

# CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2019

| PALM BEACH COUNTY - BUILDINGS |                                                                                                                       |                                                                                                                                                                              |                                      |                                          |            |                                          |                 |                                            |                                                                                                                                                                                                          |
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|                               | LOOPNET ID                                                                                                            | LOCATION                                                                                                                                                                     | TOTAL                                | OFFICE                                   | CEILING    | OVERHEAD                                 | SALES           | LEASE RATE                                 | COMMENTS / ZONING                                                                                                                                                                                        |
|                               | PHOTO/AERIAL                                                                                                          | CONTACT                                                                                                                                                                      | SF/ACRES                             | SF                                       | HEIGHT     | DOORS                                    | PRICE           |                                            |                                                                                                                                                                                                          |
| 1.                            | <br>#4196908                         | <b>Palm Beach Park of Commerce</b><br>15335 Park of Commerce Boulevard, Building 25<br>Jupiter, FL 33478<br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065 | 220,00                               | To Suit under a<br>*\$7.00 T/I allowance | 32'        | 4 Dock High Doors                        | Call to Discuss | \$6.95 NNN<br>\$2.50 Exp.                  | <ul style="list-style-type: none"><li>▪ Zoned PUD-Light Industrial</li></ul>                                                                                                                             |
| 2.                            | <br>#4201766                         | <b>Marine Center</b><br>801 W. 13 <sup>th</sup> Court<br>Riviera Beach, FL 33404<br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065                         | 6,509<br>Suite A<br>4,252<br>Suite C | To Suit                                  | 18'        | Grade Level                              | N/A             | \$8.50 NNN<br>\$6.02 Exp.                  | <ul style="list-style-type: none"><li>▪ New Construction</li><li>▪ Impact glass and reinforced doors</li><li>▪ Within 1 mile of the Port of Palm Beach</li></ul>                                         |
| 3.                            | <br>#8417474-Lease<br>#8417331-Sale | <b>2725 Hillsboro Road</b><br>West Palm Beach, FL 33405<br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065                                                  | 20,581<br>Suite<br>2003-2009         | 960                                      | 14'-20'    | 2 Dock High Doors<br>2 Grade Level Doors | N/A             | \$9.50 Gross                               | <ul style="list-style-type: none"><li>▪ Built in 1961</li><li>▪ Zoned I</li><li>▪ Belvedere Road exposure</li><li>▪ Minutes to I-95 and the Port of Palm Beach</li></ul>                                 |
| 4.                            | <br>#11492064                      | <b>Boynton Beach Commerce Center</b><br>2000 Corporate Drive<br>Boynton Beach, FL<br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065                        | ±16,908<br>#2003<br>3,000<br>#2105   | TBD<br>TBD                               | 22'<br>22' | 5 Dock High Doors<br>Grade Level Loading | N/A             | \$7.95 NNN<br>\$4.15 Exp.<br>\$13.00 Gross | <ul style="list-style-type: none"><li>▪ ESFR sprinkler system</li><li>▪ 2.4/1,000 parking</li><li>▪ Strategically located at the SWC of I-95 and Woolbright Road with immediate access to I-95</li></ul> |

## CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2019

| 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                                                                                                                                                                                                                                                                                  |                |           |                |                                          |                               |            |                                                                                       |
| 5.                            |  <p><b>1197 S. Rogers Circle</b><br/>                     Boca Raton, FL 33487<br/>                     Christopher Thomson (561) 227-2019<br/>                     Merritt E. Etner (561) 227-2064</p> | 15,000         | 4,000     | 28'            | 2 Dock High Doors<br>2 Grade Level Doors | \$3,125,000<br>(\$208.33 PSF) | N/A        | <ul style="list-style-type: none"> <li>▪ Built in 1996</li> <li>▪ Zoned M3</li> </ul> |

# CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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| PALM BEACH COUNTY - LAND |                                                                                               |                                                                                                                                                                                                                          |                   |         |       |       |                                 |        |                                                                                                              |
|--------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------|-------|-------|---------------------------------|--------|--------------------------------------------------------------------------------------------------------------|
| LOOPNET ID               |                                                                                               | LOCATION                                                                                                                                                                                                                 | TOTAL<br>SF/ACRES | PLATTED | WATER | SEWER | SALES<br>PRICE                  | ZONING | COMMENTS / ZONING                                                                                            |
| PHOTO/AERIAL             | CONTACT                                                                                       |                                                                                                                                                                                                                          |                   |         |       |       |                                 |        |                                                                                                              |
| 6.                       | <br>#3955745 | <b>40 North Congress Avenue</b><br>Congress Avenue just north of<br>W. Atlantic Avenue<br>Delray Beach, FL 33445<br><br>Christopher Thomson (561) 227-2019<br>Chris Metzger (954) 771-0800<br>Adam Talbot (561) 227-2065 | 5.53 AC           | N       | Y     | Y     | \$3,950,000<br>(\$16.40<br>PSF) | MIC    | <ul style="list-style-type: none"><li>▪ Easy access to I-95</li><li>▪ Congress Avenue<br/>frontage</li></ul> |
| 7.                       | <br>#3934292 | <b>The Congress Plaza</b><br>I-95 and Congress Avenue<br>Delray Beach, FL<br><br>Christopher Thomson (561) 227-2019<br>Chris Metzger (954) 771-0800<br>Adam Talbot (561) 227-2065                                        | 7 AC<br>Divisible | Y       | Y     | Y     | \$7,623,000<br>(\$25.00<br>PSF) | POC    | <ul style="list-style-type: none"><li>▪ I-95 and Congress<br/>Avenue frontage</li></ul>                      |
| 8.                       |                                                                                               | <b>The Congress Plaza</b><br>Just west of Congress Avenue<br>on W. Atlantic Avenue<br>Delray Beach, FL<br><br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065                                           | 4.82 AC           | N       | Y     | Y     | \$4,619,102<br>(\$22.00<br>PSF) | PCC    | <ul style="list-style-type: none"><li>▪ Great frontage on<br/>Atlantic Avenue</li></ul>                      |

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

# CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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## ST. LUCIE COUNTY - BUILDINGS

| LOOPNET ID                                                                                        | LOCATION                                                                                                                                                                          | TOTAL SF/ACRES                                        | OFFICE SF | CEILING HEIGHT | OVERHEAD DOORS | SALES PRICE | LEASE RATE | COMMENTS / ZONING                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------|----------------|----------------|-------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PHOTO/AERIAL                                                                                      | CONTACT                                                                                                                                                                           |                                                       |           |                |                |             |            |                                                                                                                                                                                                                   |
| 12. <br>#6492301 | <b>Crossroads Business Center</b><br>Okeechobee Road between I-95 and the Florida Turnpike<br>Fort Pierce, FL<br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065 | Build-to-Suit<br>Options from<br>140,000-1,449,999 SF | To Suit   | 30'            | To Suit        | N/A         | \$5.95 NNN | <ul style="list-style-type: none"> <li>52'x42'-6" column spacing</li> <li>160'-220' building depth</li> <li>6" concrete truck court</li> <li>1800 AMP / 480 Volt / 3 Phase</li> <li>1.68:1,000 parking</li> </ul> |

## ST. LUCIE COUNTY - LAND

| LOOPNET ID                                                                                         | LOCATION                                                                                                                      | TOTAL SF/ACRES | PLATTED | WATER | SEWER | SALES PRICE                 | ZONING | COMMENTS / ZONING                                                                                                                           |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------|---------|-------|-------|-----------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------|
| PHOTO/AERIAL                                                                                       | CONTACT                                                                                                                       |                |         |       |       |                             |        |                                                                                                                                             |
| 13. <br>#3840102 | <b>2300 N. Old Dixie Highway</b><br>Fort Pierce, FL 34946<br>Christopher Thomson (561) 227-2019<br>Adam Talbot (561) 227-2065 | 20.90 AC       | N       | Y     | Y     | \$1,850,000<br>(\$2.03 PSF) | IL     | <ul style="list-style-type: none"> <li>Located between US Highway and Old Dixie Highway</li> <li>Due diligence package available</li> </ul> |

# CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2019

| BROWARD COUNTY - BUILDINGS                                                                         |                                                                                                                                                                                |                                             |           |                |                                           |             |                           |                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------|----------------|-------------------------------------------|-------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOOPNET ID                                                                                         | LOCATION                                                                                                                                                                       | TOTAL SF/ACRES                              | OFFICE SF | CEILING HEIGHT | OVERHEAD DOORS                            | SALES PRICE | LEASE RATE                | COMMENTS / ZONING                                                                                                                                        |
| PHOTO/AERIAL                                                                                       | CONTACT                                                                                                                                                                        |                                             |           |                |                                           |             |                           |                                                                                                                                                          |
| 14. <br>#13258802 | <b>Prologis Centerport</b><br>750 NW 33 <sup>rd</sup> Street<br>Pompano Beach, FL 33064<br>Chris Metzger (954) 771-0800                                                        | 25,307                                      | 3,819     | 24'            | 10 Dock High Doors<br>1 Drive-in Ramp     | N/A         | \$7.95 NNN<br>\$3.31 Exp. | <ul style="list-style-type: none"> <li>170' truck court</li> <li>40' x 39'4" typical column spacing</li> <li>ESFR fire sprinkler system</li> </ul>       |
| 15. <br>#6708958  | <b>Pompano Business Center II</b><br>Blount Road and W. Copans Road<br>Pompano Beach, FL 33069<br>Richard F. Etner, Jr. (954) 771-0800<br>Matthew G. McAllister (561) 227-2018 | 143,563<br>Divide to Suit<br>11.43 AC       | To Suit   | 32'            | 29 Dock High Doors<br>2 Grade Level Doors | N/A         | \$7.75 NNN<br>\$2.75 Exp. | <ul style="list-style-type: none"> <li>Proposed Class "A" tilt wall industrial warehouse</li> <li>Build to suit capability</li> <li>Zoned I-1</li> </ul> |
| 16. <br>#6417363 | <b>Rock Lake Business Center</b><br>33 <sup>rd</sup> Street<br>Pompano Beach, FL 33064<br>Richard F. Etner, Jr. (954) 771-0800<br>Matthew G. McAllister (561) 227-2018         | Up to 503,280<br>Divide to Suit<br>35.35 AC | To Suit   | 32'            | Dock High to Suit<br>Drive-in to Suit     | N/A         | \$7.75 NNN<br>\$2.75 Exp. | <ul style="list-style-type: none"> <li>Proposed Class "A" tilt wall industrial warehouse</li> <li>Build to suit capability</li> <li>Zoned I-1</li> </ul> |

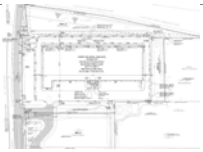
# CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2019

| BROWARD COUNTY - BUILDINGS |                                                                                                                                                     |                                                                                                                                                                                                 |                           |                |                |                           |                           |                                                                                                         |                                                                                                                                                                                                                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------|----------------|---------------------------|---------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOOPNET ID                 | LOCATION                                                                                                                                            | TOTAL SF/ACRES                                                                                                                                                                                  | OFFICE SF                 | CEILING HEIGHT | OVERHEAD DOORS | SALES PRICE               | LEASE RATE                | COMMENTS / ZONING                                                                                       |                                                                                                                                                                                                                                                                                         |
| PHOTO/AERIAL               | CONTACT                                                                                                                                             |                                                                                                                                                                                                 |                           |                |                |                           |                           |                                                                                                         |                                                                                                                                                                                                                                                                                         |
| 17.                        |  <p>Bldg. 6 #8879202<br/>Bldg. 7 #8879203<br/>Bldg. 8 #8879204</p> | <p><b>Pompano Center of Commerce II</b></p> <p>1550-1650 NW 18<sup>th</sup> Street<br/>Pompano Beach, FL 33069</p> <p>Chris Metzger (954) 771-0800<br/>Richard F. Etner, Jr. (954) 771-0800</p> | 318,062<br>Divide to Suit | To Suit        | 32'            | 4 Dock High Doors Per Bay | N/A                       | <p>\$9.50-\$9.75 NNN</p> <p>\$3.24 Exp. Bldg. 6</p> <p>\$8.50 NNN</p> <p>\$3.24 Exp. Bldgs. 7&amp;8</p> | <ul style="list-style-type: none"> <li>ESFR sprinkler system</li> <li>T-5 lighting</li> <li>Bldg. 6-61,958 SF / 120' bldg. depth</li> <li>Bldg. 7-122,844 SF / 160' bldg. depth</li> <li>Bldg. 8-133,260 SF / 174' bldg. depth</li> <li>Bldg. 9-58,580 SF / 110' bldg. depth</li> </ul> |
| 18.                        |  <p>#12992193</p>                                                  | <p><b>200 N. Federal Highway</b></p> <p>Pompano Beach, FL 33062</p> <p>Matthew G. McAllister (954) 771-0800<br/>Richard F. Etner, Jr. (954) 771-0800</p>                                        | 12,355<br>.85 AC          | ---            | ---            | ---                       | Redevelopment Opportunity | \$3,995,000                                                                                             | <ul style="list-style-type: none"> <li>150' of frontage on Federal Highway</li> <li>Hard corner with signalized intersection</li> <li>B-3 zoning</li> </ul>                                                                                                                             |
| 19.                        | #                                                                                                                                                   | <p><b>1191-1199 W. Newport Center Drive</b></p> <p>Deerfield Beach, FL 33442</p> <p>Matthew G. McAllister (954) 771-0800<br/>Richard F. Etner, Jr. (954) 771-0800</p>                           | 16,350<br>1.37 AC         | ---            | 18'            | ---                       | \$2,550,000               | ---                                                                                                     | <ul style="list-style-type: none"> <li></li> </ul>                                                                                                                                                                                                                                      |
| 20.                        | #                                                                                                                                                   | <p><b>Tamarac Business Center</b></p> <p>Tamarac, FL</p> <p>Chris Metzger (954) 771-0800<br/>Richard F. Etner, Jr. (954) 771-0800</p>                                                           | 358,652<br>Divide to Suit | ---            | ---            | ---                       | ---                       |                                                                                                         | <ul style="list-style-type: none"> <li>Visibility from the Sawgrass Expressway</li> </ul>                                                                                                                                                                                               |

