

SOUTH FLORIDA INDUSTRIAL TEAM

CUSHMAN & WAKEFIELD

AVAILABLE PROPERTIES – NOVEMBER 2023



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CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

NOVEMBER 2023

PALM BEACH COUNTY - BUILDINGS									
LOOPNET ID		LOCATION	AVAIL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT								
1.	 #4196908	Palm Beach Park of Commerce 15791 Corporate Circle, Jupiter (Corporate Logistics Center)	252,848	To Suit	36'	48 Dock High doors 2 Grade Level Doors	N/A	Lease Only Call for Rate	Available Immediately
		Parcel A – 20.31 AC	303,364	To Suit	40'	43 docks	N/A	Lease Only	Parcel A delivers June 2024
		Parcel B – 18.06 AC	236,080		40'	42 docks		Call for Rate	32 trailer parking spots
		Parcel C – 4.62 AC	53,914		32'	13 docks			
		Parcel D – 23.08 AC	368,125		40'	51 docks			
		Parcel E-1	176,035		28'	TBD			
		Parcel E-2	119,141		28'	TBD			
		Parcel F – 19.15 AC	302,242		40'	35 docks			
		Parcel G – 5.02 AC	51,324		28'	11 docks			
		Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155 Eric Cantor (561) 227-2068							
		Beeline Logistics Center 15500 Venture Way Jupiter, FL 33478 Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	43 AC 555,963 Divisible to 250,000	To Suit	36'	85 Dock High Doors	N/A	Lease Only \$10.50 NNN	420 parking spaces 43 Acres - ESF sprinklers - LED lighting - Zoned PIPD-IL - March 1, 2024 delivery

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PHOTO/AERIAL	CONTACT								
2.	 #20057007	Technology Place 3301 Electronics Way West Palm Beach, FL 33407 Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	86,902 divisible	10%	16’-21’	3 Dock High Doors 1 Ramp *Additional doors can be installed	N/A	\$8.50 NNN \$4.21 Exp	- Built in 1962 - Roof renovated in 2015 - Warehouse facility bathrooms renovated 2021 2.5/1,000 Parking 100% A/C - Heavy power - Convenient access to I-95 and Port of Palm Beach
3.	 #26216069	Southern Way Business Center 101 Sansburys Way West Palm Beach, FL 33411 Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155 Eric Cantor (561) 227-2068	Bldg 2: 145,964 --- Bldg 3: 124,764 Total: 270,728	To Suit	32’ 32’	40 dock high doors 2 drive in doors --- 40 dock high doors 2 drive in doors	N/A	Call for Rate \$3.50 Exp	- Zoned IL - ESFR sprinklers - Tilt wall construction - Building 3 has Southern Boulevard frontage

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS			
4.	Turnpike Business Center (Link)  377 N Cleary Rd. West Palm Beach, FL 33413 Christopher Thomson (561) 301-2390 Eric Cantor (561)227-2068 #20995952	27,920	1,200	24'	11 Dock high doors	N/A	\$14.95 NNN \$4.37 Exp	- Zoned IC 377 N. Cleary – Available Immediately - Florida Turnpike frontage
5.	Lakeside Distribution Center  1100 25 th St. West Palm Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561)277 2068	9,000-18,000	200	14'	3 dock high doors 1 drive in	N/A	\$14.50 NNN \$4.05 Exp	- Built in 1969 - Suites 1 and 2 - Available Immediately
6.	Lakeside Distribution Center  1100 25 th St. West Palm Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561)277 2068	14,500 0.52 AC outside storage	810	18'	9 dock high doors and 2 drive ins	N/A	\$18.65 NNN \$4.15 Exp	- Built in 1969 - Suite 8 - Available Immediately
7.	West Palm Logistics  20125 Southern Boulevard Loxahatchee, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155	300,000 – 1,000,000	To Suit	Up to 40'	Dock high loading	N/A	Call for Rate	- Zoned IL - Build to suit only

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS				
8.	 North Palm Logistics Center SEC of Indiantown Rd & I-95 Jupiter, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155	Bldg 1: 285,200 Bldg 2: 285,200	To Suit	36'	Dock high loading	N/A	Call for Rate	▪ Zoned I	
9.	 International Corporate Center 15188 Park of Commerce Blvd Jupiter, FL Christopher Thomson (561) 301-2390 Eric Cantor (561) 277 2068	6,882	1,200	21'	3 grade level doors		\$14.00 NNN TBD Exp	▪ Built in 2008	
10.	 Mangonia Commerce Center Mangonia Park, FL Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	2,500 – 5,000	150 – 300	18'	Grade level loading	N/A	\$25.00 MG	▪ Zoned IL	
11.	 1601 Hill Avenue West Palm Beach, FL 33407 Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068 #23688865	43,847 Divisible 11,600 to 32,247 2.2 AC	1,500	22'	6 Dock high doors 1 grade level door	N/A	\$10.50 NNN ±\$5.37 Exp. \$22,000 Per Month	▪ Built in 1975; renovated in 2021 ▪ 2 portable ramps ▪ Heavy power 11,000 AMPS available	

