

# **367 Industrial Real Estate Transactions**

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

**Comprising 2,533,548 sq. ft. of Industrial Buildings plus 85 Acres  
of Vacant Industrial Land and having a total dollar volume of \$64,454,677**

	<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 Rd.	Lease	1/1/00	8,100	\$145,800
2	Peter Lawrence Comm. RE	Conservation Billing	5454 W. Crenshaw St.	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 Rd.	Sale	1/7/00	9,200	\$340,000
5	Ranmar Development	Lexon Co.	12850 Commodity Place	Sale	1/10/00	26,000	\$715,000
6	Benjamin Partners	H2O To Go	7031-A Benjamin Rd.	Lease	1/15/00	2,472	\$24,900
7	Antinori Properties	Langston-McCoy	3615 E. Lake Ave.	Sale	1/31/00	63,000	\$1,000,000
8	Peter Lawrence Comm. RE	Pitney Bowes	4710 Eisenhower Blvd., A-6	Lease	1/31/00	4,680	\$35,100
9	Peter Lawrence Comm. RE	Felix Equities	5157 Rio Vista Ave.	Lease	1/31/00	1,800	\$11,700
10	Peter Lawrence Comm. RE	Elite Foods	5418 Boran Place	Lease	2/1/00	2,000	\$22,008
11	Peter Lawrence Comm. RE	Lance, Inc.	4507 Hillsborough Ave.	Lease	2/1/00	15,000	\$407,571
12	Peter Lawrence Comm. RE	IFC Holdings	5418 Airport Blvd.	Lease	2/1/00	2,500	\$115,062
13	Crenshaw Partners	Auto Truck & Glass	5452 W. Crenshaw St. #8	Lease	2/1/00	1,000	\$15,471

**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>
14	Prologis	PS Buildings	Anderson Rd. Land	Sale	2/16/00	.75 Acre	\$150,000
15	Peter Lawrence Comm. RE	Applied Foundation	5439 N. 59th St.	Lease	3/1/00	1,800	\$30,926
16	Peter Lawrence Comm. RE	Olsten Health Services	4710 Eisenhower Blvd., A-10	Lease	3/1/00	9,726	\$288,249
17	Peter Lawrence Comm. RE	Irvine Access Floors	5117 Rio Vista Ave.	Lease	3/1/00	2,700	\$49,865
18	Peter Lawrence Comm. RE	Print Shack	5011-D Hillsborough Ave.	Lease	3/1/00	1,400	\$13,300
19	Peter Lawrence Comm. RE	Namco	5011-G Hillsborough Ave.	Lease	3/1/00	1,400	\$40,516
20	Peter Lawrence Comm. RE	SPI Distribution	5601 Airport Blvd.	Lease	3/6/00	10,854	\$337,579
21	Peter Lawrence Comm. RE	ALT Communications	5416 Airport Blvd.	Lease	4/1/00	2,500	\$1,458
22	Dyne Associates	Southeast Service	5422 W. Crenshaw St.	Lease	5/1/00	11,200	\$336,000
23	Peter Lawrence Comm. RE	Nextel South Corporation	4710 Eisenhower Blvd., E-1	Lease	5/1/00	11,192	\$672,762
24	Peter Lawrence Comm. RE	DebitFone International	4710 Eisenhower Blvd., B-2	Lease	5/1/00	4,500	\$137,663
25	Peter Lawrence Comm. RE	Sabre, Inc.	5011-P W. Hillsborough	Lease	5/1/00	1,400	\$43,702
26	Peter Lawrence Comm. RE	Rugby IPD	5501-A Airport Blvd.	Lease	5/1/00	45,295	\$1,285,500
27	Peter Lawrence Comm. RE	Modine Aftermarket	5213 Rio Vista Ave.	Lease	6/1/00	6,000	\$92,176
28	Peter Lawrence Comm. RE	Suca Pipe Supply	5109 Rio Vista Ave.	Lease	6/1/00	1,800	\$36,884
29	Peter Lawrence Comm. RE	Hilti, Inc.	5011-K Hillsborough Ave.	Lease	6/1/00	1,400	\$43,032
30	RAM Company	Positive Technologies	6905-B Park East Blvd.	Lease	6/1/00	8,000	\$93,247
31	Crenshaw Partners	TRAK Acoustical	5454 W. Crenshaw St., #7	Lease	6/12/00	1,250	\$21,823

## 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>
32	Peter Lawrence Comm. RE	A&N Sales	4901-C Rio Vista Ave.	Lease	6/16/00	5,000	\$94,740
33	EZ Packaging	Millennium Medical	5101 Rio Vista Ave.	Lease	6/26/00	2,250	\$14,100
34	Benjamin Partners	Hoven, Inc.	7031-C Benjamin Rd.	Lease	6/28/00	4,287	\$84,709
35	Peter Lawrence Comm. RE	Sign Magic	5011-H Hillsborough Ave.	Lease	7/1/00	2,800	\$112,956
36	Peter Lawrence Comm. RE	AT&T	4710 Eisenhower Blvd., B-9	Lease	7/1/00	300	\$50,426
37	Peter Lawrence Comm. RE	AEI (DANZAS)	5422 Rio Vista Ave.	Lease	07/01/2000	2,000	\$36,991
38	Peter Lawrence Comm. RE	The Stellar Group	5428 Boran Place	Lease	7/19/00	2,000	\$41,299
39	Peter Lawrence Comm. RE	Control Magnetics	5023 Rio Vista Ave.	Lease	7/30/00	6,000	\$34,944
40	MAC Building, Inc.	Link Systems	5031 Savarese Circle	Lease	7/30/00	5,800	\$52,200
41	Square D	Penco Construction	1208 Tech Blvd.	Lease	8/9/00	3,200	\$63,917
42	Peter Lawrence Comm. RE	Apartment Movers	5001 Rio Vista Ave.	Lease	8/15/00	2,250	\$3,420
43	Dyne Associates	National Carpet Care	5420 W. Crenshaw St.	Lease	9/1/00	4,490	\$147,000
44	Cason Construction	ORA Management	4307 South Ave.	Sale	9/19/00	5,800	\$250,000
45	Peter Lawrence Comm. RE	Office Management	4710 Eisenhower Blvd., C-8	Lease	10/1/00	3,126	\$175,489
46	RAD, Inc.	Kimby Carpet & Tile	5155 Rio Vista Ave.	Lease	10/1/00	1,800	\$5,668
47	Tech Aerofoam	The Prop Depot	5012-B Knollwood Ave.	Lease	11/1/00	19,600	\$172,057
48	Peter Lawrence Comm. RE	American Woodmark	5209 Rio Vista	Lease	11/1/00	2,000	\$43,445
49	Peter Lawrence Comm. RE	Floor Proz	5147 Rio Vista	Lease	11/1/00	4,500	\$60,726

