



# AVAILABLE PROPERTIES

OCTOBER 2024

Better never settles

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CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

OCTOBER 2024


**PALM BEACH COUNTY - BUILDINGS**

LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES PRICE	LEASE RATE	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS				
1.	 <p>#4196908</p>	<b>Palm Beach Park of Commerce</b>				N/A	Lease Only	<ul style="list-style-type: none"> <li>▪ Parcel A delivered June 2024, Available Immediately</li> <li>▪ 32 trailer parking spots</li> <li>▪ Bldg. 26 is available immediately</li> </ul>	
Parcel A – 20.31 AC		303,364	To Suit	40'	43 docks		\$10.95 NNN		
Parcel B – 18.06 AC		236,080		40'	42 docks		\$3.86 OpEx		
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				
Bldg. 26	117,549	To Suit	36'	32 docks and 1 ramp					
	Christopher Thomson (561) 301-2390								
	Chris Metzger (954) 415-9155								
	Eric Cantor (561) 227-2068								
		<b>Beeline Logistics Center</b>	43 AC	To Suit	36'	85 Dock High Doors	N/A	Lease Only	<ul style="list-style-type: none"> <li>▪ 420 parking spaces</li> <li>▪ 43 Acres</li> <li>▪ ESF sprinklers</li> <li>▪ LED lighting</li> <li>▪ Zoned PIPD-IL</li> </ul>
		15500 Venture Way	555,963					\$9.95 -	
		Jupiter, FL 33478	Divisible to 250,000					\$10.50 NNN	
		Christopher Thomson (561) 301-2390						\$2.75 OpEx	
	Eric Cantor (561) 227-2068								

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PHOTO/AERIAL	CONTACT							
2	 <p>#20057007</p>	<p><b>Technology Place</b>                      3301 Electronics Way                      West Palm Beach, FL 33407</p> <p>Christopher Thomson (561) 301-2390                      Eric Cantor (561) 227-2068</p>	<p>47,000                      divisible</p>	<p>10%</p>	<p>16'-21'</p>	<p>3 Dock High Doors                      1 Ramp                      *Additional doors can be installed</p>	<p>N/A                      \$9.25 NNN                      \$3.20 Exp</p>	<ul style="list-style-type: none"> <li>▪ Built in 1962</li> <li>▪ Roof renovated in 2015</li> <li>▪ Warehouse facility bathrooms renovated 2021</li> <li>▪ 2.5/1,000 Parking</li> <li>▪ 100% A/C</li> <li>▪ Heavy power</li> <li>▪ Convenient access to I-95 and Port of Palm Beach</li> </ul>
3.	 <p>#26216069</p>	<p><b>Southern Way Business Center</b>                      101 Sansburys Way                      West Palm Beach, FL 33411</p> <p>Christopher Thomson (561) 301-2390                      Chris Metzger (954) 415-9155                      Eric Cantor (561) 227-2068</p>	<p>Bldg 2:                      68,099                      Divisible to 29,273 SF</p> <p>---</p> <p>Bldg 3:                      124,764                      Divisible to 25,338 SF</p>	<p>To Suit</p>	<p>32'</p> <p>32'</p>	<p>19 dock high doors                      1 drive in doors                      ---                      40 dock high doors                      2 drive in doors</p>	<p>N/A                      \$13.95 NNN                      \$3.50 Exp                      \$15.50 NNN                      \$3.50 Exp</p>	<ul style="list-style-type: none"> <li>▪ Zoned IL</li> <li>▪ ESFR sprinklers</li> <li>▪ Tilt wall construction</li> <li>▪ Building 3 has Southern Boulevard frontage</li> <li>▪ R19 roof</li> <li>▪ Available immediately</li> </ul>

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**PALM BEACH COUNTY - BUILDINGS**

LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS			
4.	 <p><b>Turnpike Business Center (Link)</b>                      401 N Cleary Rd.                      West Palm Beach, FL 33413                      Christopher Thomson (561) 301-2390                      Eric Cantor (561)227-2068</p>	31,707 Divisible to 15,854	±882	30'	10 dock high doors 1 drive in	N/A	\$14.95 NNN \$4.61 Exp	<ul style="list-style-type: none"> <li>▪ 2 bathrooms</li> <li>▪ ESFR sprinklered</li> <li>▪ 2 bathrooms</li> </ul>
5.	 <p><b>Turnpike Business Center (Link)</b>                      563 N Cleary Rd.                      West Palm Beach, FL 33413                      Christopher Thomson (561) 301-2390                      Eric Cantor (561)227-2068</p>	13,955	1,881	24'	7 dock high doors 1 drive in	N/A	\$16.95 NNN \$4.37 Exp.	<ul style="list-style-type: none"> <li>▪ ESFR sprinklered</li> </ul>
6.	 <p><b>Landmark Commerce Center</b>                      1100 N Florida Mango Rd.                      West Palm Beach, FL                      Christopher Thomson (561) 301-2390                      Eric Cantor (561)277 2068                      Nicolas Reid (561)227-4516</p>	1,440	400	16'	1 grade level door	N/A	\$18.95 NNN \$5.94 Exp	<ul style="list-style-type: none"> <li>▪ Suite F</li> <li>▪ 1 restroom</li> </ul>

CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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**PALM BEACH COUNTY - BUILDINGS**

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PHOTO/AERIAL	CONTACT							
7.	 <p><b>Landmark Commerce Center</b> 1300 N Florida Mango Rd. West Palm Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561)277 2068 Nicolas Reid (561)227-4516</p>	2,320	None	18'	1 dock high door	N/A	\$18.00 NNN \$6.85 Exp	<ul style="list-style-type: none"> <li>▪ No office</li> <li>▪ No restroom</li> </ul>
8.	 <p><b>Landmark Commerce Center</b> 1300 N Florida Mango Rd. West Palm Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561)277 2068 Nicolas Reid (561)227-4516</p>	4,650	1,500	18'	1 dock high door 2 grade level doors	N/A	\$18.95 NNN \$6.85 Exp	<ul style="list-style-type: none"> <li>▪ Suites 30-31</li> <li>▪ 2 restrooms</li> <li>▪ Available immediately</li> </ul>
9.	 <p><b>Landmark Commerce Center</b> 1500 N Florida Mango Rd. West Palm Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561)277 2068 Nicolas Reid (561)227-4516</p>	16,302 Divisible	±2,000	24'	1 drive in 2 dock high doors 1 grade level door	N/A	\$13.95 NNN \$6.25 Exp	<ul style="list-style-type: none"> <li>▪ Built in 1984</li> <li>▪ Fully HVAC</li> <li>▪ Available immediately</li> </ul>
10.	 <p><b>1500 Clare Avenue</b> West Palm Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561)277 2068</p>	8,428	Small office	15'	6 dock high doors	N/A	\$30.00 NNN	<ul style="list-style-type: none"> <li>▪ 2 restrooms</li> <li>▪ Small office with HVAC</li> <li>▪ Available July 1, 2025</li> </ul>







CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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PALM BEACH COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS			
11.	 <p><b>West Palm Logistics</b> 20125 Southern Boulevard Loxahatchee, FL  Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155</p>	300,000 – 1,000,000	To Suit	Up to 40'	Dock high loading	N/A	Call for Rate	<ul style="list-style-type: none"> <li>▪ Zoned IL</li> <li>▪ Build to suit only</li> </ul>
12.	 <p><b>Boynton Commerce Center</b> 2114 &amp; 2116 Corporate Drive Boynton Beach, FL  Christopher Thomson (561) 301-2390 Dominic Pizzulli (561) 227-2071</p>	5,662		22'	1 grade level door	N/A	\$16.95 NNN \$5.07 Exp	<ul style="list-style-type: none"> <li>▪ Available January 1, 2025</li> </ul>
13.	 <p><b>Egret Point</b> 3800 S Congress Avenue Boynton Beach, FL  Christopher Thomson (561) 301-2390 Matthew McAllister (561) 901-5216</p>	Bldg 1: 223,438  Bldg. 2 233,968  Divisible to ±35,000	To Suit	32'	Dock high and Grade level loading	N/A	\$16.50 NNN \$4.00 OpEx	<ul style="list-style-type: none"> <li>▪ R-19 roofing</li> <li>▪ 1:1000 parking ratio</li> <li>▪ 4 dock high doors per bay</li> <li>▪ ESFR sprinkler system</li> </ul>
14.	 <p><b>BBX The Park at Delray</b> US 441, North of Atlantic Ave Delray Beach, FL  Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155</p>	Bldg. 1: 200,077  Bldg 2: 236,228  Bldg. 3: 236,228	To Suit	36'	45 dock high doors	N/A	\$15.95 NNN \$4.00 OpEx	<ul style="list-style-type: none"> <li>▪ ESFR sprinkler system</li> <li>▪ 7" floor slab</li> <li>▪ Phase 1 delivers 2025</li> </ul>

