

SOUTH FLORIDA INDUSTRIAL TEAM
CUSHMAN & WAKEFIELD
AVAILABLE PROPERTIES



FEBRUARY 2016



For more information, please contact:

CHRISTOPHER J., METZGER, SIOR
Executive Director
(954) 771-0800
chris.metzger@cushwake.com

RICHARD F. ETNER, JR., SIOR
Executive Director
(954) 771-0800
rick.etner@cushwake.com

CHRISTOPHER THOMSON, SIOR
Senior Director
(561) 227-2019
christopher.thomson@cushwake.com

MATTHEW G. MCALLISTER
Associate Director
(561) 227-2018
matthew.mcallister@cushwake.com

JULIE MILLER
Client Coordinator
(954) 771-0800
julie.miller@cushwake.com




UILANI KAUIHI
Broker Coordinator
(954) 771-0800
uilani.kauhi@cushwake.com

CUSHMAN & WAKEFIELD
515 E. Las Olas Boulevard, Suite 860
Fort Lauderdale, FL 33301



303 Banyan Boulevard, Suite 301
West Palm Beach, FL 33401


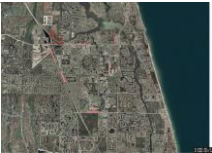


The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of Cushman & Wakefield's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

FEBRUARY 2016




PALM BEACH COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	TOTAL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
1.  #17570803	Turnpike Business Center 6800 Belvedere Road West Palm Beach, FL Christopher Thomson (561) 227 2020	234,366	To Suit	24'-30'	To Suit	Call to Discuss	\$7.95 NNN \$3.00 Exp.	<ul style="list-style-type: none"> ▪ THREE leases just signed, join the momentum! ▪ Zoned Industrial PUD ▪ Almost a mile of frontage on the Florida Turnpike ▪ Full building options from 30,000 SF to 130,000 SF
2.  #17176205	Marine Center 1290 W. 13 th Court Riviera Beach, FL Christopher Thomson (561) 227 2020	2,762-6,509	To Suit	18'	Grade Level	N/A	\$8.00 NNN \$4.20 Exp.	<ul style="list-style-type: none"> ▪ New Construction ▪ Impact glass and reinforced doors ▪ Within 1 mile of the Port of Palm Beach
3.  #14521291	Blue Heron Distribution Center 7891 Central Industrial Drive N Riviera Beach, FL Christopher Thomson (561) 227 2020	8,333- Suite 100	100% Office/ Showroom	20'	Grade Level Doors	N/A	\$9.00 NNN \$3.87 Exp.	<ul style="list-style-type: none"> ▪ 3 phase electrical ▪ Parking is 2:1,000 ▪ Fully fire-sprinklered
4. #	Blue Heron Distribution Center 7950 Central Industrial Drive N Riviera Beach, FL Christopher Thomson (561) 227 2020	5,000- Suite 101	To Suit	24'	Grade Level Doors	N/A	\$7.50 NNN \$2.56 Exp.	<ul style="list-style-type: none"> ▪ 3 phase electrical ▪ Parking is 2:1,000 ▪ Fully fire-sprinklered



FEBRUARY 2016

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								
7.	 #16067795	Prologis Delray Beach Commerce Center 1395 NW 17 th Avenue Delray Beach, FL Christopher Thomson (561) 227 2020	1,963- #102 2,900- #104 Sublease	30% 30%	14'-20' N/A	N/A	\$10.95 NNN \$4.54 Exp.	<ul style="list-style-type: none"> ▪ Great exposure to I-95 ▪ Flexible bay sizes ▪ Office quality entrance 	
8.	 #18864435 UNDER CONTRACT	900 Peninsula 900 Peninsula Corporate Circle Boca Raton, FL Christopher Thomson (561) 227 2020 Chris Metzger (954) 771-0800 Brad Capas (954) 320-6031	81,892 Build-to-Suit ±3.76 AC	To Suit	To Suit	To Suit	\$3,995,000	N/A	<ul style="list-style-type: none"> ▪ Prestigious location in Boca Raton ▪ Convenient immediate access to I-95 ▪ Site plan approved, ready to build condition for an 81,892 SF building





