






CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JUNE 2018

PALM BEACH COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	TOTAL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
1.  #4196908	Palm Beach Park of Commerce 15335 Park of Commerce Boulevard, Building 25 Jupiter, FL 33478 Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065	200,000 Divisible on 13.5 AC	To Suit under a *\$7.00 T/I allowance	32'	4 Dock High Doors	Call to Discuss	\$5.50 NNN \$2.50 Exp.	<ul style="list-style-type: none"> Zoned PUD-Light Industrial
2.  #4201766	Marine Center 801 W. 13 th Court Riviera Beach, FL 33404 Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065	6,509 Suite A 4,252 Suite C	To Suit	18'	Grade Level	N/A	\$8.50 NNN \$4.20 Exp.	<ul style="list-style-type: none"> New Construction Impact glass and reinforced doors Within 1 mile of the Port of Palm Beach
3.  #5341533	Blue Heron Distribution Center 7840-7880 Central Industrial Drive N Riviera Beach, FL 33404 Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065	15,000	To Suit	24'	5 Grade Level Doors	N/A	\$7.95 NNN \$2.52 Exp.	<ul style="list-style-type: none"> Parking is 2.3:1,000 Fully fire-sprinklered Heavy power
4.  #8417474-Lease #8417331-Sale	2725 Hillsboro Road West Palm Beach, FL 33405 Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065	20,581 Suite 2003-2009	960	14'-20'	2 Dock High Doors 2 Grade Level Doors	N/A	\$9.50 Gross	<ul style="list-style-type: none"> Built in 1961 Zoned I Belvedere Road exposure Minutes to I-95 and the Port of Palm Beach



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5. 	Boynton Beach Commerce Center 2000 Corporate Drive Boynton Beach, FL Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065	28,562 #2003	TBD	22'	5 Dock High Doors	N/A	\$7.95 NNN \$4.15 Exp.	<ul style="list-style-type: none"> ▪ ESFR sprinkler system ▪ 2.4/1,000 parking ▪ Strategically located at the SWC of I-95 and Woolbright Road with immediate access to I-95
		5,700 #2023	TBD	22'	1 Dock High Door and 1 Grade Level Door		\$8.95 NNN \$4.15 Exp.	
		5,764 #2015	TBD	22'	1 Dock High Door		\$9.50 NNN \$4.15 Exp.	



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PHOTO/AERIAL	CONTACT								
6.	 <p>#3955745</p>	<p>40 North Congress Avenue Congress Avenue just north of W. Atlantic Avenue Delray Beach, FL 33445</p> <p>Christopher Thomson (561) 227-2019 Chris Metzger (954) 771-0800 Adam Talbot (561) 227-2065</p>	5.53 AC	N	Y	Y	\$3,950,000 (\$16.40 PSF)	MIC	<ul style="list-style-type: none"> Easy access to I-95 Congress Avenue frontage
7.	 <p>#3934292</p>	<p>The Congress Plaza I-95 and Congress Avenue Delray Beach, FL</p> <p>Christopher Thomson (561) 227-2019 Chris Metzger (954) 771-0800 Adam Talbot (561) 227-2065</p>	7 AC Divisible	Y	Y	Y	\$7,623,000 (\$25.00 PSF)	POC	<ul style="list-style-type: none"> I-95 and Congress Avenue frontage
8.	#	<p>101 NW 18th Avenue Delray Beach, FL</p> <p>Christopher Thomson (561) 227-2019 Chris Metzger (954) 771-0800 Adam Talbot (561) 227-2065</p>	2.548 AC				\$9,000 Per Month + Sales Tax	MIC	<ul style="list-style-type: none"> Convenient access to Congress Avenue and I-95 via Atlantic Avenue Fully fenced yard 2,200 SF building on site