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PALM BEACH COUNTY - BUILDINGS									
LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES PRICE	LEASE RATE	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS				
15.	 <p><b>6300 Park of Commerce Blvd.</b> Boca Raton, FL 33487 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390</p>	38,195	25,204	26'	3 grade level doors 1 dock well doors	N/A	Call for Rate	<ul style="list-style-type: none"> <li>▪ ESFR sprinklered</li> <li>▪ Zoned W1</li> </ul>	
16.	 <p><b>6400 Park of Commerce Blvd.</b> Boca Raton, FL 33487 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390</p>	15,150	100% Office	24'	N/A	N/A	\$15.95 NNN	<ul style="list-style-type: none"> <li>▪ 100% office</li> <li>▪ Zoned W1</li> </ul>	
17.	 <p><b>6500 Park of Commerce Blvd.</b> Boca Raton, FL 33487 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390</p>	53,139	±1,000	24'	7 dock high doors 6 grade level doors 1 van height door 1 forklift door	N/A	\$15.95 NNN \$4.92 Exp.	<ul style="list-style-type: none"> <li>▪ Built in 1991</li> <li>▪ Zoned W1</li> <li>▪ Class A Warehouse</li> <li>▪ Full HVAC</li> </ul>	
18.	 <p><b>Blue Heron Distribution Center</b> 7880 Central Industrial Drive N Riviera Beach, FL Christopher Thomson (561) 301-2390 Eric Cantor (561) 227-2068</p>	15,000	1,000	24'	3 dock high doors 1 oversized grade level door	N/A	\$15.95 NNN \$3.27 Exp	<ul style="list-style-type: none"> <li>▪ Suite 225</li> <li>▪ 3 phase electric</li> <li>▪ Fully fire-sprinklered</li> </ul>	


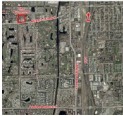
CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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**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							
19.	 <p><b>1800 President Barack Obama Hwy</b> Riviera Beach, FL Christopher Thomson (561) 301-2390 Nick Reid (561) 227-4516</p>	21,194	±80	28'	5 dock high doors 1 oversized ramp	N/A	\$14.95 NNN	▪ Sublease

**PALM BEACH COUNTY - LAND**


LOOPNET ID	LOCATION	AVAIL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
20.	 <p><b>The Congress Plaza</b> I-95 and Congress Avenue Delray Beach, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155</p> <p>#3934292</p>	7 AC Divisible	Y	Y	Y	Call for Price	MOC	▪ I-95 and Congress Avenue frontage
21.	 <p><b>The Commons</b> Just west of Congress Avenue on W. Atlantic Avenue Delray Beach, FL Christopher Thomson (561) 301-2390 Chris Metzger (954) 415-9155</p> <p>#16583741</p>	4.82 AC	N	Y	Y	Call for Price	PCC	▪ Great frontage on Atlantic Avenue




CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

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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							
22.		<b>819 S Kings Hwy</b> Fort Pierce, FL Christopher Thomson (561) 301-2390 Nick Reid (561) 227-4516	10,180	1,045	20'	2 dock high doors	N/A \$7.50 NNN \$6.63 Exp	<ul style="list-style-type: none"> <li>▪ 2 bathrooms</li> <li>▪ Sublease – Expires May 31, 2026</li> </ul>

MARTIN COUNTY – BUILDINGS

LOOPNET ID	LOCATION	AVAIL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALE PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
23.	 <p>#21490087</p>	<b>South Florida Gateway Distribution Center</b> 2000 SW Kanner Highway Stuart, FL 34997 Matthew McAllister (561) 901-5216	285,000-1,000,000 Building 1: 285,120 Minimum divide of 40,000 SF -- Building 2: 701,647 Minimum divide of 75,000 SF	To Suit	36 -- 36'	60 dock high doors 2 drive in doors -- 120 dock high doors 4 drive in doors	Will consider sale to owner/user Bldg. 1: \$9.95 NNN Bldg. 2: \$8.95 NNN	<ul style="list-style-type: none"> <li>▪ Under construction</li> <li>▪ Kanner Hwy frontage</li> </ul>



