









CUSHMAN & WAKEFIELD - SOUTH FLORIDA INDUSTRIAL TEAM - AVAILABLE PROPERTIES

MARCH 2020

PALM BEACH COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	AVAIL	OFFICE	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
1.  #4196908	Palm Beach Park of Commerce 15335 Park of Commerce Boulevard, Building 25 Jupiter, FL 33478 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	70,514 Divisible	To Suit under a *\$7.00 T/I allowance	32'	4 Dock High Doors Per Bay 2 Oversized Ramps	Call to Discuss	\$7.25 NNN \$2.20 Exp.	▪ Zoned PUD-Light Industrial
2.  #15388700	Vista Distribution Center 6965 Vista Parkway North West Palm Beach, FL 33411 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	4,480 10,580 Suite 20	3,136 SF Office/ Lab 8,710	18'	2 Grade Level Doors	N/A	\$11.95 NNN \$3.63 Exp.	▪ ESFR sprinkler system
3.  #18121417	1590 N. Florida Mango Road West Palm Beach, FL 33409 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	101,112	8,500	24'-50'	3 Dock High Doors 2 Grade Level Doors	Call to Discuss	N/A	▪ Built in 1980; renovated in 2002 ▪ Full A/C in offices and warehouse
4.  #18328269	Turnpike Business Park 475 N. Cleary Road West Palm Beach, FL 33413 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	13,677	To Suit	24'	6 Dock High Doors	N/A	\$8.95 NNN \$3.02 Exp.	▪ 52' column spacing ▪ ESFR sprinkler system


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5.	 #4201766	Marine Center 801 W. 13 th Court Riviera Beach, FL 33404 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	6,509 Suite A 4,325 Suite D	1,115 To Suit	18' Grade Level	N/A	\$14.50 Gross	<ul style="list-style-type: none"> ▪ New Construction ▪ Impact glass and reinforced doors ▪ Within 1 mile of the Port of Palm Beach
6.	 #11492064	Boynton Beach Commerce Center 2000 Corporate Drive Boynton Beach, FL 33426 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	±16,908 divisible to 11,272 #2003	1,391 SF	22' 3 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
7.	 #17732384	Boynton Beach Commerce Center 2108 Corporate Drive Boynton Beach, FL 33426 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	4,600	14'	1 Grade Level Door	N/A	\$10.00 NNN \$4.15 Exp.	<ul style="list-style-type: none"> ▪ Fire sprinklered ▪ 3-phase electric
8.	 #18346509	1200 SW 35th Avenue Boynton Beach, FL 33426 Christopher Thomson (561) 227-2019 Matthew G. McAllister (561) 901-5216	20,000- 46,254	1,800	30' 12 Dock High Doors 1 Ramp	N/A	\$8.95 NNN \$3.87 Exp.	<ul style="list-style-type: none"> ▪ 160' depth ▪ 54' x 50' column spacing ▪ Tilt wall construction ▪ T-5 lighting




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PHOTO/AERIAL	CONTACT							
9.	 #11535799	1210 SW 35th Avenue Boynton Beach, FL 33426 Christopher Thomson (561) 227-2019 Matthew G. McAllister (561) 901-5216	28,080	To Suit	30'	6 Dock High Doors 1 Ramp	N/A \$8.95 NNN \$3.87 Exp.	<ul style="list-style-type: none"> ▪ 160' depth ▪ 54' x 50' column spacing ▪ Tilt wall construction ▪ T-5 lighting

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PALM BEACH COUNTY - LAND									
LOOPNET ID	LOCATION	AVAIL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT								
10.	 #3955745 UNDER CONTRACT	40 North Congress Avenue Congress Avenue just north of W. Atlantic Avenue Delray Beach, FL 33445 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	5.53 AC	N	Y	Y	\$3,950,000 (\$16.40 PSF)	MIC	<ul style="list-style-type: none"> Easy access to I-95 Congress Avenue frontage
11.	 #3934292	The Congress Plaza I-95 and Congress Avenue Delray Beach, FL Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	7 AC Divisible	Y	Y	Y	\$7,623,000 (\$25.00 PSF)	POC	<ul style="list-style-type: none"> I-95 and Congress Avenue frontage
12.	 #16583741	The Commons Just west of Congress Avenue on W. Atlantic Avenue Delray Beach, FL Christopher Thomson (561) 227-2019 Chris Metzger (954) 938-2608	4.82 AC	N	Y	Y	\$4,619,102 (\$22.00 PSF)	PCC	<ul style="list-style-type: none"> Great frontage on Atlantic Avenue