## 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>
50	Peter Lawrence Comm. RE	John Erb's Service Ctr.	5011-M W. Hillsborough	Lease	11/1/00	1,750	\$91,864
51	Peter Lawrence Comm. RE	Nordstrom's	5501-C Airport Blvd.	Lease	11/1/00	23,556	\$159,003
52	580 Corporate Center	GATX Technology	4027 Tampa Rd. #3800	Lease	11/1/00	32,000	\$1,275,108
53	Peter Lawrence Comm. RE	Apartment Movers	5001 Rio Vista Ave.	Lease	11/1/00	2,250	\$21,750
54	Peter Lawrence Comm. RE	EG&G Technology	5103 Rio Vista Ave.	Lease	11/17/00	2,250	\$96,575
55	Getronics/Wang Co.	Colonial Brick	4901-D Rio Vista	Lease	11/25/00	5,540	\$45,000
56	Peter Lawrence Comm. RE	RADCO	5456-A Crenshaw St.	Lease	12/1/00	2,400	\$65,265
57	Peter Lawrence Comm. RE	Déjà vu Laser	5424 Boran Place	Lease	12/1/00	2,500	\$80,437
58	Florida Record Service	Peter Lawrence Comm. RE	5161 Rio Vista	Lease	12/1/00	2,700	\$4,093
59	Prologis	Summitville Tiles	7717 Anderson Rd.	Lease	12/1/00	10,000	\$270,800
60	Peter Lawrence Comm. RE	Computer Cable Connection	5161 Rio Vista	Lease	12/1/00	2,700	\$55,036
61	Peter Lawrence Comm. RE	O'Laker's Moving	5600-A Airport Blvd.	Lease	12/1/00	13,120	\$33,000
62	Peter Lawrence Comm. RE	Pitney Bowes	4710 Eisenhower Blvd., A-6	Lease	12/1/00	4,680	\$37,440
63	Peter Lawrence Comm. RE	Peggy & Timothy Foley	5431 N. 59th St.	Lease	12/1/00	1,800	\$29,780
64	Liberty Property Trust	Stephan Gould of Florida	5519 Pioneer Park Blvd.	Lease	12/1/00	7,686	\$81,593
65	Jim Bradke Trust	Suncoast Regional, LLC	4543 W. Hillsborough	Sale	12/13/00	14,050	\$943,000
66	Crenshaw Partners	It's About Time Cleaning Service	5452 Crenshaw St., #6	Lease	1/1/01	1,250	\$44,197
67	Peter Lawrence Comm. RE	Domino's Pizza	5011-F Hillsborough Ave.	Lease	1/1/01	1,400	\$15,960

## 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>
68	Peter Lawrence Comm. RE	Nightline Building Maintenance	5416 Airport Boulevard	Lease	1/1/01	2,500	\$50,726
69	Peter Lawrence Comm. RE	Suntrek	5412 Boran Place	Lease	1/1/01	2,000	\$34,146
70	First Industrial	EGL Eagle Global Logistics	8110 Anderson Rd.	Lease	1/1/01	25,000	\$770,854
71	Benjamin partners	H20 To Go	7031-B Benjamin Rd.	Lease	1/1/01	1,370	\$18,000
72	Peter Lawrence Comm. RE	Tom's Foods	5550-D Airport Blvd.	Lease	1/1/01	15,196	\$7,180
73	Peter Lawrence Comm. RE	Americana Dental	5159 Rio Vista Ave.	Lease	2/1/01	2,700	\$58,441
74	Peter Lawrence Comm. RE	Florida Courier Express	5031 Rio Vista Ave.	Lease	2/1/01	2,000	\$6,500
75	Peter Lawrence Comm. RE	Spaces Group	5145 Rio Vista Ave.	Lease	2/1/01	2,250	\$46,496
76	Peter Lawrence Comm. RE	Americon	4710 Eisenhower Blvd., C-3	Lease	3/1/01	3,580	\$99,049
77	Peter Lawrence Comm. RE	REM Systems	5129 Rio Vista Ave.	Lease	3/1/01	2,000	\$42,306
78	Peter Lawrence Comm. RE	Compact Data	5001 Rio Vista Ave.	Lease	3/1/01	2,250	\$45,700
79	Peter Lawrence Comm. RE	Kimby Tile Service	5155 Rio Vista Ave.	Lease	3/1/01	1,800	\$39,051
80	Peter Lawrence Comm. RE	Whitehall Plastics	5500-A Airport Blvd.	Lease	3/1/01	15,264	\$6,678
81	Eagle Global	Jet Expeditors	5901 Benjamin Center Drive	Lease	4/1/01	13,200	\$152,249
82	Peter Lawrence Comm. RE	K&J Technologies	4710 Eisenhower Blvd., B-2	Lease	4/1/01	4,500	\$122,978
83	Peter Lawrence Comm. RE	All South Lighting	5427 N. 59th St.	Lease	4/1/01	2,250	\$46,496
84	Peter Lawrence Comm. RE	George Heslip	5447 N. 59th St.	Lease	4/1/01	1,800	\$29,780
85	Peter Lawrence Comm. RE	Lennox International	5157 Rio Vista Ave.	Lease	4/1/01	1,800	\$33,600