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MARTIN COUNTY – BUILDINGS								
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PHOTO/AERIAL	CONTACT							
24.	 <p><b>South Florida Gateway III</b>                      2000 SW Kanner Highway                      Stuart, FL 34997                      Matthew McAllister (561) 901-5216</p>	10,000 – 120,048 SF Building 1: 82,986 SF Building 2: 99,968 SF	To Suit	32’       32’	4 dock high per bay  2 ramp doors per building	N/A	Bldg. 1: \$14.95 NNN  \$4.15 Exp	■ Available Immediately






CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

OCTOBER 2024

BROWARD COUNTY – BUILDINGS								
LOOPNET ID	LOCATION	AVAIL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
25.	 <p>#25993722</p>	<p><b>Osprey Logistics Park</b> 12000 NW 39<sup>th</sup> Street Coral Springs, FL Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155</p>	<p>Building 1: 211,198 Divisible: 41,000 – 211,198 SF</p>	To Suit	36'	3-4 Dock High Doors Per Bay	N/A \$15.95 - \$16.95 NNN \$4.15 Exp	<ul style="list-style-type: none"> <li>▪ Zoned IRD</li> <li>▪ Off-site trailer parking possible</li> <li>▪ Divisible to 25,000 SF</li> <li>▪ Available Immediately</li> </ul>
26.		<p><b>Sawgrass Truck and Trailer Storage</b> 12798 Wiles Road Coral Springs, FL Matthew McAllister (561) 901-5216 Chris Metzger (954) 415-9155</p>	16.16 AC	N/A	N/A	N/A	N/A \$6.00 NNN	<ul style="list-style-type: none"> <li>▪ 369 trailer parking spots</li> <li>▪ 11' x 55' parking spot size</li> <li>▪ 15' Dolly Pads</li> <li>▪ On-Site guardhouse</li> <li>▪ Immediate access to Sawgrass Expressway</li> <li>▪ Available Immediately</li> </ul>
27.		<p><b>Quiet Waters Business Park</b> 740 S Powerline Rd, Suite A Deerfield Beach, FL 33442 Matthew McAllister (561) 901-5216 Eric Cantor (561) 277 2068</p>	31,600	±7,026	24'	9 Dock High	N/A \$18.95 NNN \$5.50 Exp	<ul style="list-style-type: none"> <li>▪ Suite A</li> <li>▪ Available Immediately</li> </ul>
28.		<p><b>Quiet Waters Business Park</b> 740 S Powerline Rd, Suite H Deerfield Beach, FL 33442 Matthew McAllister (561) 901-5216 Eric Cantor (561) 277 2068</p>	15,932	2,133	24'	4 dock high doors	N/A \$19.95 NNN \$5.25 OpEx	<ul style="list-style-type: none"> <li>▪ Available November 1, 2024</li> </ul>






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BROWARD COUNTY – BUILDINGS									
LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE			
29.	 <p><b>Quiet Waters Business Park</b> 730 S Powerline Rd, Suite G Deerfield Beach, FL 33442 Matthew McAllister (561) 901-5216 Christopher Thomson (561) 301-2390</p>	29,844	2,900	24'	9 dock high doors	N/A	\$18.95 NNN \$5.50 OpEx	<ul style="list-style-type: none"> <li>Available December 1, 2024</li> <li>18,510 SF Freezer/Cooler</li> </ul>	
30.	 <p><b>Powerline Commerce Park</b> 1280 S Powerline Rd. Deerfield Beach, FL 33442 Chris Metzger (954) 415-9155</p>	20,253	1,014	30'	3 dock high doors 1 ramp	N/A	\$19.75 NNN \$7.13 Exp	<ul style="list-style-type: none"> <li>ESFR fire sprinklered</li> <li>Abundant parking</li> <li>Zoning I – Industrial</li> <li>T-5 lighting</li> <li>Available Immediately</li> </ul>	
31.	 <p><b>420 S. Military Trail</b> Deerfield Beach, FL Eric Cantor (561) 277 2068 Dominic Pizzulli (561) 277 2071</p>	1,453	No current office build out	14.5'	1 grade level door	N/A	\$20.00 Gross	<ul style="list-style-type: none"> <li>Full HVAC</li> <li>1 restroom</li> <li>Single phase power</li> </ul>	
32.	 <p><b>Deerfield Commerce Center</b> 1033 SW 30<sup>th</sup> Ave. Deerfield Beach, FL Matthew McAllister (561) 901-5216 Eric Cantor (561) 277 2068</p>	12,385	2,200	24'	2 dock high doors 1 drive in	N/A	\$19.95 NNN \$4.91 Exp		
33.	 <p><b>Prologis Pompano Park 1</b> 3200 NW 27<sup>th</sup> Avenue Pompano Beach, FL 33069 Chris Metzger (954) 415-9155</p>	22,406	2,500	30'	5 dock high doors	N/A	\$16.95 NNN \$6.19 OpEx	<ul style="list-style-type: none"> <li>ESFR sprinkler system</li> <li>3,500 SF climate controlled room in the warehouse</li> <li>Available Immediately</li> </ul>	