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PHOTO/AERIAL	CONTACT								
13.		Palm Beach Park of Commerce	363 AC Divisible to 5 AC	Y	Y	Y	\$8.00 PSF Industrial \$9.00 PSF Commercial		<ul style="list-style-type: none"> ▪ Fully entitled ▪ Rail served ▪ Foreign Trade Zone ▪ Up to 99 AC contiguous
#6680871									
#12906923	15189 POC Blvd. -86.51 AC Divisible to 5 AC						Light Ind		
#12906793	15529 POC Blvd. -154.23 AC Divisible to 5 AC						General Ind		
#12906478	14830 POC Blvd. -86.58 AC Divisible to 5 AC						General Commercial		
	Beeline Highway Jupiter, FL 33487 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067								




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ST. LUCIE COUNTY - BUILDINGS								
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PHOTO/AERIAL	CONTACT							
14.  Lease: 17188865	1449 Commerce Centre Drive Port St. Lucie, FL 34986 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	±7,200	To Suit	28'	3 Grade Level Doors	N/A	\$8,500 Per Month NNN + \$1,545 Opex	<ul style="list-style-type: none"> Free-standing building Concrete and metal construction
ST. LUCIE COUNTY – LAND								
LOOPNET ID	LOCATION	AVAIL SF/ACRES	PLATTED	WATER	SEWER	SALE PRICE	ZONING	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
15.  #3840102	2300 N. Old Dixie Highway Fort Pierce, FL 34946 Christopher Thomson (561) 227-2019 Alex VanDresser (561) 227-2067	20.90 AC	N	Y	Y	\$1,850,000 (\$2.03 PSF)	IL	<ul style="list-style-type: none"> Located between US Highway and Old Dixie Highway Due diligence package available





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BROWARD COUNTY - BUILDINGS								
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PHOTO/AERIAL	CONTACT							
16.	 <p>#6417363</p>	<p>Rock Lake Business Center</p> <p>3520 W. 33rd Street, Bldg. B 3150 W. 33rd Street, Bldg. D Pompano Beach, FL 33064</p> <p>Richard F. Etner, Jr. (954) 938-2607 Matthew G. McAllister (561) 901-5216</p>	<p>119,222 SF 135,962 SF Divide to Suit</p>	To Suit	32'	<p>Dock High to Suit Drive-in to Suit</p>	<p>N/A</p> <p>\$9.50 NNN \$3.48 Exp. Frontage \$8.95 NNN \$3.48 Exp. Non-Frontage</p>	<ul style="list-style-type: none"> Class "A" tilt wall industrial warehouse under construction Florida's Turnpike frontage Build to suit capability Zoned I-1
17.	 <p>Bldg. 9 #13050462</p>	<p>Pompano Center of Commerce II</p> <p>1700 NW 18th Street, Bldg. 900 Pompano Beach, FL 33069</p> <p>Chris Metzger (954) 938-2608</p>	<p>43,469 Bldg. 9 Divisible</p>	To Suit	32'	<p>4 Dock High Doors Per Bay</p>	<p>N/A</p> <p>\$9.50 NNN \$3.37 Exp.</p>	<ul style="list-style-type: none"> ESFR sprinkler system LED lighting Divide-to-suit
18.	 <p>#17926843</p>	<p>Prologis Industrial Center</p> <p>2500 N. Andrews Avenue Pompano Beach, FL 33064</p> <p>Chris Metzger (954) 938-2608 Richard F. Etner, Jr. (954) 938-2607</p>	<p>10,280</p>	2,460	24'	<p>3 Dock High Doors</p>	<p>N/A</p> <p>\$10.50 NNN \$4.34 Exp.</p>	<ul style="list-style-type: none"> 110' truck court depth 30' x 40' typical column spacing 181 total parking spaces