## 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>
86	Peter Lawrence Comm. RE	CPC	5011-N Hillsborough Ave.	Lease	4/1/01	1,400	\$7,525
87	ProLogis	Byron Norrie	Tampa West Industrial Park	Sale	4/18/01	.82 Acres	\$151,807
88	Peter Lawrence Comm. RE	Health Craft	5456-B Crenshaw	Lease	5/1/01	4,200	\$51,408
89	Peter Lawrence Comm. RE	Diamond Tech	5119 Rio Vista Ave.	Lease	5/1/01	2,700	\$35,802
90	Peter Lawrence Comm. RE	Tennison Group	5412 Airport Blvd.	Lease	5/1/01	2,000	\$39,020
91	Peter Lawrence Comm. RE	Kimby Tile Service	5153 Rio Vista Ave.	Lease	5/1/01	1,800	\$35,902
92	Peter Lawrence Comm. RE	Print Shack	5011-C Hillsborough Ave.	Lease	5/1/01	2,800	\$13,337
93	Peter Lawrence Comm. RE	Y-Tech	5151 Rio Vista Ave.	Lease	5/1/01	1,800	\$38,519
94	Benjamin Partners	Heritage Graphics	7031-H Benjamin Rd.	Lease	5/1/01	1,430	\$19,680
95	Peter Lawrence Comm. RE	J.O. King	5015 Rio Vista Ave.	Lease	6/1/01	3,600	\$73,044
96	Peter Lawrence Comm. RE	Montage of Florida	5037 Rio Vista Ave.	Lease	6/1/01	2,500	\$50,726
97	Peter Lawrence Comm. RE	Moss Communications	4710 Eisenhower Blvd., C-4	Lease	6/1/01	3,280	\$2,196
98	Peter Lawrence Comm. RE	Redi Carpet	5011-B Hillsborough Ave.	Lease	6/1/01	1,750	\$54,628
99	Peter Lawrence Comm. RE	Spaces Group	5207 Rio Vista Ave.	Lease	6/1/01	6,000	\$117,997
100	Vincent Castellano	Bed Pros, Inc.	12836 Commodity Place	Lease	6/1/01	13,000	\$317,672
101	Lee Hanna	Ashland, Inc.	5025 W. Hanna Ave.	Sale	6/18/01	7.16 Acres	\$1,701,430
102	Pioneer Metals	Steven Tracy	6018 & 6026 W. Linebaugh	Sale	6/20/01	6,590	\$212,500
103	Dyne Associates	Hudson Commercial Flooring	5422 W. Crenshaw St.	Lease	7/1/01	11,200	\$192,400

## 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>
104	GATX	Laminates & Things	5104 W. Hanna Ave.	Lease	7/1/01	23,111	\$183,713
105	Peter Lawrence Comm. RE	Keenan Hopkins Contractors	5701 Rio Vista Ave.	Lease	7/1/01	10,136	\$199,335
106	Peter Lawrence Comm. RE	Computer Cable	5143 & 5145 Rio Vista Ave.	Lease	7/1/01	4,500	\$91,307
107	Crenshaw Partners	Crenshaw Partners, LLC	5452 W. Crenshaw	Sale	7/5/01	11,775	\$635,000
108	Peter Lawrence Comm. RE	National Art Services	5430 Boran Place	Lease	8/1/01	2,500	\$41,152
109	Dyne Associates	FBS Business Systems	5430 W. Crenshaw St.	Lease	8/1/01	3,050	\$61,872
110	Peter Lawrence Comm. RE	Commercial Design Services	4505 W. Hillsborough Ave.	Lease	8/1/01	29,000	\$516,000
111	Peter Lawrence Comm. RE	Darryl & Fran McDonald	5402 Airport Blvd.	Lease	08/01/2001	3,500	\$20,422
112	Peter Lawrence Comm. RE	Florida Courier	5031 Rio Vista Ave.	Lease	08/01/2001	2,000	\$6,750
113	Peter Lawrence Comm. RE	Accupump	5443 N. 59th St.	Lease	9/1/01	2,250	\$40,889
114	Peter Lawrence Comm. RE	Arbon Equipment	5408 Boran Place	Lease	09/01/2001	2,500	\$79,637
115	Peter Lawrence Comm. RE	Dumoore	5449 59th St.	Lease	09/01/2001	2,250	\$38,633
116	Ralph Nieves	Matthew Wise	4607 N. Clark Ave.	Lease	09/01/2001	6,000	\$42,000
117	Peter Lawrence Comm. RE	Bill Shook Designs	5420 Airport Blvd.	Lease	09/01/2001	2,000	\$40,580
118	Peter Lawrence Comm. RE	MOC Products	5209 Rio Vista Ave.	Lease	09/01/2001	6,000	\$112,380
119	Peter Lawrence Comm. RE	Managed Insulation Services	5429 N. 59th St.	Lease	09/01/2001	1,800	\$23,130
120	Peter Lawrence Comm. RE	Dagher Restaurant	5011-A Hillsborough Ave.	Lease	09/01/2001	1,750	\$9,188
121	F&M	Vickmoore	5115 W. Knox St.	Sale	09/06/2001	18,600	\$737,000

## 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>
122	Peter Lawrence Comm. RE	710 Oakfield Drive LLP	710 Oakfield Drive	Sale	09/28/2001	57,800	\$3,320,000
123	MAC Building, Inc.	Link Systems International	5035 Savarese Circle	Lease	10/1/01	5,800	\$54,810
124	Peter Lawrence Comm. RE	National Garage Door	5426 Boran Place	Lease	10/01/2001	2,000	\$13,900
125	Dyne Associates	Telecom Response	5414 W. Crenshaw St.	Lease	10/01/2001	8,000	\$32,060
126	Peter Lawrence Comm. RE	Compage	5011-N Hillsborough Ave.	Lease	10/01/2001	1,400	\$43,708
127	Peter Lawrence Comm. RE	Host International	5105 Rio Vista Ave.	Lease	10/01/2001	4,500	\$91,305
128	Peter Lawrence Comm. RE	VHA of Florida	4710 Eisenhower Blvd., A10	Lease	10/01/2001	3,850	\$3,077
129	Sutton Distributing	Cody-Mathes Properties	5301 E. Diana St.	Sale	10/17/2001	57,088	\$3,000,000
130	Peter Lawrence Comm. RE	Certified Foundation	5420 Boran Place	Lease	11/01/2001	2,000	\$12,000
131	Peter Lawrence Comm. RE	D&D Designs	5456-C Crenshaw St.	Lease	11/01/2001	5,000	\$51,250
132	Peter Lawrence Comm. RE	Esvanet Designer Wear	5101 Rio Vista Ave.	Lease	11/01/2001	2,250	\$45,653
133	Peter Lawrence Comm. RE	Print Shack	5011-C Hillsborough Ave.	Lease	11/01/2001	1,400	\$14,000
134	Peter Lawrence Comm. RE	Zony Systems	5011-D Hillsborough Ave.	Lease	11/01/2001	1,400	\$43,702
135	Peter Lawrence Comm. RE	Control Magnetics	5023 Rio Vista Ave.	Lease	12/01/2001	6,000	\$109,081
136	Peter Lawrence Comm. RE	Media Entertainment	4710 Eisenhower Blvd., C-6	Lease	12/01/2001	3,280	\$93,530
137	Peter Lawrence Comm. RE	O'Laker Moving	5600-A Airport Blvd.	Lease	12/01/2001	13,120	\$56,737
138	Peter Lawrence Comm. RE	Southern Mill Creek	5441 N. 59th St.	Lease	12/01/2001	2,250	\$46,462
139	Peter Lawrence Comm. RE	Shoreline Carpet	4901 Rio Vista Ave.	Lease	12/01/2001	12,183	\$244,767

