

CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2020

PALM BEACH COUNTY - BUILDINGS

LOOPNET ID	LOCATION	AVAIL	OFFICE	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
1.  #4196908	Palm Beach Park of Commerce 15335 Park of Commerce Boulevard, Building 25 Jupiter, FL 33478 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	220,000 Divisible	To Suit under a *\$7.00 T/I allowance	32'	4 Dock High Doors Per Bay	Call to Discuss	\$7.25 NNN \$2.20 Exp.	▪ Zoned PUD-Light Industrial
2.  #15388700	Vista Distribution Center 6965 Vista Parkway North West Palm Beach, FL 33411 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	4,480 10,580 Suite 20	3,136 SF Office/ Lab 8,710	18'	2 Grade Level Doors	N/A	\$11.95 NNN \$3.63 Exp.	▪ ESFR sprinkler system
3.  #	1590 N. Florida Mango Road West Palm Beach, FL 33409 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	101,112	8,500	24'-50'	3 Dock High Doors 2 Grade Level Doors	N/A		▪ Built in 1980; renovated in 2002 ▪ Full A/C in offices and warehouse
4.  #4201766	Marine Center 801 W. 13 th Court Riviera Beach, FL 33404 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	6,509 Suite A 4,325 Suite D	1,115 To Suit	18'	Grade Level	N/A	\$14.50 Gross	▪ New Construction ▪ Impact glass and reinforced doors ▪ Within 1 mile of the Port of Palm Beach

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5.	 #11492064	Boynton Beach Commerce Center 2000 Corporate Drive Boynton Beach, FL 33426 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	±16,908 #2003	1,391 SF	22'	3 Dock High Doors	N/A	\$7.95 NNN \$4.15 Exp. - ESFR sprinkler system 2.4/1,000 parking - Strategically located at the SVC of I-95 and Woolbright Road with immediate access to I-95
6.	 #17732384	Boynton Beach Commerce Center 2108 Corporate Drive Boynton Beach, FL 33426 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	4,600 SF		14'	1 Grade Level Door	N/A	\$10.00 NNN \$4.15 Exp. - Fire sprinklered 3-phase electric

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PHOTO/AERIAL	CONTACT	SF/ACRES				PRICE			
7.	 #3955745 UNDER CONTRACT	40 North Congress Avenue Congress Avenue just north of W. Atlantic Avenue Delray Beach, FL 33445 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	5.53 AC	N	Y	Y	\$3,950,000 (\$16.40 PSF)	MIC	- Easy access to I-95 - Congress Avenue frontage
8.	 #3934292	The Congress Plaza I-95 and Congress Avenue Delray Beach, FL Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	7 AC Divisible	Y	Y	Y	\$7,623,000 (\$25.00 PSF)	POC	I-95 and Congress Avenue frontage
9.	 #16583741	The Commons Just west of Congress Avenue on W. Atlantic Avenue Delray Beach, FL Christopher Thomson (561) 227-2019 Chris Metzger (954) 771-0800	4.82 AC	N	Y	Y	\$4,619,102 (\$22.00 PSF)	PCC	Great frontage on Atlantic Avenue

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PHOTO/AERIAL	CONTACT	SF/ACRES				PRICE		
10.		Palm Beach Park of Commerce	363 AC Divisible to 5 AC	Y	Y	Y	\$8.00 PSF Industrial \$9.00 PSF Commercial	- Fully entitled - Rail served - Foreign Trade Zone - Up to 99 AC contiguous
#6680871								
#12906923	15189 POC Blvd. -86.51 AC						Light Ind	
#12906793	15529 POC Blvd. -154.23 AC						General Ind	
#12906478	14830 POC Blvd. -86.58 AC						General Commercial	
	Beeline Highway Jupiter, FL 33487 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067							

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ST. LUCIE COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	AVAIL	OFFICE	CEILING	OVERHEAD	SALE PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS			
11.	 Lease: 17188865	1449 Commerce Centre Drive Port St. Lucie, FL 34986 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	±7,200	To Suit		3 Grade Level Doors	N/A	\$8,500 Per Month - Free-standing building - Concrete and metal construction