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PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE			
19.	 #12992193	200 N. Federal Highway Pompano Beach, FL 33062 Matthew G. McAllister (561) 901-5216 Richard F. Etner, Jr. (954) 938-2607	12,355 .85 AC	---	---	---	\$3,995,000 Redevelopment Opportunity	N/A	<ul style="list-style-type: none"> 150' of frontage on Federal Highway Hard corner with signalized intersection B-3 zoning
20.	 #17429894	Cypress Pointe Distribution Center 1899 SW 13 th Court Pompano Beach, FL 33069 Chris Metzger (954) 938-2608 Richard F. Etner, Jr. (954) 938-2607	156,233 Divisible	To Suit	32'	4 Per Bay	N/A	\$9.50 NNN \$2.75 Exp.	<ul style="list-style-type: none"> 4000 PSI floor load Will build-to-suit Zoned I-1
21.	 #18593102	1700 Banks Road Margate, FL 33063 Matthew G. McAllister (561) 901-5216 Julie Miller (954) 377-0461	6,120	±2,420	24'	1 Grade Level Door	N/A	\$12.95 NNN \$3.95 Exp.	<ul style="list-style-type: none"> Fully air-conditioned Secured, fenced cage within warehouse Warehouse racking in place
22.	 #17390402	6001 Distribution Center 6001 Powerline Road Fort Lauderdale, FL 33309 Matthew G. McAllister (561) 901-5216 Richard F. Etner, Jr. (954) 938-2607	63,966	---	32'	10 Dock High Doors	\$18,000,000	\$8.00 NNN \$2.60 Exp.	<ul style="list-style-type: none"> 221 parking spaces Zoned I T-5 lighting Direct Powerline Road frontage
		25,944 Open Warehouse	---		7 Dock High Doors		\$8.00 NNN \$2.60 Exp.		
		25,944 Showroom Office Area		12'	1 Dock High Door		\$10.00 NNN \$2.60 Exp.		





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PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
23.  #18509670	1111 SW 30th Avenue Deerfield Beach, FL 33442 Matthew G. McAllister (561) 901-5216 Christopher Thomson (561) 227-2019	40,000- 208,000	8,000	24'	8 Dock High Automatic Doors 1 Ramp	N/A	\$9.95 NNN \$2.35 Exp.	<ul style="list-style-type: none"> Building can be expanded by ±48,500 SF ±70,000 SF existing packaging area with drop ceiling
24.  #1571550	Deerfield Commerce Center 1027 SW 30 th Avenue Deerfield Beach, FL 33442 Matthew G. McAllister (561) 901-5216 Richard F. Etner, Jr. (954) 938-2607	21,815	3,730	24'	3 Dock High Doors 1 Ramp	N/A	\$8.95 NNN \$4.10 Exp.	<ul style="list-style-type: none"> Zoned I-1 SW 10th Street visibility Entire building with ample employee parking
25.  #15386836	Deerfield Commerce Center 1033 SW 30 th Avenue Deerfield Beach, FL 33442 Matthew G. McAllister (561) 901-5216 Richard F. Etner, Jr. (954) 938-2607	12,367	2,200	24'	2 Dock High Doors 1 Ramp	N/A	\$8.95 NNN \$4.10 Exp.	<ul style="list-style-type: none"> Zoned I-1 SW 10th Street visibility End unit with ample employee parking
26.  #16514665	1250 S. Powerline Road Deerfield Beach, FL 33442 Chris Metzger (954) 938-2608 Richard F. Etner, Jr. (954) 938-2607	24,000	4,000	24'	5 Dock High Doors 1 Ramp	N/A	\$9.75 NNN \$3.08 Exp.	<ul style="list-style-type: none"> September 1, 2019 occupancy Powerline Road frontage
27.  #15767135 #15767082	Tamarac Business Center 6801 & 6901 N. Hiatus Road Tamarac, FL 33321 Chris Metzger (954) 938-2608 Matthew G. McAllister (561) 901-5216	358,652 Divide to Suit	To Suit	32'	4 Doors Per Bay	---	\$8.75 NNN \$3.37 Exp.	<ul style="list-style-type: none"> Visibility from the Sawgrass Expressway Under construction Summer 2020