## 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>
140	Peter Lawrence Comm. RE	Pitney Bowes	4710 Eisenhower Blvd., A-6	Lease	12/01/2001	4,680	\$39,525
141	Dyne Associates	Diversified Marine	5428 W. Crenshaw St.	Lease	01/01/2002	2,300	\$14,954
142	Peter Lawrence Comm. RE	Tampa Bay Laser	5435 N. 59th St.	Lease	01/01/2002	6,300	\$127,830
143	Peter Lawrence Comm. RE	Dominoes Pizza	5011-F Hillsborough Ave.	Lease	01/01/2002	1,400	\$16,800
144	Peter Lawrence Comm. RE	Gemair Distributors	5500-B Airport Blvd.	Lease	01/01/2002	12,300	\$180,810
145	Peter Lawrence Comm. RE	Amsterdam Flower	5009 Rio Vista Ave.	Lease	01/01/2002	1,800	\$37,927
146	Tech Restoration	SUNMAXCESS	4710 Eisenhower Blvd., C-7	Lease	01/01/2002	3,380	\$32,200
147	Peter Lawrence Comm. RE	Greenfield, Inc.	5412 Boran Place	Lease	01/01/2002	2,000	\$60,000
148	Benjamin Partners	10 – 20 Productions	7031-C Benjamin Rd.	Lease	01/01/2002	1,430	\$19,680
149	Peter Lawrence Comm. RE	Sat Star Technologies	5123 Rio Vista Ave.	Lease	01/01/2002	2,500	\$8,600
150	Peter Lawrence Comm. RE	Coastal Packaging	5161 Rio Vista Ave.	Lease	01/01/2002	2,700	\$54,784
151	Benjamin Partners	H2O To Go	7031-A Benjamin Rd.	Lease	01/15/2002	2,472	\$31,671
152	Peter Lawrence Comm. RE	Elite Foods	5418 Boran Place	Lease	02/01/2002	2,000	\$12,020
153	Peter Lawrence Comm. RE	Glass Pros	5445 N. 59th St.	Lease	02/01/2002	1,800	\$33,547
154	Peter Lawrence Comm. RE	Life Win	4710 Eisenhower Blvd., C-4	Lease	02/01/2002	3,280	\$45,461
155	Benjamin Partners	Karteczka and Roman	7031 D&E Benjamin Rd.	Lease	02/15/2002	2,800	\$38,905
156	Peter Lawrence Comm. RE	Omni Credit Services	4710 Eisenhower Blvd., C-2	Lease	03/01/2002	3,262	\$85,044
157	Dyne Associates	Sheppard Air Conditioning	5420 W. Crenshaw St.	Lease	03/01/2002	4,490	\$58,370

## 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>
158	Peter Lawrence Comm. RE	Solanes Truck Parts	5011 Rio Vista Ave.	Lease	03/01/2002	1,800	\$17,784
159	Peter Lawrence Comm. RE	Industrial Medicine Center	5400-C Airport Blvd.	Lease	03/01/2002	500	\$6,000
160	Peter Lawrence Comm. RE	Dagher Restaurant	5011-A Hillsborough Ave.	Lease	03/01/2002	1,750	\$9,188
161	Dyne Associates	TechPoint International	5416 W. Crenshaw St.	Lease	04/01/2002	4,350	\$19,500
162	Dyne Associates	Telecom Response	5414 W. Crenshaw St.	Lease	04/01/2002	8,000	\$51,996
163	Peter Lawrence Comm. RE	Georgia-Pacific Corp.	1204 N. Himes	Lease	04/01/2002	5,200	\$181,251
164	Peter Lawrence Comm. RE	Automated Wagering	5033 Rio Vista Ave.	Lease	04/01/2002	5,000	\$121,176
165	Dyne Associates	Hudson Commercial Flooring	5424 W. Crenshaw St.	Lease	07/01/2002	14,500	\$408,910
166	Peter Lawrence Comm. RE	Sels Imports	5550 C&D Airport Blvd.	Lease	04/01/02	27,588	\$63,223
167	Peter Lawrence Comm. RE	W. W. Grainger	5003 Rio Vista Ave.	Lease	04/01/02	2,250	\$29,835
168	Peter Lawrence Comm. RE	Enhanced Safety Systems	4710 Eisenhower Blvd., F-3	Lease	05/01/02	6,473	\$304,765
169	Lexon, Inc.	Trend Distributors	6211-B Anderson Rd.	Lease	05/01/02	8,100	\$142,538
170	Peter Lawrence Comm. RE	Somex	5031 Rio Vista Ave.	Lease	06/01/02	2,000	\$46,949
171	Lennox International	Americana Dental	5157 Rio Vista Ave.	Lease	06/01/02	1,800	\$20,900
172	Peter Lawrence Comm. RE	Y-Tech Solutions	5153 Rio Vista Ave.	Lease	7/01/02	3,600	\$50,970
173	Peter Lawrence Comm. RE	Radon Medical Parts	5121 Rio Vista Ave.	Lease	7/01/02	2,500	\$50,726
174	McCloud Construction	Get Motivated Seminars	4710 Eisenhower Blvd., C-3	Lease	7/01/02	3,280	\$24,000
175	Peter Lawrence Comm. RE	Communications Supply Corp.	5410 Airport Blvd.	Lease	8/01/02	2,000	\$24,480