ST. LUCIE COUNTY – LAND								
LOOPNET ID	LOCATION	AVAIL	PLATTED	WATER	SEWER	SALE PRICE	ZONING	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES						
12.	 #3840102	2300 N. Old Dixie Highway Fort Pierce, FL 34946 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	20.90 AC	N	Y	Y	\$1,850,000 (\$2.03 PSF)	IL - Located between US Highway and Old Dixie Highway - Due diligence package available

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BROWARD COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	AVAIL	OFFICE	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
13.	 #6708958	Pompano Business Center II 3001 W. Copans Road Pompano Beach, FL 33069 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	39,553 Divide to Suit	3,665 Spec Office	32' 9 Dock High Doors I Grade Level Doors	N/A	\$8.95 NNN \$2.75 Exp.	- Class "A" tilt wall industrial warehouse - Florida's Turnpike visibility - Zoned I-I
14.	 #6417363	Rock Lake Business Center 3520 W. 33 rd Street, Bldg. B 3150 W. 33 rd Street, Bldg. D Pompano Beach, FL 33064 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	119,222 SF 135,962 SF Divide to Suit	To Suit	32' Dock High to Suit Drive-in to Suit	N/A	\$9.50 NNN \$2.75 Exp. Frontage \$8.95 NNN \$2.75 Exp. Non-Frontage	- Class "A" tilt wall industrial warehouse under construction - Florida's Turnpike frontage - Build to suit capability - Zoned I-I
15.	 Bldg. 9 #13050462	Pompano Center of Commerce II 1700 NW 18 th Street, Bldg. 900 Pompano Beach, FL 33069 Chris Metzger (954) 771-0800	61,832 Bldg. 9 Divisible	To Suit	32' 4 Dock High Doors Per Bay	N/A	\$9.50 NNN \$3.37 Exp.	- ESFR sprinkler system - LED lighting - Divide-to-suit

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PHOTO/AERIAL		CONTACT							
16.	 #12992193	200 N. Federal Highway Pompano Beach, FL 33062 Matthew G. McAllister (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	12,355 .85 AC	---	---	---	\$3,995,000 Redevelopment Opportunity	N/A	150' of frontage on Federal Highway - Hard corner with signalized intersection - B-3 zoning
17.	 #17429894	Cypress Pointe Distribution Center 1899 SW 13 th Court Pompano Beach, FL 33069 Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	156,233 Divisible	To Suit	32'	4 Per Bay	N/A	\$9.50 NNN \$2.75 Exp.	4000 PSI floor load - Will build-to-suit - Zoned I-I
18.	 #17390402	600I Distribution Center 600I Powerline Road Fort Lauderdale, FL 33309 Matthew G. McAllister (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	63,966 25,944 Open Warehouse 25,944 Showroom Office Area	---	32'	10 Dock High Doors 7 Dock High Doors 1 Dock High Door	\$18,000,000	\$8.00 NNN \$2.60 Exp. \$8.00 NNN \$2.60 Exp. \$10.00 NNN \$2.60 Exp.	221 parking spaces - Zoned I - T-5 lighting - Direct Powerline Road frontage
19.	 #1571550	Deerfield Commerce Center 1027 SW 30 th Avenue Deerfield Beach, FL 33442 Matthew G. McAllister (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	21,815	3,730	24'	3 Dock High Doors 1 Ramp	N/A	\$8.95 NNN \$4.10 Exp.	- Zoned I-I - SW 10th Street visibility - Entire building with ample employee parking