PALM BEACH COUNTY - LAND									
LOOPNET ID	LOCATION	TOTAL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT								
9.	 #19336396	Hypoluxo Development Site 200 E. Hypoluxo Road Town of Hypoluxo, FL Christopher Thomson (561) 227 2020 Matthew G. McAllister (561) 227 2018	4.18 AC	TBD	Y	Y	\$2,200,000 (\$12.08 PSF) Price Reduction \$1,800,000	GC	<ul style="list-style-type: none"> Liberal zoning allowing for office, retail, multi-family and mixed-use Immediate access to I-95 and Federal Highway
10.	 #15682604	Jupiter Site Northeast corner of Interstate 95 and Indiantown Road Jupiter, FL Christopher Thomson (561) 227-2020	±53 AC Divisible	N	Y	Y	\$26,000,000 (\$500,000 net usable per acre)	I-2	<ul style="list-style-type: none"> Immediate access to I-95, Florida's Turnpike and Indiantown Road Liberal zoning allowing for office, industrial, and retail
11.	 #19334799	Blue Heron Boulevard & Avenue P Riviera Beach, FL Christopher Thomson (561) 227-2020	2.23 AC	Y	Y	Y	\$600,000 Per Acre or \$1,000,000 for Both Parcels	CG	<ul style="list-style-type: none"> Frontage on Blue Heron Boulevard Build to suit up to 20,000 SF Retail, office or industrial use
12.	 #15848360	40 North Congress Avenue Congress Avenue just north of W. Atlantic Avenue Delray Beach, FL Christopher Thomson (561) 227-2020 Chris Metzger (954) 771-0800	5.53 AC	N	Y	Y	\$3,950,000 (\$16.40 PSF)	IL	<ul style="list-style-type: none"> Easy access to I-95 Congress Avenue frontage

FEBRUARY 2016





PALM BEACH COUNTY - LAND									
	LOOPNET ID	LOCATION	TOTAL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING
	PHOTO/AERIAL	CONTACT							
13.	 #15848383	The Congress Plaza I-95 and Congress Avenue Delray Beach, FL Christopher Thomson (561) 227-2020 Chris Metzger (954) 771-0800	7 AC	Y	Y	Y	\$7,623,000 (\$25.00 PSF)	POC	<ul style="list-style-type: none"> I-95 and Congress Avenue frontage
14.	 #19403273	101 NW 18th Avenue Delray Beach, FL Christopher Thomson (561) 227-2020	2.548 AC	Y	Y	Y	\$9,000 Per Month + Sales Tax	MIC	<ul style="list-style-type: none"> 2,200 SF building on site Fully fenced yard Convenient access to Congress Avenue and to I-95 via Atlantic Avenue, as well as minutes to Florida's Turnpike
15.		Stuart Land Parcels Interstate 95 Stuart, FL Christopher Thomson (561) 227-2020	15.12 AC 13.49 AC 2 Parcels	---	---	---	\$6,500,000 for both parcels, will sell separately	PUD-C Limited Industrial	<ul style="list-style-type: none"> Frontage on I-95 and SW Kanner Highway with visibility from Florida's Turnpike

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								
16.	 <p>#15189464</p>	<p>Crossroads Business Center Okeechobee Road between I-95 and the Florida Turnpike Fort Pierce, FL Christopher Thomson (561) 227 2020</p>	<p>141,200 Bldg. A</p>	To Suit	30'	To Suit	Call to Discuss	\$5.95 NNN	<ul style="list-style-type: none"> ▪ 52'x42'-6" column spacing ▪ 160'-220' building depth ▪ 6" concrete truck court ▪ 1800 AMP / 480 Volt / 3 Phase ▪ 1.68:1,000 parking
ST. LUCIE COUNTY - LAND									
LOOPNET ID	LOCATION	TOTAL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT								
17.	 <p>#15848413</p>	<p>2300 N. Old Dixie Highway Fort Pierce, FL Christopher Thomson (561) 227-2020</p>	20.90 AC	N	Y	Y	\$2,900,000 (\$3.18 PSF)	IL	<ul style="list-style-type: none"> ▪ Located between US Highway and Old Dixie Highway ▪ Due diligence package available