## 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>
176	Peter Lawrence Comm. RE	M&N Casework	5039 Rio Vista Ave.	Lease	8/01/02	2,500	\$32,819
177	Peter Lawrence Comm. RE	Gray's College Bookstore	5410 Boran Place	Lease	8/01/02	2,000	\$36,459
178	Peter Lawrence Comm. RE	Dunedin Scottish	5402 Airport Blvd.	Lease	8/01/02	3,500	\$32,239
179	ProLogis Development	Alexander-Whitt Enterprises	Tampa West Industrial Park, T 4	Sale	8/16/02	.749 acres	\$110,000
180	Peter Lawrence Comm. RE	Life Care Technologies	4710 Eisenhower Blvd., A-10	Lease	9/01/02	3,850	\$36,575
181	Peter Lawrence Comm. RE	The Leather Factory	4901-A Rio Vista Ave.	Lease	9/01/02	5,238	\$191,400
182	Peter Lawrence Comm. RE	Modern Window Fashions	5019 Rio Vista Ave.	Lease	9/01/02	2,700	\$54,784
183	Peter Lawrence Comm. RE	Brooks Equipment Supply	5404 Airport Blvd.	Lease	9/01/02	7,000	\$246,442
184	Peter Lawrence Comm. RE	A&N Sales	4901-C Rio Vista Ave.	Lease	9/01/02	5,000	\$100,918
185	Peter Lawrence Comm. RE	Dagher Restaurant	5011-A Hillsborough Ave.	Lease	9/01/02	1,750	\$9,363
186	Peter Lawrence Comm. RE	M&N Casework	5037 Rio Vista Ave.	Lease	9/06/02	2,500	\$1,375
187	Compage	Franks & Umansky	5011-N Hillsborough Ave.	Lease	9/16/02	1,400	\$31,360
188	Benjamin Partners	Superior Structures	7031 F&G Benjamin Rd.	Lease	9/23/02	2,800	\$32,400
189	MAC Building	Link Systems	5035 Savarese Circle	Lease	10/01/02	5,800	\$60,428
190	Peter Lawrence Comm. RE	Benning Construction	4710 Eisenhower Blvd., A-7	Lease	10/01/02	1,670	\$51,618
191	Peter Lawrence Comm. RE	National Garage Door	5426 Boran Place	Lease	10/01/02	2,000	\$40,581
192	Peter Lawrence Comm. RE	DSC Sales	5501-C Airport Blvd.	Lease	10/01/02	23,556	\$64,779
193	Peter Lawrence Comm. RE	FROC Corp.	5011-C Hillsborough Ave.	Lease	11/01/02	1,400	\$14,400

## 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>
194	Peter Lawrence Comm. RE	Ionics	4710 Eisenhower Blvd., E-8	Lease	11/01/02	6,780	\$402,328
195	Peter Lawrence Comm. RE	Accredo Therapeutics	4710 Eisenhower Blvd., E-3	Lease	11/01/02	2,859	\$95,718
196	Peter Lawrence Comm. RE	Modine Aftermarket	5414 Boran Place	Lease	12/01/02	5,000	\$83,757
197	Peter Lawrence Comm. RE	Conservation Billing Services	5454 W. Crenshaw St.	Lease	12/01/02	10,900	\$64,842
198	Peter Lawrence Comm. RE	Tampa Bay Press	4710 Eisenhower Blvd., B-10	Lease	12/01/02	17,515	\$745,004
199	Peter Lawrence Comm. RE	Modine Aftermarket	5213 Rio Vista Ave.	Lease	12/01/02	6,000	\$108,862
200	Peter Lawrence Comm. RE	Sat Star	5155 Rio Vista Ave.	Lease	12/01/02	1,800	\$36,523
201	Peter Lawrence Comm. RE	Bank of America	4710 Eisenhower Blvd., A-6	Lease	12/01/02	4,680	\$20,569
202	Peter Lawrence Comm. RE	Universal Tile	4902 Rio Vista Ave.	Lease	12/01/02	14,700	\$124,950
203	Dyne Associates	Diversified Marine	5428 W. Crenshaw St.	Lease	12/01/02	2,300	\$15,403
204	Peter Lawrence Comm. RE	Genetic Potential	5422 Airport Blvd.	Lease	12/01/02	2,000	\$40,581
205	Peter Lawrence Comm. RE	Omni Credit Services	4710 Eisenhower Blvd., B-3	Lease	12/01/02	5,600	\$88,422
206	Peter Lawrence Comm. RE	Elite Foods	5418 Boran Place	Lease	12/01/02	2,000	\$25,502
207	Dyne Associates	Tribeca Financial	5432-C Crenshaw St.	Lease	12/01/02	2,183	\$44,280
208	Capital Realty Investors	American Tire	1201-02 Old Hopewell Rd.	Lease	12/01/02	69,647	\$1,481,992
209	Peter Lawrence Comm RE	George Heslep	5420 Boran Place	Lease	1/01/03	2,000	\$1,500
210	Relco Corp.	US Greenfiber	4740 Transportation Dr.	Lease	1/01/03	40,000	\$35,914
211	Peter Lawrence Comm RE	Flooring Solutions	5005 Rio Vista Ave.	Lease	1/01/03	4,500	\$83,286
212	Peter Lawrence Comm RE	Purple Pizza Eaters	5011-F Hillsborough Ave.	Lease	1/01/03	1,400	\$17,500

## 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>
213	Peter Lawrence Comm RE	All-Med Services	5017 Rio Vista Ave.	Lease	1/01/03	2,700	\$35,802
214	Peter Lawrence Comm RE	O' Lakers Moving	5600-A Airport Blvd.	Lease	1/01/03	13,120	\$59,040
215	Peter Lawrence Comm RE	TAE-Trans Atlantic	5011-E Hillsborough Ave	Lease	1/01/03	1,400	\$14,546
216	Peter Lawrence Comm RE	M + N Casework	5037 Rio Vista Ave.	Lease	1/01/03	2,500	\$2,250
217	Benjamin Partners	H2O to Go	7031-A Benjamin Rd.	Lease	1/01/03	1,370	\$9,650
218	Peter Lawrence Comm RE	Gramma Grippo's	5011-A Hillsborough Ave.	Lease	2/01/03	1,750	\$18,725
219	Peter Lawrence Comm RE	A-1 Nails	5037 Rio Vista Ave.	Lease	2/01/03	2,500	\$16,250
220	Peter Lawrence Comm RE	Industrial Medicine	5400-C Airport Blvd.	Lease	3/01/03	500	\$12,730
221	Peter Lawrence Comm RE	Sun Maxcess	4710 Eisenhower Blvd. C-7	Lease	3/01/03	3,380	\$89,908
222	Peter Lawrence Comm RE	Ambient Healthcare	4710 Eisenhower Blvd. A12	Lease	3/01/03	9,720	\$255,150
223	Peter Lawrence Comm RE	Life Win	4710 Eisenhower Blvd. C-3	Lease	3/01/03	3,280	\$28,142
224	Peter Lawrence Comm RE	A + I Alp	4901-B Rio Vista Ave.	Lease	3/01/03	5,200	\$65,035
225	Benjamin Partners	Superior Structures	7031-D&E Benjamin Rd.	Lease	3/01/03	2,800	\$27,600
226	Benjamin Partners	Gavin's Sun Solutions	7031-J Benjamin Rd.	Lease	3/01/03	1,400	\$19,680
227	Peter Lawrence Comm RE	Henry Schein	4710 Eisenhower Blvd. B-1	Lease	4/01/03	10,351	\$231,956
228	Dyne Associates	Techpoint International	5416 W. Crenshaw St.	Lease	4/01/03	4,350	\$39,600
229	Dyne Associates	Southeast Print Program	5414 W. Crenshaw St.	Lease	4/01/03	8,000	\$273,329
230	Dyne Associates	Cotton Catastrophe	5432-A W. Crenshaw St.	Lease	4/01/03	2,033	\$42,891
231	Dyne Associates	National Marketing Team	5432-B W. Crenshaw St.	Lease	4/01/03	2,033	\$42,891
232	Crenshaw Partners	Conservation Billing Services	5452 W. Crenshaw St.	Lease	5/01/03	5,925	\$106,072