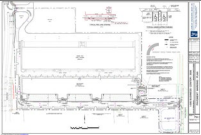
CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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	LOOPNET ID	LOCATION	AVAIL	OFFICE	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
	PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
20.	 #15386836	Deerfield Commerce Center 1033 SW 30 th Avenue Deerfield Beach, FL 33442 Matthew G. McAllister (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	12,367	2,200	24'	2 Dock High Doors 1 Ramp	N/A	\$8.95 NNN \$4.10 Exp.	▪ Zoned I-1 ▪ SW 10th Street visibility ▪ End unit with ample employee parking
21.	 #16514665	1250 S. Powerline Road Deerfield Beach, FL 33442 Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	24,000	4,000	24'	5 Dock High Doors 1 Ramp	N/A	\$9.75 NNN \$3.08 Exp.	▪ September 1, 2019 occupancy ▪ Powerline Road frontage
22.	#	1111 SW 30th Avenue Deerfield Beach, FL 33442 Matthew G. McAllister (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800					N/A		▪
23.	 #15767135 #15767082	Tamarac Business Center 6801 & 6901 N. Hiatus Road Tamarac, FL 33321 Chris Metzger (954) 771-0800 Matthew G. McAllister (954) 771-0800	358,652 Divide to Suit	To Suit	32'	4 Doors Per Bay	---	\$8.50 NNN \$3.24 Exp.	▪ Visibility from the Sawgrass Expressway ▪ Under construction ▪ Summer 2020
24.	 #4615310	Cusano's Building 6806-6814 N. State Road 7 Coconut Creek, FL 33073 Richard F. Etner, Jr. (954) 771-0800 Chris Metzger (954) 771-0800 Matthew G. McAllister (561) 227 2018	40,000	None	20'	19 Dock Doors	N/A	\$5.50 NNN \$2.47 Exp.	▪ Built in 2002 ▪ Office/showroom ▪ Fire sprinklered

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PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE			
25.	 #17346991	1350 W. McNab Road Fort Lauderdale, FL 33309 Matthew G. McAllister (561) 227-2018 Richard F. Etner, Jr. (954) 771-0800	20,000	±1,680	12'	3 Van Height Doors	\$2,500,000 (\$125.00 PSF)	N/A	- McNab Road frontage - Free-standing building - Fenced truck court area
26.	 #16791550	I-595 Business Center 3500 SW 30 th Avenue Dania Beach, FL 33312 Chris Metzger (954) 771-0800 Matthew G. McAllister (561) 227-2018	20,000-153,866	To Suit	32'	Dock high & grade level loading	N/A	\$9.50 NNN \$3.28 Exp.	- Desired Port 95 location - Institutional quality construction - Occupancy 4Q20
27.	 #17994857	3523 Pembroke Road 3523 Pembroke Road Hollywood Matthew G. McAllister (561) 227-2018 Richard F. Etner, Jr. (954) 771-0800	±21,000/ 2.39 AC	To Suit	12'-16'	Grade level loading	N/A	\$32,000 NNN	- Fully fenced - Free-standing building
28.	 #18040590	Broward International Commerce Center 333 N. Bryan Road Dania Beach, FL 33004 Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	9,200	1,423	24'	1 dock high door 1 grade level door	N/A	\$10.25 NNN \$3.48 Exp.	- Immediate availability - Desired Port 95 location - Institutional quality construction - Occupancy 4Q20

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29.	 #18040590	Broward International Commerce Center 263 N. Bryan Road Dania Beach, FL 33004 Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	12,133	1,242	24'	4 dock high doors	N/A	\$10.25 NNN \$3.66 Exp.	- Available Jan. 15, 2020 - Desired Port 95 location - Institutional quality construction - Occupancy 4Q20
30.	 #18040590	Broward International Commerce Center 249 N. Bryan Road Dania Beach, FL 33004 Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	9,973	2,612 (Two Stories)	24'	2 dock high doors	N/A	\$10.25 NNN \$3.66 Exp.	- Available June 2020 - Desired Port 95 location - Institutional quality construction - Occupancy 4Q20
31.	 #11597042	Prologis Seneca Park 2300 Commerce Center Way, Bldg. 1100	190,494 Divisible	To Suit	32'	62 Dock High Loading	N/A	\$8.95-\$9.50 NNN \$3.20 Exp.	Excellent transportation access via I-95, I-595, Florida's Turnpike, and I-75
32.	 #11596991	2400 Commerce Center Way, Bldg. 1000 Pembroke Park, FL 33023	190,494 Divisible	To Suit	32'	62 Dock High Loading	N/A	\$8.95-\$9.50 NNN \$3.20 Exp.	- Underground roof drainage - Divide-to-suit
33.	 #11567562	2500 Commerce Center Way, Bldg. 800	169,029 Divisible	To Suit	32'	62 Dock High Loading	N/A	\$8.95-\$9.50 NNN \$3.20 Exp.	

