter Lawrence Comm. RE	Coastal Packaging	5161 Rio Vista Avenue	Lease	1/1/02	2,700	\$54,784
125	Benjamin Partners	H20 To Go	7031-A Benjamin Road	Lease	1/15/02	2,472	\$31,671
126	Peter Lawrence Comm. RE	LifeWin, Inc.	4710 Eisenhower Blvd., C-4	Lease	2/01/02	3,280	\$45,461
127	Benjamin Partners	Karteczka and Roman	7031 D&E Benjamin Road	Lease	2/15/02	2,800	\$38,905

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128	Peter Lawrence Comm. RE	Omni Credit Services	4710 Eisenhower Blvd., C-2	Lease	3/01/02	3,262	\$85,044
129	Dyne Associates	Sheppard Air Conditioning	5420 W. Crenshaw Street	Lease	3/01/02	4,490	\$58,370
130	Peter Lawrence Comm. RE	Solanes Truck Parts	5011 Rio Vista Avenue	Lease	3/01/02	1,800	\$17,784
131	Peter Lawrence Comm. RE	Industrial Medicine Center	5400-C Airport Blvd.	Lease	3/01/02	500	\$6,000
132	Peter Lawrence Comm. RE	Dagher Restaurant	5011-A Hillsborough Avenue	Lease	3/01/02	1,750	\$9,188
133	Dyne Associates	TechPoint International	5416 W. Crenshaw Street	Lease	4/01/02	4,350	\$19,500
134	Dyne Associates	Telecom Response	5414 W. Crenshaw Street	Lease	4/01/02	8,000	\$51,996
135	Peter Lawrence Comm. RE	Automated Wagering	5033 Rio Vista Avenue	Lease	4/01/02	5,000	\$121,176
136	Dyne Associates	Hudson Commercial Flooring	5424 W. Crenshaw Street	Lease	7/01/02	14,500	\$408,910
137	Peter Lawrence Comm. RE	Sels Imports	5550 C&D Airport Blvd.	Lease	4/01/02	27,588	\$63,273
138	Peter Lawrence Comm. RE	W. W. Grainger	5003 Rio Vista Avenue	Lease	4/01/02	2,250	\$29,835
139	Peter Lawrence Comm. RE	Enhanced Safety Systems	4710 Eisenhower Blvd., F-3	Lease	5/01/02	6,473	\$304,765
140	Lexon, Inc.	Trend Distributors	6211-B Anderson Road	Lease	5/01/02	8,100	\$142,538
141	Peter Lawrence Comm. RE	Somex	5031 Rio Vista Avenue	Lease	06/01/02	2,000	\$46,949
142	Lennox International	Americana Dental	5157 Rio Vista Avenue	Lease	06/01/02	1,800	\$20,900
143	Peter Lawrence Comm. RE	Y-Tech Solutions	5153 Rio Vista Avenue	Lease	7/01/02	3,600	\$50,970
144	Peter Lawrence Comm. RE	Radon Medical Parts	5121 Rio Vista Avenue	Lease	7/01/02	2,500	\$50,726
145	McCloud Construction	Get Motivated Seminars	4710 Eisenhower Blvd., C-3	Lease	7/01/02	3,280	\$24,000
146	Peter Lawrence Comm. RE	Communications Supply Corp.	5410 Airport Blvd.	Lease	8/01/02	2,000	\$24,480

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147	Peter Lawrence Comm. RE	M&N Casework	5039 Rio Vista Avenue	Lease	8/01/02	2,500	\$32,819
148	Peter Lawrence Comm. RE	Dunedin Scottish	5402 Airport Blvd.	Lease	8/01/02	3,500	\$32,239
149	ProLogis Development	Alexander-Whitt Enterprises	Tampa West Industrial Park, Tract 4	Sale	8/16/02	.749 acres	\$110,000