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS			
12.	 Boynton Logistics Center 1200 Southwest 35th Ave. Boynton Beach, FL Christopher Thomson (561) 301-2390 Matthew McAllister (561) 901-5216 Eric Cantor (561) 227-2068	9,200	No office build out	40'	1 grade level door	N/A	\$15.95 NNN \$5.30 Exp.	- Class A Warehouse ±8.04 AC site - Zoned Industrial - Heavy 277/480V, 3 Phase Power – 600 amps - Two bathrooms
13.	 4935 Park Ridge Blvd. Boynton Beach, FL 33426 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	13,900 3,900		±18'	7 drive-ins 2 dock doors with levelers		\$16.00 NNN \$4.99 Exp.	- All new HVAC - New LED lights - Newly painted exterior - Newly seal coated parking lot
14.	 6300 Park of Commerce Boulevard Boca Raton, FL 33487 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390 #25608448	38,195	25,204	26'	2 Grade Level Doors 1 Dock Well Door	N/A	\$15.95 NNN \$6.33 Exp.	- Built in 1995 - Zoned W1 - Free standing building - Deck and Grade loading
15.	 1000 Clint Moore Boca Raton, FL 33487 Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	2,433 SF	±2,000	±400	1 – 12'x12' grade level door	N/A	Call for Rate	- Suite 104 7 offices 2 bathrooms

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS				
16.		98 NW Spanish River Blvd. Boca Raton, FL Matthew McAllister (561) 901-5216 Eric Cantor (561) 227-2068	6,603		20'	1 grade level door	\$2,500,000	\$22.00 NNN \$4.95 Exp	10 parking spaces - M2 Industrial zoning - Fully fenced and secured - Minutes from Downtown Boca and I-95 - Available immediately
17.	 #26763770	3850 Byron Drive Riviera Beach, FL 33404 Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	11,000	500	18'	2 overhead doors 1 dock high well	N/A	\$21.00 Gross	- Built in 1982 - Can be divided into two 5,500 SF bays
			5,500	250	18'	1 overhead door			
18.		3740 -3748 Prospect Avenue Riviera Beach, FL 33404 Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155 Eric Cantor (561) 227-2068	5,270	500	18'	1 overhead door 1 dock high door	N/A	\$23.00 MG	- Built in 1985 1.18 AC lot 3 bays

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PHOTO/AERIAL	CONTACT								
19.		Blue Heron Distribution Center 7960 Central Industrial Drive N Riviera Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	10,000	2,300	24’	2 dock high doors	N/A	\$17.95 NNN \$3.33 Exp	- Suite 120 3 phase electric - Parking is 2:1,000 - Fully Fire-sprinklered 100% HVAC
20.		Blue Heron Distribution Center 7880 Central Industrial Drive N Riviera Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	15,000	1,000	24’	3 dock high doors	N/A	\$16.95 NNN \$3.33 Exp	- Suite 225 3 phase electric - Fully fire-sprinklered 100% HVAC
21.		Blue Heron Distribution Center 7891 Central Industrial Drive N Riviera Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068	8,333		20’	5 grade level doors	N/A	\$17.95 NNN \$5.77 Exp	Suite 100
PALM BEACH COUNTY - LAND									
LOOPNET ID		LOCATION	AVAIL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT								
22.	 #3934292	The Congress Plaza I-95 and Congress Avenue Delray Beach, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155	7 AC Divisible	Y	Y	Y	Call for Price	MOC	I-95 and Congress Avenue frontage

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PHOTO/AERIAL		CONTACT							
23.	 #16583741	The Commons Just west of Congress Avenue on W. Atlantic Avenue Delray Beach, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155	4.82 AC	N	Y	Y	Call for Price	PCC	Great frontage on Atlantic Avenue
ST. LUCIE COUNTY – BUILDINGS									
LOOPNET ID		LOCATION	AVAIL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALE PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL		CONTACT							
24.	 #26277004	528 NW Enterprise Dr. Port St. Lucie, FL 34986 Christopher Thomson (561) 301-2390 Eric Cantor (561) 277 2068	16,500	1,963	18’	3 Drive-Ins 1 dock well	\$4,200,000 (\$254.00 PSF)	N/A	1.3 AC lot size - WI zoning - Build in 2004 - Convenient access to I-95 and FL Turnpike 4,245 SF Showroom
25.	 #25105300	2700 Industrial Avenue 2 Fort Pierce, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155	70,000 Divisible to 30,000	2,035	13’-18’	4 Dock High Doors	\$10,500,000 (\$150 PSF)	\$8.75 NNN	- Fully fire sprinklered - Skylight in warehouse - Zoned IL