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34.	 #16443831	Port 95 Commerce Park 3030-3044 SW 42 nd Street, Bldg. 4 Fort Lauderdale, FL 33312 Matthew G. McAllister (561) 227-2018	19,615	10%	24'	2 dock high doors 1 ramp	N/A	\$12.25 Gross	- Term through May 2022 - Tilt wall construction - ESFR sprinklers SUBLEASE
35.	 #7282351	County Line Business Center 3701 S. Flamingo Road Miramar, FL 33027 Chris Metzger (954) 771-0800	62,078 Suite 100	18,412	30'	14 Dock High Doors 1 Fork Lift Ramp	N/A	\$8.25 NNN \$2.77 Exp.	125' to 180' truck court - Zoned PID - ESFR fire sprinkler system
36.	 #7282351	County Line Business Center 3701 S. Flamingo Road Miramar, FL 33027 Chris Metzger (954) 771-0800	323,675 Suite 300 Sublease	To Suit	30'	To Suit	N/A	\$7.50 NNN \$2.79 Exp.	125' to 180' truck court - Zoned PID - ESFR fire sprinkler system - Sublease expires 02/28/2018
37.	 #15763656	Bridge Point Miramar 15501 SW 29 th Street Miramar, FL 33027 Chris Metzger (954) 771-0800 Matthew G. McAllister (954) 771-0800	228,566 Divide to Suit	To Suit	32'	35 Dock High Doors 1 Grade Level Door	N/A	\$8.95 NNN \$2.58 Exp.	130' truck court 50' x 50' column spacing - ESFR fire sprinkler system - Divide down to 45,516 SF

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PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
38.  #16627235	Weston Commerce Park 1951 N. Commerce Parkway Weston, FL 33326 Chris Metzger (954) 771-0800 Matthew G. McAllister (954) 771-0800	38,400	To Suit	30'	5 Dock High Doors 6 Knock Out Panels	N/A	\$8.95 NNN \$3.91 Exp.	- T-5 lighting 40' x 40' column spacing - ESFR fire sprinkler system 100% air-conditioned - Occupancy 03/01/20

BROWARD COUNTY - LAND								
LOOPNET ID	LOCATION	TOTAL	PLATTED	WATER	SEWER	SALES	ZONING	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES				PRICE		
39.  #3918545 UNDER CONTRACT	Corporate Park of Coral Springs 12335 W. Sample Road Coral Springs, FL Chris Metzger (954) 771-0800 Rick Etner (954) 771 0800	4.75 AC	Y	Y	Y	\$5,000,000 (\$18.45 PSF)	IRD (Commercial Permitted)	- Sample Road frontage - Gateway to the Corporate Park of Coral Springs

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PHOTO/AERIAL	CONTACT								
40.	 #6939597-Sale #7042241-Lease	5434 Hallandale Beach Boulevard Pembroke, FL 33023 Richard F. Etnier, Jr. (954) 771-0800 Greg Masin (305) 371-4411 Matthew G. McAllister (561) 227-2018	7.08 AC	Y	Y	Y	\$7,710,120 (\$25.00 PSF)	B-I	- Mixed use, residential/commercial/retail combination - Located on the SE corner of West Hallandale Beach Boulevard and SW 56th Avenue
41.	 #16778093	2200 N. 30th Road Hollywood, FL 33021 Matthew G. McAllister (561) 227-2018	2.59 AC	Y	Y	Y	\$3,750,000	I-I	Includes 9,082 SF building

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C&W SOUTH FLORIDA INDUSTRIAL TEAM:

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