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9.	 <p>#6680872</p>	<p>900 Peninsula 900 Peninsula Corporate Circle Boca Raton, FL 33487 Christopher Thomson (561) 227-2019 Chris Metzger (954) 771-0800 Adam Talbot (561) 227-2065</p>	<p>±3.76 AC (81,892 Build-to-Suit)</p>	Y	Y	Y	\$4,500,000	M-3 with Office Permitted	<ul style="list-style-type: none"> Prestigious location in Boca Raton Convenient immediate access to I-95 Site plan approved, ready to build condition for an 81,892 SF building
10.	<p>#3945119 UNDER CONTRACT</p>	<p>3650 RCA Boulevard Palm Beach Gardens, FL Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065</p>	<p>10.44 AC</p>	---	Y	Y	\$12,999,500 (\$28.59 PSF)	CG-1 PUD Permitted	<ul style="list-style-type: none"> Currently operating as a 17,084 SF clubhouse with outside storage
11.	 <p>#6680871</p>	<p>Palm Beach Park of Commerce 15335 Park of Commerce Boulevard Jupiter, FL 33487 Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065</p>	<p>383 AC Divisible</p>	Y	Y	Y	\$5.00- \$8.00 PSF Industrial \$9.00 PSF Commercial	PUD Commercial Heavy & Light Industrial	<ul style="list-style-type: none"> Fully entitled Rail served Foreign Trade Zone



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12.	 <p>#6492301</p>	<p>Crossroads Business Center Okeechobee Road between I-95 and the Florida Turnpike Fort Pierce, FL Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065</p>	<p>Build-to-Suit Options from 140,000- 1,449,999 SF</p>	To Suit	30'	To Suit	Call to Discuss	\$5.95 NNN	<ul style="list-style-type: none"> ▪ 52'x42'-6" column spacing ▪ 160'-220' building depth ▪ 6" concrete truck court ▪ 1800 AMP / 480 Volt / 3 Phase ▪ 1.68:1,000 parking



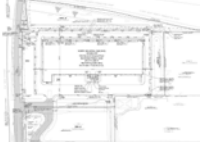
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13.	 <p>#3980160</p>	<p>Crossroads Business Center Okeechobee Road between I-95 and the Florida Turnpike Fort Pierce, FL Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065</p>	<p>132.41 AC Net Usable 120 AC gross</p>	Y	Y	Y	\$4.00 PSF	CG PSL	<ul style="list-style-type: none"> I-95 frontage Located in between I-95 exit and the Florida Turnpike exit at Okeechobee Road Equidistant between Miami and Orlando
14.	 <p>#3840102</p>	<p>2300 N. Old Dixie Highway Fort Pierce, FL 34946 Christopher Thomson (561) 227-2019 Adam Talbot (561) 227-2065</p>	20.90 AC	N	Y	Y	\$1,850,000 (\$2.03 PSF)	IL	<ul style="list-style-type: none"> Located between US Highway and Old Dixie Highway Due diligence package available




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15.  #	Sawgrass Bend Commerce Center NW 39 th Street and NW 120 th Avenue Coral Springs, FL 33065 Chris Metzger (954) 771-0800	424,320 Divide-to-Suit Will do a Build to Suit	To Suit	32'	4 Dock High Doors Per Bay	N/A	\$6.25 NNN \$2.24 Exp.	<ul style="list-style-type: none"> Available for build-to-suits 4 buildings ranging from 74,645 SF to 88,245 SF ESFR fire sprinkler system
16.  #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	95,935	20,000	38'	19 Dock High Doors	N/A	\$5.50 NNN \$2.47 Exp.	<ul style="list-style-type: none"> Built in 2002 Office/showroom Fire sprinklered
17.  #6681295	I-595 Business Center 3200 SW 30 th Avenue Dania Beach, FL 33312 Chris Metzger (954) 771-0800 Matthew G. McAllister (561) 227-2018	66,285	To Suit	32'	To Suit	N/A	\$9.50 NNN \$2.95 Exp.	<ul style="list-style-type: none"> 21,600-122,000 SF Desired Port 95 location Institutional quality construction Dock high and drive-in loading
18. #	3313-3315 SW 11th Avenue Fort Lauderdale, FL 33315 Chris Metzger (954) 771-0800	10,000	1,829	14'	2 Dock High Doors 1 Grade Level door	N/A	\$10.00 PSF Gross	<ul style="list-style-type: none"> Sublease expires 03/2024 Conveniently located in Broward County with easy access to Florida's Turnpike and Interstate 95