FEBRUARY 2016

BROWARD COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	TOTAL	OFFICE	CEILING	OVERHEAD	SALES	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT	SF/ACRES	SF	HEIGHT	DOORS	PRICE		
18.  #	Prologis Pompano Park 3200 NW 27 th Avenue, Suite 100 Pompano Beach, FL Chris Metzger (954) 771-0800	27,507	2,056	30'	10 Dock High Doors 1 Ramp	N/A	\$7.75 NNN \$2.51 Exp.	<ul style="list-style-type: none"> ESFR Fire sprinkler system Energy efficient warehouse lighting 180' building depth
19.  #	Sawgrass I 4050 NW 126 th Avenue Building A Coral Springs, FL Chris Metzger (954) 771-0800	46,902	±2,295	30'	19 Dock High Doors 1 Grade Level Door	N/A	\$6.50 NNN \$2.24 Exp.	<ul style="list-style-type: none"> Rear loading with concrete apron 160' building depth 50'x50' column spacing
20.  #15302691	Sawgrass II NW 39 th Street and NW 120 th Avenue Coral Springs, FL Chris Metzger (954) 771-0800	325,780 22.21 AC Divide-to-Suit	To Suit	30'	4 Dock High Doors Per Bay	N/A	\$6.25 NNN \$2.24 Exp.	<ul style="list-style-type: none"> Available for build-to-suits 4 buildings ranging from 74,645 SF to 88,245 SF ESFR fire sprinkler system Can build-to-suit up to ±350,000 SF
21.  #17569404	Former Carl's Furniture Building 6810 US Highway 441 Coconut Creek, FL Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	95,935 Divide to Suit	20,000	38'	22 Dock High Doors	N/A	\$7.95 Gross	<ul style="list-style-type: none"> Built in 2002 Office/showroom Fire sprinklered Access on both US Highway 441 and West Hillsboro Boulevard





FEBRUARY 2016

BROWARD COUNTY - BUILDINGS									
LOOPNET ID	LOCATION	TOTAL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT								
22.	 #	1441 W. Newport Center Drive Deerfield Beach, FL Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227 2018	44,000 2.93 AC	5,000	24'	4 Dock High Doors 1 Drive-In Ramp	\$7,700,000 (\$175.00 PSF) Price Reduction \$6,600,000 (\$150.00 PSF)	N/A	<ul style="list-style-type: none"> ▪ Ideal corporate headquarter location ▪ Full HVAC ▪ Heavy power ▪ Zoned PID ▪ Immediate access to I-95 and the Sawgrass Expressway
23.	 #	1280 S. Powerline Road Deerfield Beach, FL Chris Metzger (954) 771-0800 Richard F. Etner, Jr. (954) 771-0800	20,000	To Suit	30'	3 Dock High Doors 1 Ramp	N/A \$6.95 NNN \$2.40 Exp.	<ul style="list-style-type: none"> ▪ Built in 2002 ▪ Secured outside storage ▪ Easy access to I-95, the Florida Turnpike and the Sawgrass Expressway 	
24.	 #18468214	Port 95 Business Center 2650 SW 36 th Street Dania Beach, FL Chris Metzger (954) 771-0800	136,811 Divide to Suit	To Suit	32'	To Suit	N/A \$7.45 NNN \$2.95 Exp.	<ul style="list-style-type: none"> ▪ Desired Port 95 location ▪ Institutional quality construction ▪ Dock high loading 	
25.	 #19042006	Port 95 Business Center 3400 SW 30 th Avenue Dania Beach, FL Chris Metzger (954) 771-0800	161,443 Divide to Suit	To Suit	32'	To Suit	N/A \$7.45 NNN \$2.95 Exp.	<ul style="list-style-type: none"> ▪ Desired Port 95 location ▪ Institutional quality construction ▪ Dock high and drive-in loading 	





FEBRUARY 2016

BROWARD COUNTY - BUILDINGS									
	LOOPNET ID	LOCATION	TOTAL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
	PHOTO/AERIAL	CONTACT							
26.	 #18293642	Prologis Centerport Distribution Center 800 NW 33 rd Street Pompano Beach, FL Chris Metzger (954) 771-0800	43,339 3.057 AC	43,339	18'	TBD	\$6,500,000	\$10.34 NNN \$4.41 Exp.	
27.	 #19399247	Prologis Pompano Industrial Center 2151 Blount Road Pompano Beach, FL Chris Metzger (954) 771-0800	25,300	±5,336	19'2"	6 Dock High Doors 1 Ramp	N/A	\$6.75 NNN \$2.92 Exp.	<ul style="list-style-type: none"> ▪ Built in 1986 ▪ Fire sprinkler system ▪ Rear fenced storage yard
28.	 #	Prologis Pompano Park 3200 NW 27 th Avenue, Suite 100 Pompano Beach, FL Chris Metzger (954) 771-0800	27,507	2,056	30'	9 Dock High Doors 1 Ramp	N/A	\$7.75 NNN \$2.51 Exp.	<ul style="list-style-type: none"> ▪ ESFR Fire sprinkler system ▪ Energy efficient warehouse lighting ▪ 180' building depth
29.	 #18791242	Pompano Distribution Center II 4000 N. Dixie Highway Pompano Beach, FL Richard F. Etner, Jr. (954) 771-0800 Chris Metzger (954) 771-0800 Matthew G. McAllister (561) 227 2018	76,016 Divide to Suit	To Suit	32'	3 Dock High Doors Per Bay	N/A	\$6.50 NNN \$2.50 Exp.	<ul style="list-style-type: none"> ▪ 7.5 acres with mostly paved surface ▪ 2,400 SF office/parts building ▪ Signalized ingress/egress to the property ▪ Zoned I-I