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MARTIN COUNTY – BUILDINGS								
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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS			
26.	South Florida Gateway Distribution Center	285,000-1,000,000	To Suit	36	60 dock high doors	N/A	Call for Rate	- Under construction - Kanner Hwy frontage - Delivery 4Q2023
	2000 SW Kanner Highway Stuart, FL 34997	Building 1: 285,120		--	2 drive in doors			
#21490087	Matthew McAllister (561) 901-5216	--		36'	--			
		Building 2: 689,761			120 dock high doors 4 drive in doors			
		Minimum divide of 75,000/SF						

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BROWARD COUNTY – BUILDINGS								
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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE		
27.	 Osprey Logistics Park 12000 NW 39th Street Coral Springs, FL Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155	Building 1: 210,994	To Suit	36'	3-4 Dock High Doors Per Bay	N/A	Call for Rate	- Delivery Nov 2023 - Zoned IRD - Off-site trailer parking possible - Divisible to 25,000 SF
28.	 2150 SW 10th St. Deerfield Beach, FL 33442 Matthew McAllister (561) 901-5216 Eric Cantor (561) 277 2068	10,061		22'	N/A	N/A	\$18.00 NNN \$6.51 Exp	- Built in 2001 - Perimeter offices, open bull pen and a large conference room - Showroom space - No loading doors
29.	 Quiet Waters Business Park 740 S Powerline Rd, Suite C Deerfield Beach, FL 33442 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390	31,455	±2,369	24'	6 Dock High 1 Ramp	N/A	Call for Rate	- Suite C - Available Immediately
30.	 Quiet Waters Business Park 740 S Powerline Rd, Suite A Deerfield Beach, FL 33442 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390	31,600	±7,026	24'	9 Dock High	N/A	Call for Rate	- Suite A - Available Immediately

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE		
31.	 Sawgrass Truck and Trailer Storage 12798 Wiles Road Coral Springs, FL Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155	16.16 AC	N/A	N/A	N/A	N/A	Call for Rate	- Available February 2024 369 trailer parking spots 11' x 55' parking spot size 15' Dolly Pads - On-Site guardhouse - Immediate access to Sawgrass Expressway
32.	 Atlantic Commerce Center 1500 West Atlantic Boulevard Pompano Beach, FL Chris Metzger (954) 415-9155	170,755 8.62 AC	To suit	24'	20 drive in doors	N/A	TBD	- Available Jan 2026 - Atlantic Blvd. Frontage - Will consider a built-to-suit for sale
33.	 Centerport 200 700 NW 33rd Street Pompano Beach, FL 33064 Chris Metzger (954) 415-9155 #26932210	25,285	2,218	24'	9 dock doors 1 - 22'Wx18'H drive-in ramp	N/A	\$18.50 NNN \$5.74 Exp	- ESFR Fire sprinklered - Available Immediately
34.	 Prologis Pompano Park 7 3101 NW 27th Avenue Pompano Beach, FL 33069 Chris Metzger (954) 415-9155 #26938686	51,456	±3,900	32'	15 dock doors 1 - 16'x16' drive in ramp	N/A	\$17.25 NNN \$4.69 Exp	- ESFR Fire Sprinklered - Available Immediately

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE		
35.	 Prologis Pompano Park 2 3000 NW 27 th Avenue Pompano Beach, FL 33069 Chris Metzger (954) 415-9155	40,846	1,321	30'	14 dock doors	N/A	\$18.75 NNN \$4.83 Exp	- ESFR sprinkler system - Available Immediately 100% A/C 1600 Amps / 480 Volt Power to the building
36.	 Pompano Business Center Bldg. O 2500 NW 19 th Street Pompano Beach, FL 33069 Matthew McAllister (561) 901-5216	33,290	±5,000	24'	6 dock high doors 1 - 12x14 ramp	N/A	\$16.95 NNN \$4.33 Exp	- Zoned I-1 - Available Immediately - East end cap space
37.	 First Pompano Logistics Center 2501 NW 19 th Street Pompano Beach, FL 33069 Matthew McAllister (561) 901-5216	59,912	To suit	36'	14 dock high doors 2 Ramps with overhead doors	N/A	Call for Rate	- Available May 2024 - Insulated roof decking - End cap space - Freestanding building
38.	 Pompano Industrial Commerce Center 1390 – B Hammondville Rd. Pompano Beach, FL Chris Metzger (954) 415-9155 Eric Cantor (561) 277 2068	4,610	±200	17'7"	1 dock high door 1 drive in ramp	N/A	\$17.95 NNN \$5.78 Exp	- Available January 2024 - Potential land lease for extra outside storage