## 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>
233	Crenshaw Partners	Conservation Billing Services	5454 W. Crenshaw St.	Lease	5/01/03	10,900	\$118,893
234	Faulkner Plastics	87 Jefryn Blvd. Crop	4504 E. Hillsborough Ave.	Sale	6/1/03	30,000	\$500,000
235	Benjamin Management	Nicholas Banko	5327 W. Crenshaw St	Sale	8/19/03	30,000	\$1,300,000
236	Dyne Associates	Hardware Imagination	5422 W. Crenshaw St	Lease	10/1/03	11,200	\$277,200
237	CRI Hopewell, LLC	Shang Li Trading Corp.	1201-10 Old Hopewell Rd.	Lease	11/1/03	12,142	\$112,589
238	Executive Industrial Park	Hale's Curtain Specialties	6103 John's Rd., Suite 1	Lease	12/1/03	3,600	\$151,128
239	Dyne Associates	Diversified Marine	5428 W. Crenshaw St.	Lease	1/01/04	2,300	\$15,865
240	Benjamin Partners	H2O To Go	7031 A&B Benjamin Rd.	Lease	1/15/04	3,842	\$23,052
241	Benjamin Partners	10-20 Productions	7031-C Benjamin Rd.	Lease	2/01/04	1,430	\$20,462
242	Dyne Associates	Alarm Monitoring	5432-C W. Crenshaw St	Lease	2/01/04	2,183	\$44,280
243	James G. Hatton	ADM II Exhibits	5142 W. Idlewild Ave.	Lease	2/15/04	15,000	\$231,860
244	Dyne Associates	Sheppard Air	5420 W. Crenshaw St.	Lease	3/01/04	4,490	\$58,370
245	Benjamin Partners	Heritage Printing	7031-H Benjamin Rd.	Lease	3/10/04	1,430	\$21,696
246	James G. Hatton	Environ-Logical Solutions	5147 W. Clifton St.	Lease	5/15/04	12,900	\$276,372
247	Dyne Associates	The Image Forum	5432-B W. Crenshaw St.	Lease	7/01/04	2,033	\$41,220
248	Dyne Associates	FBS Business Systems	5430 W. Crenshaw St.	Lease	8/01/04	3,050	\$65,266
249	Cody-Mathes Properties	WC Industrial Property	East Diana St.	Sale	9/22/04	6.23 Ac.	\$498,667
250	Roger Kumar	Spaces Group	5106 W. Hanna Ave.	Lease	10/01/04	11,884	\$238,556
251	Dyne Associates	Paul Davis Restoration	5426 W. Crenshaw St.	Lease	10/01/04	2,200	\$16,572
252	Donald Burkett	Subsurface Evaluations	13617 N Florida Ave.	Sale	10/18/04	7,200	\$950,000

## 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>
253	Benjamin Partners	Superior Structures	7031 F+G Benjamin Rd.	Lease	11/01/04	2,800	\$35,400
254	Peter Lawrence Comm RE	Lietz Development	5011-H Hillsborough Ave.	Lease	11/1/04	1,400	\$996
255	J. James Enterprises	Iron Point Construction	5136 W Idlewild Ave.	Lease	12/1/04	4,000	\$85,117
256	Tampa Flexx Space	The Men's Wearhouse	9838 Currie Davis Drive	Lease	12/1/04	4,800	\$150,000
257	J. James Enterprises	Carmetics	5128 W. Idlewild Ave.	Lease	12/15/04	11,500	\$156,352
258	Michael Bak	Fierle Commercial	West Idlewild Ave.	Sale	12/22/04	2.5 Ac.	\$500,000
259	East Group Properties	Cook/Tampa Bay Moving	6015 Benjamin Rd.	Lease	1/1/05	9,610	\$55,258
260	Dyne Associates	Diversified Marine	5428 W. Crenshaw St.	Lease	1/1/05	2,300	\$15,865
261	Benjamin Partners	Southeast Water Service	7031 A+B Benjamin Rd.	Lease	1/15/05	3,842	\$49,620
262	ARA Properties No.3	Techpoint International	5011-G W. Hillsborough Ave.	Lease	4/1/05	1,400	\$43,27
263	Benjamin Partners	Gavin's Fencing	7031-J Benjamin Rd.	Lease	4/1/05	1,400	\$21,697
264	Benjamin Partners	Superior Structures	7031 D&E Benjamin Rd.	Lease	4/1/05	2,800	\$23,980
265	Safety Harbor Capital	Pasco 32 Land	SR 52 & Bellamy Blvd.	Lease	4/28/05	15.5Ac.	\$849,000
266	J. James Enterprises	Normark Kitchens	5126 W. Idlewild Ave.	Lease	5/1/05	5,000	\$60,988
267	President Plaza	National Medical Resource	4803 George Rd.	Lease	7/1/05	2,250	\$87,420
268	Rack Room Shoes	Treatt USA	4820 Lakeland Commerce	Sale	7/14/05	11,375	\$570,000
269	Dyne Associates	H.J Ingold	5426 W. Crenshaw St.	Lease	10/1/05	2,200	\$1,418
270	Dyne Associates	Southeast Print	5416 W. Crenshaw St.	Lease	12/1/05	4,350	\$157,690
271	ORA Management	ACD Investments	5001 N. Coolidge Ave.	Sale	12/7/05	6,000	\$540,000
272	East Group	Cook/Tampa Bay Moving	6015 Benjamin Rd.	Lease	1/1/06	9,610	\$30,031
273	Dyne Associates	Alarm Monitoring	5428 W. Crenshaw St.	Lease	1/1/06	2,300	\$16,054