150	Peter Lawrence Comm. RE	The Leather Factory	4901-A Rio Vista Avenue	Lease	9/01/02	5,238	\$191,400
151	Peter Lawrence Comm. RE	Modern Window Fashions	5019 Rio Vista Avenue	Lease	9/01/02	2,700	\$54,784
152	Peter Lawrence Comm. RE	Brooks Equipment Supply	5404 Airport Blvd.	Lease	9/01/02	7,000	\$246,442
153	Peter Lawrence Comm. RE	Life Care Technologies	4710 Eisenhower Blvd., A-10	Lease	9/01/02	3,850	\$36,575
154	Peter Lawrence Comm. RE	A&N Sales	4901-C Rio Vista Avenue	Lease	9/01/02	5,000	\$100,918
155	Peter Lawrence Comm. RE	Dagher Restaurant	5011-A Hillsborough Avenue	Lease	9/01/02	1,750	\$9,363
156	Peter Lawrence Comm. RE	M&N Casework	5037 Rio Vista Avenue	Lease	9/06/02	2,500	\$1,375
157	Compage	Franks & Umansky	5011-N Hillsborough Avenue	Lease	9/16/02	1,400	\$31,360
158	Benjamin Partners	Superior Structures	7031 F&G Benjamin Road	Lease	9/23/02	2,800	\$32,400
159	MAC Building	Link Systems	5035 Savarese Circle	Lease	10/01/02	5,800	\$60,428
160	Peter Lawrence Comm. RE	DSC Sales	5501-C Airport Blvd.	Lease	10/01/02	23,556	\$64,779
161	Peter Lawrence Comm. RE	Benning Construction	4710 Eisenhower Blvd., A-7	Lease	10/01/02	1,670	\$51,618
162	Peter Lawrence Comm. RE	FROC Corp.	5011-C Hillsborough Avenue	Lease	11/01/02	1,400	\$14,400
163	Peter Lawrence Comm. RE	Accredo Therapeutics	4710 Eisenhower Blvd., E-3	Lease	11/01/02	2,859	\$95,718
164	Peter Lawrence Comm. RE	Ionics	4710 Eisenhower Blvd., E-8	Lease	11/01/02	6,780	\$402,328
165	Peter Lawrence Comm. RE	Sat Star	5155 Rio Vista Avenue	Lease	12/01/02	1,800	\$36,523

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166	Peter Lawrence Comm. RE	Bank of America	4710 Eisenhower Blvd., A-6	Lease	12/01/02	4,680	\$20,569
167	Peter Lawrence Comm. RE	Universal Tile	4902 Rio Vista Avenue	Lease	12/01/02	14,700	\$124,950
168	Peter Lawrence Comm. RE	Diverisified Marine	5428 W. Crenshaw Street	Lease	12/01/02	2,300	\$15,403
169	Peter Lawrence Comm. RE	Genetic Potential	5422 Airport Blvd.	Lease	12/01/02	2,000	\$40,581
170	Peter Lawrence Comm. RE	Omni Credit Services	4710 Eisenhower Blvd., B-3	Lease	12/01/02	5,600	\$88,422
171	Dyne Associates	Tribeca Financial	5432-C Crenshaw Street	Lease	12/01/02	2,183	\$44,280
172	Peter Lawrence Comm. RE	Conservation Billing Services	5454 W. Crenshaw Street	Lease	12/01/02	10,900	\$64,842
173	Peter Lawrence Comm. RE	Tampa Bay Press	4710 Eisenhower Blvd., B-10	Lease	12/01/02	17,515	\$745,004
174	Peter Lawrence Comm. RE	Modine Aftermarket	5213 Rio Vista Avenue	Lease	12/01/02	6,000	\$108,862
175	Peter Lawrence Comm. RE	Flooring Solutions	5005 Rio Vista Avenue	Lease	1/1/03	4,500	\$83,286
176	Peter Lawrence Comm. RE	Purple Pizza Eaters	5011-F Hillsborough Avenue	Lease	1/1/03	1,400	\$17,500