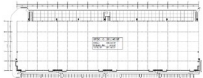
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LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE		
39.		Pompano Industrial Commerce Center Outside Storage 1350-1390 Hammondville Road Pompano Beach, FL Chris Metzger (954) 415-9155	A – 15,717 B – 45,369 C – 14,812	N/A	N/A	N/A	\$5.00 NNN \$0.51 Exp	- Available January 2024 - Will divide - Paved and fenced
40.	 #27201740	1410 SW 3rd St. Pompano Beach, FL 33069 Matthew McAllister (561) 901-5216 Rick Etner (954) 304-0033	49,201			Call for Price	N/A	5.45 acres - Existing two-story office/manufacturing building - Built in 1970 - Great for owner/user redevelopment
41.		Broward Turnpike Center 1121 – 1141 NW 31 st Ave Pompano Beach, FL Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155	17,075	±1,700	22'	3 dock high doors 1 drive in ramp	N/A \$16.95 NNN \$4.03 Exp	- Available immediately - Built in 1989 3.40 AC - New LED lights
42.	 #16791550	I-595 Business Center 3226 SW 30 th Avenue Dania Beach, FL 33312 Chris Metzger (954) 415-9155 Matthew McAllister (561) 901-5216	27,379	2,998	32'	3 Dock high 1 grade level 2 knock out panels	N/A \$17.50 NNN \$4.76 Exp.	- Desired Port 95 location - I-595 frontage

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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE		
43.	 I-595 Business Center 3526 SW 30th Avenue Dania Beach, FL 33312 Chris Metzger (954) 415-9155 Matthew McAllister (561) 901-5216	23,170	673	32	5 dock doors 1 ramp		\$16.50 NNN \$4.76 Exp.	- Desired Port 95 location 2 Big Ass Fans - Available Immediately
44.	 2200 SW 45th Street Dania Beach, FL 33312 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390 #19547634	32,812	2-Story Office	12'	N/A	N/A	\$15.00 NNN \$4.33 Exp.	- Built in 1984 285 surface parking spaces - Office space - No loading doors
45.	 South Florida Distribution Center 20311 Sheridan Street, Bldg A Pembroke Pines, FL 33332 Matthew McAllister (561) 901-5216 Chris Thomson (954) 415-9155	±224,560 SF Suite A - ±86,860 Suite B - ±63,675 Suite C - ±74,025		32'	57 dock doors 2 drive-in doors with ramps	N/A	\$15.95 NNN \$5.17 OpEx	225' building depth - ESFR sprinkler system 55'x56' column spacing - Suite A – Available Immediately - Suite B – Feb 2024 - Suite C – 12 months out
46.	 South Florida Distribution Center ___ Sheridan Street, Bldg. C Pembroke Pines, FL 33332	281,145		32'	2 ramps 57 dock doors			- Breaks Ground 1Q2024 69 trailer stalls 60'x60' column spacing 275' bldg. depth

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47.	 #26277796	7601 Riviera Boulevard Miramar, FL Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155	69,679	±25,000	30’	1 - 8’x10’ dock high door 2 – 16’x16’ drive-in doors 1 - 12’x10’ drive-in door	N/A	\$15.95 NNN \$4.25 Exp.	▪ Built in 1998 ▪ 7.44 Acres ▪ Zoned PID ▪ 30’ clear ceiling height (25 max storage height) ▪ 3.88/1,000 parking
48.		2650 SW 145th Avenue Miramar, FL Chris Metzger (954) 415-9155	81,727	±20,000	32’	9 dock high door 1 drive-in door	N/A	\$17.00 NNN \$3.81 Exp	▪ Built in 2007 ▪ Free-standing manufacturing / Warehouse building ▪ 100% AC
49.		Weston Business Park 1700-1778 N. Commerce Parkway Weston, FL	2,750		20’				▪ Built in 2009
50.	 #27254670	Meridian Business Campus 3260 Meridian Parkway Weston, FL 33331 Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155	35,447	±11,000 of 2-story office with elevator	25’6”	3 dock high doors 2 van high doors	N/A	\$14.95 NNN \$3.50 Exp.	▪ Built in 1996 ▪ 3.62 Acres ▪ 6,700 SF A/C room ▪ LED lighting ▪ 59 parking spaces ▪ Expansion capabilities

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PHOTO/AERIAL	CONTACT								
51.		5900 Powerline Road Fort Lauderdale, FL 33309 Matthew McAllister (561) 901-5216	33,491	808 Mezzanine	24'	6 grade level doors	\$13,000, 000.00	N/A	▪ 3-Phase electric ▪ Impact windows ▪ LED Lighting ▪ Alarm and Surveillance systems

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C&W SOUTH FLORIDA INDUSTRIAL TEAM:

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