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PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
28.  #4615310	Cusano's Building 6806-6814 N. State Road 7 Coconut Creek, FL 33073 Richard F. Etner, Jr. (954) 938-2607 Chris Metzger (954) 938-2608 Matthew G. McAllister (561) 227 2018	40,000	None	20'	19 Dock Doors	N/A	\$5.50 NNN \$2.47 Exp.	<ul style="list-style-type: none"> Built in 2002 Office/showroom Fire sprinklered
29.  #17346991	1350 W. McNab Road Fort Lauderdale, FL 33309 Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 938-2607	20,000	±1,680	12'	3 Van Height Doors	\$2,300,000 (\$115.00 PSF)	N/A	<ul style="list-style-type: none"> McNab Road frontage Free-standing building Fenced truck court area
30.  #16791550	I-595 Business Center 3500 SW 30 th Avenue Dania Beach, FL 33312 Chris Metzger (954) 938-2608 Matthew G. McAllister (561) 901-5216	20,000- 153,866	To Suit	32'	Dock high & grade level loading	N/A	\$9.50 NNN \$3.28 Exp.	<ul style="list-style-type: none"> Desired Port 95 location Institutional quality construction Occupancy 4Q20
31.  #17994857	3523 Pembroke Road 3523 Pembroke Road Hollywood Matthew G. McAllister (561) 901-5216 Richard F. Etner, Jr. (954) 938-2607	±21,000/ 2.39 AC	To Suit	12'-16'	Grade level loading	N/A	\$32,000 NNN	<ul style="list-style-type: none"> Fully fenced Free-standing building




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32.	 #18040590	Broward International Commerce Center 263 N. Bryan Road Dania Beach, FL 33004 Chris Metzger (954) 938-2608 Richard F. Etner, Jr. (954) 938-2607	12,133	1,242	24'	4 dock high doors	N/A	\$10.25 NNN \$3.54 Exp.	<ul style="list-style-type: none"> Available Jan. 15, 2020 Desired Port 95 location Institutional quality construction Occupancy 4Q20
33.	 #11597042	Prologis Seneca Park Pembroke Park, FL 33023 2300 Commerce Center Way, Bldg. 1100	190,494 Divisible	To Suit	32'	62 Dock High Loading	N/A	\$8.95-\$9.50 NNN \$3.58 Exp.	<ul style="list-style-type: none"> Excellent transportation access via I-95, I-595, Florida's Turnpike, and I-75
34.	 #11596991	2400 Commerce Center Way, Bldg. 1000	190,494 Divisible	To Suit	32'	62 Dock High Loading	N/A	\$8.95-\$9.50 NNN \$3.58 Exp.	<ul style="list-style-type: none"> Underground roof drainage Divide-to-suit Buildings 1000 & 1100 are under construction
35.	 #11567562	2500 Commerce Center Way, Bldg. 800	169,029 Divisible	To Suit	32'	62 Dock High Loading	N/A	\$8.95-\$9.50 NNN \$3.58 Exp.	<ul style="list-style-type: none"> Building 800 is available for immediate occupancy
36.	 #16443831	Port 95 Commerce Park 3030-3044 SW 42 nd Street, Bldg. 4 Fort Lauderdale, FL 33312 Matthew G. McAllister (561) 901-5216	19,615	10%	24'	2 dock high doors 1 ramp	N/A	\$12.25 Gross	<ul style="list-style-type: none"> Term through May 2022 Tilt wall construction ESFR sprinklers SUBLEASE