177	Peter Lawrence Comm. RE	All-Med Services	5017 Rio Vista Avenue	Lease	1/1/03	2,700	\$35,802
178	Peter Lawrence Comm. RE	O'Lakers Moving	5600-A Airport Blvd.	Lease	1/1/03	13,120	\$59,040
179	Peter Lawrence Comm. RE	TAE-Trans Atlantic	5011-E Hillsborough Avenue	Lease	1/1/03	1,400	\$14,546
180	Peter Lawrence Comm. RE	M + N Casework	5037 Rio Vista Avenue	Lease	1/1/03	2,500	\$2,250
181	Benjamin Partners	H2O to Go	7031-B Benjamin Road	Lease	1/1/03	1,370	\$9,650
182	Peter Lawrence Comm. RE	Gramma Grippo's	5011-A Hillsborough Avenue	Lease	2/1/03	1,750	\$18,725
183	Peter Lawrence Comm. RE	A-1 Nails	2037 Rio Vista Avenue	Lease	2/1/03	2,500	\$16,250
184	Peter Lawrence Comm. RE	Industrial Medicine	5400-C Airport Blvd.	Lease	3/1/03	500	\$12,730

**Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
185	Peter Lawrence Comm. RE	Sun Maxcess	4710 Eisenhower Blvd. C-7	Lease	3/1/03	3,380	\$89,908
186	Peter Lawrence Comm. RE	Ambient Healthcare	4710 Eisenhower Blvd. A-12	Lease	3/1/03	9,720	\$255,150
187	Peter Lawrence Comm. RE	Life Win	4710 Eisenhower Blvd. C-3	Lease	3/1/03	3,280	\$28,142
188	Peter Lawrence Comm. RE	A + I Alp	4901-B Rio Vista Avenue	Lease	3/1/03	5,200	\$65,035
189	Benjamin Partners	Superior Structures	7031 D+E Benjamin Road	Lease	3/1/03	2,800	\$27,600
190	Benjamin Partners	Gavin's Sun Solutions	7031-J Benjamin Road	Lease	3/1/03	1,400	\$19,680
191	Peter Lawrence Comm. RE	Henry Schein	4710 Eisenhower Blvd. B-1	Lease	4/1/03	10,351	\$231,956
192	Dyne Associates	Techpoint International	5416 W. Crenshaw Street	Lease	4/1/03	4,350	\$39,600
193	Dyne Associates	Southeast Print Program	5414 W. Crenshaw Street	Lease	4/1/03	8,000	\$273,329
194	Dyne Associates	Cotton Catastrophe	5432-A W. Crenshaw Street	Lease	4/1/03	2,033	\$42,891
195	Dyne Associates	National Marketing Team	5432-B W. Crenshaw Street	Lease	4/1/03	2,033	\$42,891
196	Crenshaw Partners	Conservation Billing Services	5452 W. Crenshaw Street	Lease	5/1/03	5,925	\$106,072
197	Peter Lawrence Comm. RE	Conservation Billing Services	5454 W. Crenshaw Street	Lease	5/1/03	10,900	\$118,893
198	Benjamin Management Co.	Nicholas Banko	5327 W. Crenshaw Street	Sale	8/19/03	30,000	\$1,300,000
199	Dyne Associates	Hardware Imagination	5422 W. Crenshaw Street	Lease	10/1/03	11,200	\$277,200
200	Executive Industrial	Hile's Curtain Specialties	6103 Johns Road, Ste. 1	Lease	12/1/03	3,600	\$151,128
201	Dyne Associates	Diversified Marine	5428 W. Crenshaw Street	Lease	1/1/04	2,300	\$15,865
202	Benjamin Partners	H2O To Go	7031 A&B Benjamin Road	Lease	1/15/04	3,842	\$15,865
203	Benjamin Partners	10-20 Productions	7031-c Benjamin Road	Lease	2/01/04	1,430	\$20,462

**Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
204	Dyne Associates	Alarm Monitoring	5432-C W. Crenshaw Street	Lease	2/01/04	2,183	\$44,280
205	James G. Hatton	ADM II Exhibits	5142 W. Idlewild Avenue	Lease	2/15/04	15,000	\$231,860
206	Dyne Associates	Sheppars Air Conditioning	5420 W Crenshaw Street	Lease	3/01/04	4,490	\$59,887
207	Benjamin Partners	Heritage Printing	7031-H Benjamin Road	Lease	3/10/04	1,430	\$21,696
208	James G. Hatton	Enviro-Logical Solutions	5147 W. Clifton Street	Lease	5/15/04	12,900	\$276,372
209	Dyne Associates	The Image Forum	5432-B W. Crenshaw Street	Lease	7/01/04	2,033	\$41,220
210	Dyne Associates	FBS Business Systems	5430 W. Crenshaw Street	Lease	8/1/04	3,050	\$66,636
211	Roger Kumar	Spaces Group	5106 W. Hanna Avenue	Lease	10/01/04	11,884	\$238,556
212	Dyne Associates	Paul Davis Restoration	5426 W. Crenshaw Street	Lease	10/01/04	2,200	\$16,572
213	Benjamin Partners	Superior Structures	7031 F&G Benjamin Road	Lease	11/01/04	2,800	\$35,400
214	Peter Lawrence Comm. RE	Lietz Development	5011-H Hillsborough	Lease	11/01/04	1,400	\$996
215	J. James Enterprises	Iron Point Construction	5136 W Idlewild Avenue	Lease	12/1/04	4,000	\$85,117
216	J. James Enterprises	Carmetics	5128 Idlewild Avenue	Lease	12/15/04	11,500	\$156,352
217	Michael Bak	Fierle Commercial	West Idlewild Avenue	Sale	12/22/04	2.5Acres	\$500,000
218	Dyne Associates	Diversified Marine	5428 W. Crenshaw Street	Lease	1/01/05	2,300	\$15,865
219	East Group Properties	Cook/Tampa Bay Moving	6015 Benjamin Road	Lease	1/1/05	9,610	\$55,258
220	Benjamin Partners	Southeast Water Service	7031 A+B Benjamin Road	Lease	1/15/05	3,842	\$49,620
221	ARA Properties No.3	Techpoint International	5011-G W. Hillsborough Ave.	Lease	4/1/05	1,400	\$43,273
222	Benjamin Partners	Gavin's Fencing	7031-J Benjamin Road	Lease	4/1/05	1,400	\$21,697
223	Benjamin Partners	Superior Structures	7031 D&E Benjamin Road	Lease	4/1/05	2,800	\$23,980
224	J. James Enterprises	Normac Kitchens	5126 W. Idlewild Avenue	Lease	5/1/05	5,000	\$60,988

**Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
225	Presidents Plaza	National Medical Resources	4803 George Road	Lease	7/1/05	2,250	\$87,420
226	Dyne Associates	H.J Ingold	5426 W. Crenshaw Street	Lease	10/1/05	2,200	\$1,418
227	Dyne Associates	Southeast Print	5414 W. Crenshaw Street	Lease	12/1/05	4,350	\$157,690
228	ORA Management	ACD Investments	5001 N. Coolidge Avenue	Sale	12/7/05	6,000	\$540,000
229	East Group	Cook/Tampa Bay Moving	6015 Benjamin Road	Lease	1/1/06	9,610	\$30,031
230	Dyne Associates	Alarm Monitoring	5428 W. Crenshaw Street	Lease	1/1/06	2,300	\$16,054
231	Dyne Associates	Go Live	5418 W. Crenshaw Street	Lease	2/1/06	7,365	\$165,600