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PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE			
34.	 <p><b>Prologis Pompano Park 2</b> 3000 NW 27<sup>th</sup> Avenue Pompano Beach, FL 33069 Chris Metzger (954) 415-9155</p>	40,846	1,321	30'	14 dock high doors	N/A	\$17.95 NNN \$5.86 Exp	<ul style="list-style-type: none"> <li>ESFR sprinkler system</li> <li>100% A/C</li> <li>1600 Amps / 480 Volt Power to the building</li> <li>Available Immediately</li> </ul>	
35.	 <p><b>Prologis Centerport 300</b> 701 NW 33<sup>rd</sup> Avenue Pompano Beach, FL 33069 Chris Metzger (954) 415-9155</p>	36,205	2,400	24'	9 dock high doors 1 drive in	N/A	\$17.50 NNN \$5.84 Exp	<ul style="list-style-type: none"> <li>ESFR sprinkler system</li> <li>Available November 1, 2024</li> </ul>	
36.	 <p><b>Prologis Centerport 300</b> 701 NW 33<sup>rd</sup> Avenue Pompano Beach, FL 33069 Chris Metzger (954) 415-9155</p>	30,822	1,887	24'	5 dock high doors 1 drive-in	N/A	\$_____ NNN \$5.84 Exp.	<ul style="list-style-type: none"> <li>Sublease</li> <li>Available within 120 days' notice</li> <li>Available January 2025</li> </ul>	
37.	 <p><b>First Pompano Logistics Center</b> 2501 NW 19<sup>th</sup> Street Pompano Beach, FL 33069 Matthew McAllister (561) 901-5216</p>	59,912	To suit	36'	14 dock high doors 2 Ramps with overhead doors	N/A	Call for Rate	<ul style="list-style-type: none"> <li>Insulated roof decking</li> <li>End cap space</li> <li>Freestanding building</li> <li>Estimated delivery May 2025</li> </ul>	
38.	 <p><b>33<sup>rd</sup> Street Commerce Center</b> 1711 33<sup>rd</sup> Street Pompano Beach, FL Chris Metzger (954) 415-9155</p>	24,302	2,110	22'-27'	3 dock high doors with pit levelers 2 drive-ins	N/A	\$17.50 NNN \$5.33 Exp	<ul style="list-style-type: none"> <li>Available Immediately</li> <li>2,110 SF second floor mezzanine</li> </ul>	

CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES





OCTOBER 2024

BROWARD COUNTY – BUILDINGS								
LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE		
39.	 <p><b>Pompano Industrial Commerce Center</b> 1350-C Hammondville Rd. Pompano Beach, FL Chris Metzger (954) 415-9155 Eric Cantor (561) 277 2068</p>	10,431	±700	12'	Loading platform dock 2 ramps	N/A	\$17.95 NNN \$4.79 Exp	<ul style="list-style-type: none"> <li>Available Immediately</li> <li>Dock high and drive in loading</li> </ul>
40.	 <p><b>Pompano Industrial Commerce Center</b> 1360-A &amp; B Hammondville Rd. Pompano Beach, FL Chris Metzger (954) 415-9155 Eric Cantor (561) 277 2068</p>	10,000 (Can be divided in half)	To suit	27'	1-12'x14' dock high door 1 – 12'x14' drive-in door 1 – 22'x16' drive-in door	N/A	\$17.95 NNN \$4.79 Exp	<ul style="list-style-type: none"> <li>May divide to 2-5,000 SF spaces</li> </ul>
41.	 <p><b>Pompano Industrial Commerce Center Outside Storage</b> 1350-1390 Hammondville Road Pompano Beach, FL Chris Metzger (954) 415-9155</p>	A – 15,717 C – 33,765	N/A	N/A	N/A	N/A	\$5.00 NNN \$0.82 Exp	<ul style="list-style-type: none"> <li>Available Immediately</li> <li>Will divide</li> <li>Paved and fenced</li> </ul>
42.	 <p><b>5900 Powerline Road</b> Fort Lauderdale, FL 33309 Matthew McAllister (561) 901-5216</p>	33,491	808 Mezzanine	24'	6 grade level doors	\$13,000,000.00	N/A	<ul style="list-style-type: none"> <li>3-Phase electric</li> <li>Impact windows</li> <li>LED Lighting</li> <li>Alarm and Surveillance systems</li> </ul>






CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

OCTOBER 2024

BROWARD COUNTY – BUILDINGS									
LOOPNET ID	LOCATION	AVAIL	OFFICE SF	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT	SF/ACRES		HEIGHT	DOORS	PRICE			
43.	 <b>Atlantic Commerce Center</b> 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	<ul style="list-style-type: none"> <li>Available Jan 2026</li> <li>Atlantic Blvd. Frontage</li> <li>Will consider a built-to-suit for sale</li> </ul>	
44.	 <b>2200 SW 45<sup>th</sup> Street</b> 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.	<ul style="list-style-type: none"> <li>Built in 1984</li> <li>285 surface parking spaces</li> <li>Office space</li> <li>No loading doors</li> </ul>	
45.	 <b>Broward International Commerce Center</b> 321 N Bryan Road Dania Beach, FL 33004 Chris Metzger (954) 415-9155 Eric Cantor (561) 277 2068	8,858	Mostly office	24'	2 drive-in doors	N/A	Call for rate	<ul style="list-style-type: none"> <li>Available Immediately</li> <li>Built out office/flex space</li> </ul>	
46.	 <b>South Florida Distribution Center</b> 20311 Sheridan Street, Bldg A Pembroke Pines, FL 33332 Matthew McAllister (561) 901-5216 Christopher Thomson (561)301-2390	±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 \$5.59 OpEx	<ul style="list-style-type: none"> <li>225' building depth</li> <li>ESFR sprinkler system</li> <li>55'x56' column spacing</li> <li>Suite A – Available Immediately</li> <li>Suite B – Feb 2024</li> <li>Suite C – 12 months out</li> </ul>	

CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

OCTOBER 2024

BROWARD COUNTY – BUILDINGS								
LOOPNET ID	LOCATION	AVAIL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
47.	 <b>South Florida Distribution Center</b> 20421 Sheridan Street, Bldg. C Pembroke Pines, FL 33332 Matthew McAllister (561) 901-5216 Christopher Thomson (561)301-2390	281,145	To Suit	36'	2 ramps 57 dock doors			<ul style="list-style-type: none"> <li>69 trailer stalls</li> <li>60'x60' column spacing</li> <li>275' bldg. depth</li> </ul>
48.	 Sublease <b>Bridge Point 595</b> 2750 Bridge Way Davie, FL Chris Metzger (954) 415-9155 Matthew McAllister (561) 901-5216	98,012	±10,000		20 dock high doors 1 drive-in with ramps	N/A	\$16.95 NNN \$5.52 OpEx	<ul style="list-style-type: none"> <li>LED lighting</li> <li>Air conditioned warehouse 11 RTU + 1 outside air rooftop package</li> <li>2600 Amps of power</li> </ul>
49.	 Sublease <b>Bridge Point FLL Logistics</b> 3303 SW 12 <sup>th</sup> Ave Fort Lauderdale, FL 33315 Chris Metzger (954) 415-9155	35,500	2 restrooms	32'	10 dock height doors 1 – 12'x14' drive-in door 1 oversized drive-in door	N/A	\$15.00 NNN \$5.92 Exp	<ul style="list-style-type: none"> <li>Available immediately</li> <li>Zoned IROM-AA</li> <li>Available Immediately</li> <li>Sublease expiration April 30, 2027</li> </ul>