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19.  #3699312-Sale #4086524-Lease	Prologis Centerport Distribution Center 800 NW 33 rd Street Pompano Beach, FL 33064 Chris Metzger (954) 771-0800	43,339 3.057 AC	43,339	18'	2 Dock High Doors Per Bay	\$6,500,000 (\$149.98 PSF)	\$12.00 NNN \$4.41 Exp.	<ul style="list-style-type: none"> Divisible into 4,800 SF bays Presently 100% office Available January 2017 	
20.  #6708958	Pompano Business Center II Blount Road and W. Copans Road Pompano Beach, FL 33069 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	143,563 Divide to Suit 11.43 AC	To Suit	32'	29 Dock High Doors 2 Grade Level Doors	N/A	\$7.75 NNN \$2.75 Exp.	<ul style="list-style-type: none"> Proposed Class "A" tilt wall industrial warehouse Build to suit capability Zoned I-1 	
21.  #6417363	Rock Lake Business Center 33 rd Street Pompano Beach, FL 33064 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	Up to 503,280 Divide to Suit 35.35 AC	To Suit	32'	Dock High to Suit Drive-in to Suit	N/A	\$7.75 NNN \$2.75 Exp.	<ul style="list-style-type: none"> Proposed Class "A" tilt wall industrial warehouse Build to suit capability Zoned I-1 	




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22.	 <p>Bldg. 6 #8879202 Bldg. 7 #8879203 Bldg. 8 #8879204</p>	<p>Pompano Center of Commerce II 1550-1650 NW 18th Street Pompano Beach, FL 33069</p> <p>Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800</p>	318,062 Divide to Suit	To Suit	32'	4 Dock High Doors Per Bay	N/A \$9.50 NNN \$2.75 Exp. Bldg. 6 \$8.50 NNN \$2.75 Exp. Bldgs. 7&8	<ul style="list-style-type: none"> ESFR sprinkler system T-5 lighting Bldg. 6-61,958 SF / 120' bldg. depth Bldg. 7-122,844 SF / 160' bldg. depth Bldg. 8-133,260 SF / 174' bldg. depth Bldg. 9-58,580 SF / 110' bldg. depth 	
23.		<p>4401 NW 124th Avenue Coral Springs, FL 33065</p> <p>Christopher J. Metzger (954) 938-2608 Merritt E. Etner (561) 227-2064</p>	10,218 Office/ Flex Space	10,218	24'	4 Dock High Doors 2 Grade Level Doors 2 Ramps	N/A \$19.95 Full Service	<ul style="list-style-type: none"> Furniture can be included Convenient access to Sawgrass Expressway 	
24.	 <p>#6636121</p>	<p>Prologis Sawgrass Parkway 251 International Parkway Sunrise, FL 33325</p> <p>Christopher J. Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800</p>	±45,911- ±178,791 9.17 AC	±19,677	±38'6"	37 Dock High Doors 2 Grade Level Doors	N/A \$7.50 NNN \$2.40 Exp.	<ul style="list-style-type: none"> Built in 1994 ESFR sprinkler system New roof 	
25.	#	<p>6801 W. Sunrise Boulevard Plantation, FL 33313</p> <p>Christopher J. Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800</p>	—	—	32'	11 Dock High Doors 1 Ramp	\$7,310,408 (\$28.00 PSF)	\$8.25 NNN	<ul style="list-style-type: none">