232	Dyne Associates	Sheppard Air	5420 W. Crenshaw Street	Lease	3/1/06	4,490	\$33,637
233	5104 Hanna, LLC	Westshore Glass	5104 W. Hanna Avenue	Lease	3/1/06	23,100	\$120,120
234	David Norton	MFJ Properties	4910 Linebaugh Avenue	Sale	3/1/06	5.74 Ac.	\$1,500,000
235	ARA Properties	Sun Metals Systems	5501-D Airport Blvd.	Lease	3/1/06	39,550	\$363,069
236	Dyne Associates	Southeast Print	5414 W. Crenshaw Street	Lease	4/1/06	8,000	\$160,345
237	ARA Properties	ORA Management	5456 W. Crenshaw Street	Sale	4/1/06	11,600	\$870,000
238	J. James Enterprises	Martinez-Monfort	5134 W. Idlewild Avenue	Lease	5/1/06	4,000	\$87,405
239	Benjamin Partners	10-20 Productions	7031-C Benjamin Road	Lease	5/1/06	1,430	\$19,623
240	Dyne Associates	Garage Doors Done Right	5432-A W. Crenshaw Street	Lease	6/1/06	2,033	\$45,720
241	Dyne Associates	Home Fixology	5426 W. Crenshaw Street	Lease	6/1/06	2,200	\$51,018
242	Clewis Properties	Progressive Flooring	5001 W. Nassau St.	Lease	7/1/06	12,000	\$492,915
243	ARA	JM Penny	5111 Rio Vista Avenue	Lease	9/1/06	3,600	\$83,454
244	Benjamin Partners	Superior Structures	7031-D Benjamin Rd.	Lease	11/1/06	5,600	\$35,280
245	Dyne Associates	Health Aid	5428-B W. Crenshaw St.	Lease	12/1/06	2,033	\$47,700

**Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
246	J. James Enterprises	Carsmetics	5128 Idlewild Ave.	Lease	11/1/07	11,500	\$259,803
247	Benjamin Partners	SE Water Services	7031-A Benjamin Rd.	Lease	1/15/2007	2,472	\$26,190
248	Dyne Associates	Alarm Monitoring	5428 W. Crenshaw St.	Lease	2/1/107	2,300	\$29,638
249	Dyne Associates	Alarm Monitoring	5432-C W. Crenshaw St.	Lease	2/1/07	2,183	\$31,095
250	James G. Hatton	ADM II Exhibits & Displays	5142 W. Idlewild Ave.	Lease	2/15/07	15,000	\$304,356
251	Benjamin Partners	Balloonies	7031-B Benjamin Rd.	Lease	3/1/07	1,370	\$22,755
252	Dyne Associates	Beavex	5420 W. Crenshaw St.	Lease	4/1/07	4,490	\$118,800
253	J. James Enterprises	Team Worldwide	5139 W. Clifton St.	Lease	5/15/07	4,000	\$75,660
254	Paulau, Inc.	Lighting Resources	5703 W. Sligh Ave.	Lease	6/1/07	4,800	\$93,480
255	Dyne Associates	RJM Consulting	5424 W. Crenshaw St.	Lease	7/1/07	14,500	\$46,504
256	Dyne Associates	FBS Business Systems	5430 W. Crenshaw St.	Lease	8/1/07	3,050	\$73,061
257	Benjamin Partners	Service By Air	7031-J Benjamin Rd.	Lease	10/1/07	1,400	\$24,108
258	Benjamin Partners	Superior Structures	7031-D Benjamin Rd.	Lease	11/1/07	5,600	\$76,200
259	James G. Hatton	Iron Point Const.	5136 W. Idlewild Ave.	Lease	12/1/07	5,000	\$64,074
260	James G. Hatton	Enviro-Logical Solutions	5147 W. Clifton St.	Lease	12/1/07	12,900	\$29,056
261	Dyne Associates	RJM Commercial	5424 W. Crenshaw St.	Lease	1/1/08	14,500	\$276,225