## 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>
274	Dyne Associates	Go Live	5418 W. Crenshaw St.	Lease	2/1/06	7,365	\$165,600
275	ARA Properties	Sun Metals Systems	5501D- Airport Blvd.	Lease	3/1/06	39,550	\$363,069
276	Dyne Associates	Sheppard Air	5420 W. Crenshaw St.	Lease	3/1/06	4,490	\$33,637
277	5104 Hanna, LLC	Westshore Glass	5104 W. Hanna Ave.	Lease	3/1/06	23,100	\$120,120
278	David Norton	MFJ Properties	4910 Linebaugh Ave.	Sale	3/1/06	5.74 Ac.	\$1,500,000
279	Dyne Associates	Southeast Print	5414 W. Crenshaw St.	Lease	4/1/06	8,000	\$160,345
280	ARA Properties	ORA Management	5456 W. Crenshaw St.	Sale	4/1/06	11,600	\$870,000
281	J. James Enterprises	Martinez-Monfort	5134 W. Idlewild Ave.	Lease	5/1/06	4,000	\$87,405
282	Benjamin Partners	10-20 Productions	7031-C Benjamin Rd.	Lease	5/1/06	1,430	\$19,623
283	Dyne Associates	Garage Doors Done Right	5432-A W. Crenshaw St.	Lease	6/1/06	2,033	\$45,720
284	Dyne Associates	Home Fixology	5426 W. Crenshaw St.	Lease	6/1/06	2,200	\$51,018
285	Clewis Properties	Progressive Flooring	5001 W. Nassau St.	Lease	7/1/06	12,000	\$492,915
286	ARA Properties	JM Penny	5111 Rio Vista Ave.	Lease	9/1/06	3,600	\$83,454
287	Benjamin Partners	Superior Structures	7031-D Benjamin Rd.	Lease	11/1/06	5,600	\$35,280
288	Dyne Associates	Health Aid	5428-B W. Crenshaw St.	Lease	12/1/06	2,033	\$47,700
289	J. James Enterprises	Carsmetics	5128 Idlewild Ave.	Lease	11/1/07	11,500	\$259,803
290	Benjamin Partners	SE Water Services	7031-A Benjamin Rd.	Lease	1/15/2007	2,472	\$26,190
291	Dyne Associates	Alarm Monitoring	5428 W. Crenshaw St.	Lease	2/1/107	2,300	\$29,638
292	Dyne Associates	Alarm Monitoring	5432-C W. Crenshaw St.	Lease	2/1/07	2,183	\$31,095
293	James G. Hatton	ADM II Exhibits & Displays	5142 W. Idlewild Ave.	Lease	2/15/07	15,000	\$304,356
294	Benjamin Partners	Balloonies	7031-B Benjamin Rd.	Lease	3/1/07	1,370	\$22,755

## 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>
295	Dyne Associates	Beavex	5420 W. Crenshaw St.	Lease	4/1/07	4,490	\$118,800
296	J. James Enterprises	Team Worldwide	5139 W. Clifton St.	Lease	5/15/07	4,000	\$75,660
297	Paulau, Inc.	Lighting Resources	5703 W. Sligh Ave.	Lease	6/1/07	4,800	\$93,480
298	Dyne Associates	RJM Consulting	5424 W. Crenshaw St.	Lease	7/1/07	14,500	\$46,504
299	Dyne Associates	FBS Business Systems	5430 W. Crenshaw St.	Lease	8/1/07	3,050	\$73,061
300	Benjamin Partners	Service By Air	7031-J Benjamin Rd.	Lease	10/1/07	1,400	\$24,108
301	Benjamin Partners	Superior Structures	7031-D Benjamin Rd.	Lease	11/1/07	5,600	\$76,200
302	James G. Hatton	Iron Point Const.	5136 W. Idlewild Ave.	Lease	12/1/07	5,000	\$64,074
303	Centerpoint Devel.	Kowkabany Taekwondo	Monroe's Business Park.	Sale	12/1/07	4,400	\$778,230
304	James G. Hatton	Enviro-Logical Solutions	5147 W. Clifton St.	Lease	12/1/07	12,900	\$29,056
305	Dyne Associates	RJM Commercial	5424 W. Crenshaw St.	Lease	1/1/08	14,500	\$276,225
306	ARA Properties #3	Techpoint International	5011-G W. Hillsborough	Lease	4/1/08	1,400	\$47,285
307	Bill Law Builders	Hile's Holdings	Success Drive, Odessa	Sale	4/1/08	9,500	\$895,000
308	Dyne Associates	Florida Exhaust	5422 W. Crenshaw	Lease	7/1/08	11,500	\$229,252
309	J. James Enterprises	Keystone Automotive	5133 W. Crenshaw	Lease	8/1/08	4,000	\$27,840
310	J. James Enterprises	Adm II Exhibits & Displays	5147 W. Clifton	Lease	10/1/08	12,900	\$560,711
311	J. James Enterprises	Adm II Exhibits & Displays	5142-5144 W. Idlewild	Lease	10/1/08	15,000	\$408,269
312	Dyne Associates	Summer Corporation	5432-A Crenshaw	Lease	10/1/08	2,033	\$45,540
313	Jose Sena	Arch Aluminum	5104 W. Hanna	Lease	9/1/08	23,100	\$6,000
314	J. James Enterprises	Commercial Lighting	5137 W. Clifton	Lease	11/1/08	4,800	\$101,140
315	Slate & Granite Imports	Stone Mart	6005 Anderson Road	Sale	12/23/08	21,940	\$1,500,000