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| BROWARD COUNTY - BUILDINGS |                                                                                                 |                                                                                                                                                                                                  |           |                |                |                                                     |            |                           |                                                                                                                                                                                                                                       |
|----------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------|----------------|-----------------------------------------------------|------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOOPNET ID                 | LOCATION                                                                                        | TOTAL SF/ACRES                                                                                                                                                                                   | OFFICE SF | CEILING HEIGHT | OVERHEAD DOORS | SALES PRICE                                         | LEASE RATE | COMMENTS / ZONING         |                                                                                                                                                                                                                                       |
| PHOTO/AERIAL               | CONTACT                                                                                         |                                                                                                                                                                                                  |           |                |                |                                                     |            |                           |                                                                                                                                                                                                                                       |
| 21.                        | <br>#4615310   | <b>Cusano's Building</b><br>6806-6814 N. State Road 7<br>Coconut Creek, FL 33073<br>Richard F. Etner, Jr. (954) 771-0800<br>Chris Metzger (954) 771-0800<br>Matthew G. McAllister (561) 227 2018 | 95,935    | 20,000         | 38'            | 19 Dock High Doors                                  | N/A        | \$5.50 NNN<br>\$2.47 Exp. | <ul style="list-style-type: none"> <li>Built in 2002</li> <li>Office/showroom</li> <li>Fire sprinklered</li> </ul>                                                                                                                    |
| 22.                        | <br>#12730529  | <b>4401 NW 124<sup>th</sup> Avenue</b><br>Coral Springs, FL 33065<br>Christopher J. Metzger (954) 938-2608<br>Merritt E. Etner (561) 227-2064                                                    | 5,900     | 10,218         | 24'            | 4 Dock High Doors<br>2 Grade Level Doors<br>2 Ramps | N/A        | \$19.95 Full Service      | <ul style="list-style-type: none"> <li>Furniture can be included</li> <li>Convenient access to Sawgrass Expressway</li> </ul>                                                                                                         |
| 23.                        | <br>#         | <b>Hollywood Design &amp; Distribution Center</b><br>3301 N. 29 <sup>th</sup> Avenue<br>Hollywood, FL 33020<br>Chris Metzger (954) 771-0800<br>Matthew G. McAllister (561) 227-2018              | 55,221    | To Suit        | 32'            | Dock and Grade Level Loading                        | N/A        | \$12.50 NNN               | <ul style="list-style-type: none"> <li>10,000-55,221 SF</li> <li>Direct access to I-95</li> <li>118 parking spaces</li> <li>Monument signage on I-95 and N. 29<sup>th</sup> Avenue</li> <li>Full HVAC</li> <li>Heavy power</li> </ul> |
| 24.                        | <br>#6681295 | <b>I-595 Business Center</b><br>3200 SW 30 <sup>th</sup> Avenue<br>Dania Beach, FL 33312<br>Chris Metzger (954) 771-0800<br>Matthew G. McAllister (561) 227-2018                                 | 66,285    | To Suit        | 32'            | To Suit                                             | N/A        | \$9.75 NNN<br>\$2.95 Exp. | <ul style="list-style-type: none"> <li>21,600-122,000 SF</li> <li>Desired Port 95 location</li> <li>Institutional quality construction</li> <li>Dock high and drive-in loading</li> </ul>                                             |