262	ARA Properties #3	Techpoint International	5011-G W. Hillsborough	Lease	4/1/08	1,400	\$47,285
263	Dyne Associates	Florida Exhaust	5422 W. Crenshaw	Lease	7/1/08	11,500	\$229,252
264	J. James Enterprises	Keystone Automotive	5133 W. Clifton	Lease	8/1/08	4,000	\$27,840
265	J. James Enterprises	Adm II Exhibits & Displays	5147 W. Clifton	Lease	10/1/08	12,900	\$560,711
266	J. James Enterprises	Adm II Exhibits & Displays	5142-5144 W. Idlewild	Lease	10/1/08	15,000	\$408,269
267	Dyne Associates	Summer Corporation	5432-A Crenshaw	Lease	10/1/08	2,033	\$45,540

**Industrial Property Group, Inc.**

	<u>Seller/Landlord</u>	<u>Buyer/Tenant</u>	<u>Location</u>	<u>Transaction Type</u>	<u>Closing Date/ Lease Commencement</u>	<u>Size/ Sq. Ft.</u>	<u>Sales Price/ Lease Value</u>
268	Jose Sena	Arch Aluminum	5104 W. Hanna	Lease	9/1/08	23,100	\$6,000
269	J. James Enterprises	Commercial Lighting	5137 W. Clifton	Lease	11/1/08	4,800	\$101,140
270	Slate & Granite Imports	Stone Mart	6005 Anderson Road	Sale	12/23/08	21,940	\$1,500,000
271	Dyne Associates	Alarm Monitoring	5426 Crenshaw Street	Lease	2/1/09	2,200	\$39,600
272	Dyne Associates	Alarm Monitoring	5428 Crenshaw Street	Lease	2/1/09	2,300	\$48,165
273	Dyne Associates	Advanced Air Solutions	5432-C Crenshaw Street	Lease	3/1/09	2,183	\$50,400
274	Nick Banko	Pasquotto Enterprises	5313 Crenshaw Street	Sale	3/13/09	9,600	\$850,000
275	Hanna Ave. LLC	Spaces Group	5106 W. Hanna	Lease	6/1/09	11,884	\$45,600
276	Dyne Assoc.	Health Aid Company	5432-B Crenshaw Street	Lease	7/1/09	2,033	\$13,200
277	Peter Lawrence	JM Penny	4901 B-1 Rio Vista Ave.	Lease	7/1/09	5,200	\$71,613
278	J. James Enterprises	Florida Lifetime Window	5134 W. Idlewild Ave.	Lease	8/1/09	4,000	\$74,920
279	Fierle Joint Venture	First Class Moving	5105 W. Clifton St.	Lease	9/1/09	32,200	\$512,946
280	Independence Realty	National Medical Resources	4803 George Rd., Suite 310	Lease	11/1/09	2,250	\$70,988
281	J. James Enterprises	Air Surface Express	5135 W. Clifton St.	Lease	12/1/09	3,250	\$14,353
282	Fieale Commercial	Tamber, LLC	5115 W. Clifton St.	Sale	1/20/10	34,100	\$1,800,000
283	Paulau, Inc	Concrete N Counters	5703 W. Sligh Ave.	Lease	3/1/10	4,800	\$68,094
284	Dyne Assoc.	FBS Business Systems	5430 W. Crenshaw St.	Lease	4/1/10	3,050	\$29,400
285	Dyne Assoc.	Beavex	5420 W. Crenshaw St.	Lease	4/1/10	4,490	\$84,726
286	Dyne Assoc.	Ferguson Enterprises	5422 W. Crenshaw St.	Lease	4/1/10	11,200	\$227,400
287	James Hatton	Berger Transfer	5117 W. Clifton St.	Sale	5/1/10	.25 Acre	\$200,000
288	Hanna Ave, LLC	Spaces Group	5106 W. Hanna Ave.	Lease	6/1/10	11,884	\$45,600

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289	J. James Enterprises	Florida Window & Door	5132 W. Idlewild Ave.	Lease	6/1/10	4,000	\$39,449