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37.	 #7282351	County Line Business Center 3701 S. Flamingo Road Miramar, FL 33027 Chris Metzger (954) 938-2608	62,078 Suite 100	18,412	30'	14 Dock High Doors 1 Fork Lift Ramp	N/A \$8.25 NNN \$2.77 Exp.	<ul style="list-style-type: none"> 125' to 180' truck court Zoned PID ESFR fire sprinkler system
38.	 #7282351	County Line Business Center 3701 S. Flamingo Road Miramar, FL 33027 Chris Metzger (954) 7gt71-0800	323,675 Suite 300 Sublease	To Suit	30'	To Suit	N/A \$7.50 NNN \$2.79 Exp.	<ul style="list-style-type: none"> 125' to 180' truck court Zoned PID ESFR fire sprinkler system Sublease expires 02/28/2018
39.	 #15763656	Bridge Point Miramar 15501 SW 29 th Street Miramar, FL 33027 Chris Metzger (954) 938-2608 Matthew G. McAllister (561) 901-5216	158,573 SF Divide to Suit	To Suit	32'	35 Dock High Doors 1 Grade Level Door	N/A \$8.95 NNN \$2.75 Exp.	<ul style="list-style-type: none"> 130' truck court 50' x 50' column spacing ESFR fire sprinkler system Divide down to 45,516 SF

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BROWARD COUNTY - LAND									
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PHOTO/AERIAL	CONTACT								
40.	 <p>#3918545 UNDER CONTRACT</p>	<p>Corporate Park of Coral Springs 12335 W. Sample Road Coral Springs, FL Chris Metzger (954) 938-2608 Rick Etner (954) 771 0800</p>	4.75 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
41.	 <p>#6939597-Sale #7042241-Lease</p>	<p>5434 Hallandale Beach Boulevard Pembroke, FL 33023 Richard F. Etner, Jr. (954) 938-2607 Greg Masin (305) 371-4411 Matthew G. McAllister (561) 901-5216</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
42.	 <p>#16778093</p>	<p>2200 N. 30th Road Hollywood, FL 33021 Matthew G. McAllister (561) 901-5216</p>	2.59 AC	Y	Y	Y	\$5,600,000	I-1	<ul style="list-style-type: none"> Includes 9,082 SF building

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C&W SOUTH FLORIDA INDUSTRIAL TEAM:

CHRISTOPHER J. METZGER, SIOR
Executive Director, Industrial Brokerage
chris.metzger@cushwake.com
O 954-938-2608 | M 954-415-9155

RICHARD F. ETNER, JR., SIOR
Executive Director, Industrial Brokerage
rick.etner@cushwake.com
O 954-938-2607 | M 954-304-0033

CHRISTOPHER THOMSON, SIOR
Executive Director, Industrial Brokerage
christopher.thomson@cushwake.com
O 561-227-2019 | M 561-301-2390

MATTHEW G. MCALLISTER
Director, Industrial Brokerage
matthew.mcallister@cushwake.com
O 561-227-2018 | M 561-901-5216

ADAM TALBOT
Associate, Industrial Brokerage
adam.talbot@cushwake.com
O 561-227-2065 | M 954-376-0236

ALEX VANDRESSER
Associate, Industrial Brokerage
alex.vandresser@cushwake.com
O 561-227-2067 | M 561-972-0853

JULIE MILLER
Senior Brokerage Coordinator, Industrial
Brokerage
julie.miller@cushwake.com
O 954-377-0461 | M 561-306-7468

UILANI KAUI
Broker Coordinator, Industrial Brokerage
uilani.kauhi@cushwake.com
O 954-377-0484 | M 954-854-6771

C&W SOUTH FLORIDA OFFICES:

BROWARD COUNTY
Cushman & Wakefield of Florida, Inc.
515 E. Las Olas Boulevard, Suite 900
Fort Lauderdale, FL 33301
T 954-938-2600 | F 954-938-2606

SOUTH PALM BEACH COUNTY
Cushman & Wakefield of Florida, Inc.
225 NE Mizner Boulevard, Suite 300
Boca Raton, FL 33432
T 954-771-0800 | F 954-771-3608

NORTH PALM BEACH COUNTY
Cushman & Wakefield of Florida, Inc.
303 Banyan Boulevard, Suite 301
West Palm Beach, FL 33401
T 561-227-2020 | F 561-227-2699