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JANUARY 2019

| BROWARD COUNTY - BUILDINGS |                                                                                                 |                                                                                                                                                             |                                                                                   |         |                   |                                                                        |       |                                                                                  |                                                                                                                                                                                                                                                       |
|----------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------|-------------------|------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | LOOPNET ID                                                                                      | LOCATION                                                                                                                                                    | TOTAL                                                                             | OFFICE  | CEILING           | OVERHEAD                                                               | SALES | LEASE RATE                                                                       | COMMENTS / ZONING                                                                                                                                                                                                                                     |
|                            | PHOTO/AERIAL                                                                                    | CONTACT                                                                                                                                                     | SF/ACRES                                                                          | SF      | HEIGHT            | DOORS                                                                  | PRICE |                                                                                  |                                                                                                                                                                                                                                                       |
| 25.                        | <br>#6710024   | <b>Prologis Seneca Park</b><br>2751 Commerce Center Way<br>Pembroke Park, FL 33023<br>Chris Metzger (954) 771-0800                                          | 222,145<br>190,494<br>190,494<br><u>46,676</u><br>649,809<br>Total SF<br>4 Bldgs. | To Suit | 32' or<br>To Suit | Dock High<br>Loading                                                   | N/A   | \$7.95 NNN<br>\$2.41 Exp.<br>Bldg. 1<br><br>\$8.95 NNN<br>\$3.80 Exp.<br>Bldg. 4 | <ul style="list-style-type: none"><li>▪ Excellent transportation access via I-95, I-595, Florida's Turnpike, and I-75</li><li>▪ Underground roof drainage</li><li>▪ Completion of Bldg. 1 06/01/18</li><li>▪ Completion of Bldg. 4 06/01/18</li></ul> |
| 26.                        | <br>#8356551   | <b>Prologis Seneca Park</b><br>3201 SW 22 <sup>nd</sup> Street<br>Building 400, Suite 300 & 300A<br>Pembroke Park, FL 33023<br>Chris Metzger (954) 771-0800 | 35,549                                                                            | 2,379   | 30'               | 10 Dock<br>High Doors<br>with Dock<br>Seals, 3<br>with Pit<br>Levelers | N/A   | \$8.25 NNN<br>\$3.04 Exp.                                                        | <ul style="list-style-type: none"><li>▪ Centrally located in the heart of Broward County</li><li>▪ 190'6" building depth</li></ul>                                                                                                                    |
| 27.                        | <br>#8889997 | <b>Prologis Seneca Park</b><br>3375 SW 22 <sup>nd</sup> Street<br>Pembroke Park, FL 33023<br>Chris Metzger (954) 771-0800                                   | 261,457                                                                           | 7,431   | 30'               | 60 Dock<br>High Doors<br>3 Grade<br>Level Doors                        | N/A   | \$7.50 NNN<br>\$2.63 Exp.                                                        | <ul style="list-style-type: none"><li>▪ Centrally located in the heart of Broward County</li></ul>                                                                                                                                                    |
| 28.                        | <br>#7282351 | <b>County Line Business Center</b><br>3701 S. Flamingo Road<br>Miramar, FL 33027<br>Chris Metzger (954) 771-0800                                            | 60,747<br>Suite 100                                                               | 18,412  | 30'               | 14 Dock<br>High Doors<br>1 Fork Lift<br>Ramp                           | N/A   | \$8.25 NNN<br>\$2.79 Exp.                                                        | <ul style="list-style-type: none"><li>▪ 125' to 180' truck court</li><li>▪ Zoned PID</li><li>▪ ESFR fire sprinkler system</li></ul>                                                                                                                   |