## 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>
316	Dyne Associates	Alarm Monitoring	5426 Crenshaw Street	Lease	2/1/09	2,200	\$39,600
317	Dyne Associates	Alarm Monitoring	5428 Crenshaw Street	Lease	2/1/09	2,300	\$48,165
318	Dyne Associates	Advanced Air Solutions	5432-C Crenshaw Street	Lease	3/1/09	2,183	\$50,400
319	Nick Banko	Pasquotto Enterprises	5313 Crenshaw Street	Sale	3/13/09	9,600	\$850,000
320	Hanna Ave. LLC	Spaces Group	5106 W. Hanna	Lease	6/1/09	11,884	\$45,600
321	Dyne Assoc.	Health Aid Company	5432-B Crenshaw Street	Lease	7/1/09	2,033	\$13,200
322	CoBalt Industrial Reit	The Men's Wearhouse	9838 Currie Davis Dr.	Lease	7/1/09	4,800	\$26,400
323	Peter Lawrence	JM Penny	4901 B-1 Rio Vista Ave.	Lease	7/1/09	5,200	\$71,613
324	J. James Enterprises	Florida Lifetime Window	5134 W. Idlewild Ave.	Lease	8/1/09	4,000	\$74,920
325	Fierle Joint Venture	First Class Moving	5105 W. Clifton St.	Lease	9/1/09	32,200	\$512,946
326	Independence Realty	National Medical Resources	4803 George Rd., Suite 310	Lease	11/1/09	2,250	\$70,988
327	J. James Enterprises	Air Surface Express	5135 W. Clifton St.	Lease	12/1/09	3,250	\$14,353
328	Fieale Commercial	Tamber, LLC	5115 W. Clifton St.	Sale	1/20/10	34,100	\$1,800,000
329	Paulau, Inc	Concrete N Counters	5703 W. Sligh Ave.	Lease	3/1/10	4,800	\$68,094
330	Dyne Assoc.	FBS Business Systems	5430 W. Crenshaw St.	Lease	4/1/10	3,050	\$29,400
331	Dyne Assoc.	Beavex	5420 W. Crenshaw St.	Lease	4/1/10	4,490	\$84,726
332	Dyne Assoc.	Ferguson Enterprises	5422 W. Crenshaw St.	Lease	4/1/10	11,200	\$227,400
333	Cobalt Industrial	The Men's Wearhouse	9838 Currie Davis Dr.	Lease	5/1/10	4,800	\$29,484
334	James Hatton	Berger Transfer	5117 W. Clifton St.	Sale	5/1/10	.25 Acre	\$200,000
335	Hanna Ave, LLC	Spaces Group	5106 W. Hanna Ave.	Lease	6/1/10	11,884	\$45,600
336	J. James Enterprises	Florida Window & Door	5132 W. Idlewild Ave.	Lease	6/1/10	4,000	\$39,449

## 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>
337	First Industrial	Spaulding Decon	6201 Johns Rd. Ste 11	Lease	6/1/10	2,250	\$27,471
338	Workman Enterprises	Cantrell's Flooring	4912 W. Knox St.	Lease	8/1/10	13,500	\$110,123
339	First Industrial	Fundraising For A Cause	6203 Johns Rd., Suite 3 & 4	Lease	8/1/10	6,720	\$29,120
340	First Industrial	Tampa Bay Plumbers	6091 Johns Rd., Suite 7	Lease	8/1/10	2,250	\$19,125
341	Dyne Associates	Paws Aboard	5424 W. Crenshaw St.	Lease	8/1/10	14,500	\$161,345
342	Dyne Associates	Baymar Solutions	5418 W. Crenshaw St.	Lease	8/1/10	7,365	\$108,118
343	Dyne Associates	Health Aid	5432-B W. Crenshaw St.	Lease	9/1/10	2,033	\$13,596
344	East Group	Capstar Corp.	6011 Benjamin Rd., Suite 102	Lease	11/1/10	2,970	\$13,811
345	Workman Enterprises	Lifespan	4912 W. Knox Rd., Suite 100 & 200	Lease	11/1/10	31,200	\$437,605
346	First Industrial	Crush Drums	6201 Johns Rd. Suite 3	Lease	11/18/10	2,700	\$6,606
347	Dyne Assoc.	Bay City Signs	5416 W. Crenshaw St.	Lease	1/1/11	4,350	\$61,200
348	First Industrial	Transfield	6201 Johns Rd., Suite 4	Lease	12/13/10	2,700	\$63,358
349	First Industrial	Custom Plastic	6201 Johns Rd., Suite 8	Lease	12/31/10	1,800	\$22,680
350	First Industrial	Red Cell Technology	6203 Johns Rd., Suite 12	Lease	12/31/10	3,360	\$40,784
351	Workman Enterprises	Wurth Wood Group	4912 W. Knox St. Suite 300	Lease	1/11/11	16,300	\$44,860
352	Hanna/ Sena	Spaces Group	5106 W. Hanna Ave.	Lease	6/1/11	11,884	\$45,600
353	Home Pride Cabinets	Painters On Demand	4903 W. Hanna Ave.	Lease	3/1/11	10,000	\$ 92,999
354	First Industrial	Mil Pack Ventures	6089 Johns Rd., Suite 7 & 8	Lease	2/4/11	4,000	\$13,825
355	First Industrial	American Portable Air	6091 Johns Rd., Suite 8	Lease	4/1/11	2,250	\$18,038
356	First Industrial	Synergy Distribution	6201 Johns Rd., Suite 1	Lease	3/15/11	2,250	\$9,283

## 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>
357	First Industrial	SM Restorations	6089 Johns Rd., Suite 12	Lease	3/31/11	2,000	\$15,642
358	Hanna/ Sena	Colliers Security	5104 W. Hanna Ave.	Lease	4/1/11	23,100	\$124,070
359	First Industrial	Unlimited Restoration	6091 Johns Rd., Suite 5 & 6	Lease	3/1/11	4,500	\$17,222
360	Bak / Anderson	Skaffco Engineering	5109 W. Knox St.	Lease	5/1/11	16,700	\$161,322
361	Bak / Anderson	Travertine Group	5113 W. Knox St.	Lease	6/1/11	23,500	\$200,925
362	First Industrial	Custom Flooring	6203 Johns Rd., Suite 5 &6	Lease	5/20/11	4,800	\$18,960
363	Dyne Assoc.	Florida Research Group	5414 W. Crenshaw ST.	Lease	6/1/11	8,000	\$130,410
364	First Industrial	Tolt, LLC	6201 Johns Rd, Suite 9	Lease	6/1/11	2,700	\$34,152
365	Victor Bolsa	Air Surface Express	6605 Anderson Rd.	Lease	6/1/11	32,200	\$258,144
366	L.C. Sapp	Clifford Cook	160 Columbia Dr. Suite 201	Lease	5/20/11	1,500	\$152,000
367	Frank Costa	Waste Management	3606 E. 4 <sup>th</sup> Ave.	Lease	5/26/11	28,400	\$30,000

## **367 Industrial Real Estate Transactions**

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

**Comprising 2,533,548 sq. ft. of Industrial Buildings plus 85 Acres  
of Vacant Industrial Land and having a total dollar volume of \$64,454,677**

2202 N. Westshore Blvd. • Suite 200 • Tampa, FL 33607

Office: 813.639.7577

[www.tampaindustrialrealestate.net](http://www.tampaindustrialrealestate.net)

**Industrial Property Group, Inc.**