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26.	 #6710024	Seneca Commerce Center 2092 SW 38 th Avenue Pembroke Park, FL 33025 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	222,145 190,494 190,494 <u>62,176</u> 665,309 Total SF 4 Bldgs.	To Suit	32' or To Suit	Dock High Loading	N/A	\$7.95-Bldg. 1 \$8.95 NNN-Bldg. 4 \$2.50 Exp.	<ul style="list-style-type: none"> Excellent transportation access via I-95, I-595, Florida's Turnpike, and I-75 Underground roof drainage Completion of Bldg. 1 06/01/18 Completion of Bldg. 4 06/01/18
27.	 #8356551	Prologis Seneca Park 3255 SW 22 nd Street Building 400, Suite 300 & 300A Pembroke Park, FL 33023 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	35,549	2,499	30'	16 Dock High Doors with Dock Seals, 3 with Pit Levelers	N/A	\$8.25 NNN \$3.04Exp.	<ul style="list-style-type: none"> Centrally located in the heart of Broward County 190'6" building depth
28.	 #8889997	Prologis Seneca Park 3375 SW 22 nd Street Pembroke Park, FL 33023 Christopher J. Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	261,457	5,043	30'	60 Dock High Doors 3 Grade Level Doors	N/A	\$7.50 NNN \$2.63 Exp.	<ul style="list-style-type: none"> Centrally located in the heart of Broward County





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29.	 <p>#7282351</p>	<p>County Line Business Center 3701 S. Flamingo Road Miramar, FL 33027 Chris Metzger (954) 771-0800</p>	60,747 Suite 100	18,412	30'	14 Dock High Doors 1 Fork Lift Ramp	N/A \$8.25 NNN \$2.62 Exp.	<ul style="list-style-type: none"> 125' to 180' truck court Zoned PID ESFR fire sprinkler system
30.	 <p>#</p>	<p>County Line Business Center 3701 S. Flamingo Road Miramar, FL 33027 Chris Metzger (954) 771-0800</p>	323,675 Suite 300 Sublease		30'		N/A \$6.75 NNN \$2.62 Exp.	<ul style="list-style-type: none"> 125' to 180' truck court Zoned PID ESFR fire sprinkler system Sublease expires 02/28/2018
31.	 <p>#10929092</p>	<p>Miramar Building 2650 SW 145th Avenue Miramar, FL 33027 Chris Metzger (954) 771-0800</p>	81,727 6.75 AC	±9,000	32'	To Suit	N/OA \$9.25 NNN \$3.11 Exp.	<ul style="list-style-type: none"> Built in 2007 Zoned PID 108 surface parking spaces

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32.	 <p>#3918545 UNDER CONTRACT</p>	<p>Corporate Park of Coral Springs 12335 W. Sample Road Coral Springs, FL Chris Metzger (954) 771-0800</p>	6.22 AC	Y	Y	Y	\$5,000,000 (\$18.45 PSF)	IRD (Commercial Permitted)	<ul style="list-style-type: none"> Sample Road frontage Gateway to the Corporate Park of Coral Springs
33.	 <p>#</p>	<p>Prologis Seneca Land Pembroke, FL Richard F. Etner, Jr. (954) 771-0800 Chris Metzger (954) 771-0800</p>	±2.5 AC	Y	Y	Y	Build-to-Suit for Lease	IND	<ul style="list-style-type: none"> Well established institutional quality industrial park located at the Dade Broward County line
34.	 <p>#6939597-Sale #7042241-Lease</p>	<p>5432 Hallandale Beach Boulevard Pembroke, FL 33023 Richard F. Etner, Jr. (954) 771-0800 Greg Masin (305) 371-4411 Matthew G. McAllister (561) 227-2018</p>	7.08 AC	Y	Y	Y	\$7,710,120 (\$25.00 PSF)	B-1	<ul style="list-style-type: none"> Mixed use, residential/commercial/retail combination Located on the SE corner of West Hallandale Beach Boulevard and SW 56th Avenue
35.	 <p>#</p>	<p>6801 W. Sunrise Boulevard Plantation, FL 33313 Richard F. Etner, Jr. (954) 771-0800 Chris Metzger (954) 771-0800</p>	5.99 AC	Y	Y	Y	\$7,310,408 (\$28.00 PSF)	I-LP	<ul style="list-style-type: none"> Excellent location to service tri-county area of Miami-Dade, Broward, and Palm Beach

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