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JANUARY 2019

| BROWARD COUNTY - BUILDINGS |                                                                                                   |                                                                                                                                                |                                                 |                |                |                                                     |                                                 |                                                                                                                                                                        |
|----------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------|----------------|-----------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOOPNET ID                 | LOCATION                                                                                          | TOTAL SF/ACRES                                                                                                                                 | OFFICE SF                                       | CEILING HEIGHT | OVERHEAD DOORS | SALES PRICE                                         | LEASE RATE                                      | COMMENTS / ZONING                                                                                                                                                      |
| PHOTO/AERIAL               | CONTACT                                                                                           |                                                                                                                                                |                                                 |                |                |                                                     |                                                 |                                                                                                                                                                        |
| 29.                        |  <p>#7282351</p> | <p><b>County Line Business Center</b></p> <p>3701 S. Flamingo Road</p> <p>Miramar, FL 33027</p> <p>Chris Metzger (954) 771-0800</p>            | <p>323,675</p> <p>Suite 300</p> <p>Sublease</p> | To Suit        | 30'            | To Suit                                             | <p>N/A</p> <p>\$6.75 NNN</p> <p>\$2.79 Exp.</p> | <ul style="list-style-type: none"> <li>125' to 180' truck court</li> <li>Zoned PID</li> <li>ESFR fire sprinkler system</li> <li>Sublease expires 02/28/2018</li> </ul> |
| 30.                        |  <p>#</p>        | <p><b>Miramar Centre Business Park</b></p> <p>15501 SW 29<sup>th</sup> Street</p> <p>Miramar, FL 33027</p> <p>Chris Metzger (954) 771-0800</p> | <p>304,428</p>                                  | To Suit        | 32'            | <p>35 Dock High Doors</p> <p>1 Grade Level Door</p> | <p>N/A</p> <p>TBD</p>                           | <ul style="list-style-type: none"> <li>130' truck court</li> <li>50' x 50' column spacing</li> <li>ESFR fire sprinkler system</li> </ul>                               |

# CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2019

| BROWARD COUNTY - LAND |                                                                                                                                                                                                                                                                                                                  |                |         |       |       |                              |                               |                                                                                                                                                                                                           |  |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------|-------|-------|------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| LOOPNET ID            | LOCATION                                                                                                                                                                                                                                                                                                         | TOTAL SF/ACRES | PLATTED | WATER | SEWER | SALES PRICE                  | ZONING                        | COMMENTS / ZONING                                                                                                                                                                                         |  |
| PHOTO/AERIAL          | CONTACT                                                                                                                                                                                                                                                                                                          |                |         |       |       |                              |                               |                                                                                                                                                                                                           |  |
| 31.                   |  <p><b>Corporate Park of Coral Springs</b><br/>12335 W. Sample Road<br/>Coral Springs, FL<br/>Chris Metzger (954) 771-0800</p> <p>#3918545<br/><b>UNDER CONTRACT</b></p>                                                        | 6.22 AC        | Y       | Y     | Y     | \$5,000,000<br>(\$18.45 PSF) | IRD<br>(Commercial Permitted) | <ul style="list-style-type: none"> <li>Sample Road frontage</li> <li>Gateway to the Corporate Park of Coral Springs</li> </ul>                                                                            |  |
| 32.                   | <p>#</p> <p><b>3120 NW 16<sup>th</sup> Terrace</b><br/>Pompano, FL 33064<br/>Matthew G. McAllister (954) 771-0800</p>                                                                                                                                                                                            | 4.75 AC        | Y       | Y     | Y     | \$3,850,000<br>(\$18.60 PSF) | IND                           | <ul style="list-style-type: none"> <li>5,200 SF warehouse</li> </ul>                                                                                                                                      |  |
| 33.                   |  <p><b>Prologis Seneca Land</b><br/>Pembroke, FL<br/>Richard F. Etner, Jr. (954) 771-0800<br/>Chris Metzger (954) 771-0800</p> <p>#</p>                                                                                        | ±2.5 AC        | Y       | Y     | Y     | Build-to-Suit for Lease      | IND                           | <ul style="list-style-type: none"> <li>Well established institutional quality industrial park located at the Dade Broward County line</li> </ul>                                                          |  |
| 34.                   |  <p><b>5432 Hallandale Beach Boulevard</b><br/>Pembroke, FL 33023<br/>Richard F. Etner, Jr. (954) 771-0800<br/>Greg Masin (305) 371-4411<br/>Matthew G. McAllister (561) 227-2018</p> <p>#6939597-Sale<br/>#7042241-Lease</p> | 7.08 AC        | Y       | Y     | Y     | \$7,710,120<br>(\$25.00 PSF) | B-1                           | <ul style="list-style-type: none"> <li>Mixed use, residential/commercial/retail combination</li> <li>Located on the SE corner of West Hallandale Beach Boulevard and SW 56<sup>th</sup> Avenue</li> </ul> |  |

## CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

JANUARY 2019

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