290	First Industrial	Spaulding Decon	6201 Johns Rd. Ste 11	Lease	6/1/10	2,250	\$27,471
291	Workman Enterprises	Cantrell's Floorings	4912 W. Knox St.	Lease	8/1/10	13,500	\$110,123
292	First Industrial	Fundraising For A Cause	6203 Johns Rd., Suite 3 & 4	Lease	8/1/10	6,720	\$29,120
293	First Industrial	Tampa Bay Plumbers	6091 Johns Rd., Suite 7	Lease	8/1/10	2,250	\$19,125
294	Dyne Associates	Paws Aboard	5424 W. Crenshaw St.	Lease	8/1/10	14,500	\$161,345
295	Dyne Associates	Baymar Solutions	5418 W. Crenshaw St.	Lease	8/1/10	7,365	\$108,118
296	East Group	Capstar Corp.	6011 Benjamin Rd., Suite 102	Lease	11/1/10	2,970	\$13,841
297	Workman Enterprises	Lifespan	4912 W. Knox St., Suite 100 & 200	Lease	11/1/10	31,200	\$437,605
298	First Industrial	Crush Drums	6201 Johns Rd., Suite 3	Lease	11/18/10	2,700	\$6,606
299	Dyne Assoc.	Bay City Signs	5416 W. Crenshaw St.	Lease	1/1/11	4,350	\$61,200
300	First Industrial	Transfield	6201 Johns Rd., Suite 4	Lease	12/13/10	2,700	\$63,358
301	First Industrial	Custom Plastic	6201 Johns Rd., Suite 8	Lease	12/31/10	1,800	\$22,680
302	First Industrial	Red Cell Technology	6203 Johns Rd., Suite 12	Lease	12/31/10	3,360	\$40,784
303	Workman Enterprises	Wurth Wood Group	4912 W. Knox St., Suite 300	Lease	1/1/11	16,300	\$44,860
304	Hanna / Sena	Spaces Group	5106 W. Hanna Ave.	Lease	6/1/11	11,884	\$45,600
305	Home Pride Cabinets	Painters On Demand	4903 W. Hanna Ave.	Lease	3/1/11	10,000	\$92,999
306	First Industrial	Milpack Ventures	6089 Johns Rd., Suite 7&8	Lease	2/4/11	4,000	\$13,825
307	First Industrial	American Portable Air	6091 Johns Rd., Suite 8	Lease	4/1/11	2,250	\$18,038
308	First Industrial	Synergy Distribution	6201 Johns Rd., Suite 1	Lease	3/15/11	2,250	\$9,283
309	First Industrial	SM Restorations	6089 Johns Rd., Suite 12	Lease	3/31/11	2,000	\$15,642

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310	Hanna / Sena	Colliers Security	5104 W. Hanna Ave.	Lease	4/1/11	23,100	\$124,070
311	First Industrial	Unlimited Restoration	6091 Johns Rd., Suite 5 & 6	Lease	3/1/11	4,500	\$17,222
312	Bak / Anderson	Skaffco Engineering	5109 W. Knox St.	Lease	5/1/11	16,700	\$161,322
313	Bak / Anderson	Travertine Group	5113 W. Knox St.	Lease	6/1/11	23,500	\$200,925
314	First Industrial	Custom Flooring	6203 Johns Rd., Suite 5 & 6	Lease	5/20/11	4,800	\$18,960
315	Dyne Assoc.	Florida Research Group	5414 W. Crenshaw St.	Lease	6/1/11	8,000	\$130,410
316	First Industrial	Tolt , LLC	6201 Johns Rd., Suite 9	Lease	6/1/11	2,700	\$34,152
317	Victor Bolsa	Air Surface Express	6605 Anderson Rd.	Lease	6/1/11	32,200	\$258,144

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