FEBRUARY 2016

BROWARD COUNTY - BUILDINGS									
LOOPNET ID	LOCATION	TOTAL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT								
30.	 #19353402	Pompano Business Center II Blount Road and W. Copans Road Pompano Beach, FL Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	131,250 Divide to Suit 11.43 AC	To Suit	32'	29 Dock High Doors 2 Grade Level Doors	N/A	\$7.65 NNN \$2.75 Exp.	<ul style="list-style-type: none"> Proposed Class "A" tilt wall industrial warehouse build to suit capability Zoned I-I
31.	 #19353419	Rock Lake Business Center 33rd Street Pompano Beach, FL Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	Up to 503,280 Divide to Suit 35.35 AC	To Suit	32'	Dock High Doors Drive-in Ramps	N/A	\$7.50 NNN \$2.75 Exp.	<ul style="list-style-type: none"> Proposed Class "A" tilt wall industrial warehouse build to suit capability Zoned I-I
32.	 #19124640	McNab Business Park 10300-10458 W. McNab Road Tamarac, FL Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018 Julie Miller (954) 771-0800	5,362 #10400 4,796 #10420 4,796 #10424	---	22'	1 Truck Well 1 Grade Level Door Per Bay	N/A	\$7.50 NNN \$3.57 Exp.	<ul style="list-style-type: none"> Built in 2002-2004 120' building depth 40'x40' column spacing
33.	 #19400839	5300 N. Powerline Road Fort Lauderdale, FL Richard F. Etner, Jr. (954) 771-0800 Chris Metzger (954) 771-0800	55,110	To Suit	15'	Dock High Loading	\$5,500,000 (\$99.80 PSF)	---	<ul style="list-style-type: none"> Open retail showroom space Tenant/income in place Excellent transportation access via I-95 100% air-conditioned Ample parking



FEBRUARY 2016

BROWARD COUNTY - BUILDINGS								
LOOPNET ID	LOCATION	TOTAL SF/ACRES	OFFICE SF	CEILING HEIGHT	OVERHEAD DOORS	SALES PRICE	LEASE RATE	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
34.  #18817830	Seneca Lakes Business Center 3400 SW 20 th Street Pembroke Park, FL Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	53,822 Divide to Suit	To Suit	32'	Dock High Doors	N/A	\$8.25 NNN \$2.98 Exp.	<ul style="list-style-type: none"> ▪ Divisible to 6,000 SF ▪ ESFR sprinklers ▪ New construction ▪ State of the Art design located in a Class "A" industrial park ▪ Excellent transportation access
35.  #	Prologis Seneca Park 400 3201 SW 22 nd Street Pembroke Park, FL Richard F. Etner, Jr. (954) 771-0800 Matthew G. McAllister (561) 227-2018	11,824 #600	±3,416	30'	2 Dock High Doors 1 Grade Level Door	N/A	\$7.95 NNN \$2.50 Exp.	<ul style="list-style-type: none"> ▪ 190'6" building depth ▪ Centrally located in the heart of Broward County
36.  #15189470	Weston Business Park 1700-1778 North Commerce Parkway Weston, FL Chris Metzger (954) 771-0800	#1700-2,743 #1768-3,456	400 Each Bay	20'	1 (12'x14') Per Bay	N/A	\$13.00 Gross	<ul style="list-style-type: none"> ▪ Occupancy Immediately
37.  #18597317	Weston Park of Commerce 1951 N. Commerce Parkway Weston, FL Chris Metzger (954) 771-0800	96,616 Divisible	8,187	30'	15 Dock High Doors 2 Ramps	N/A	\$5.95 NNN \$3.15 Exp.	<ul style="list-style-type: none"> ▪ 63 parking spaces

FEBRUARY 2016

BROWARD COUNTY - LAND									
LOOPNET ID	LOCATION	TOTAL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING	
PHOTO/AERIAL	CONTACT								
38.		Corporate Park of Coral Springs 12335 W. Sample Road Coral Springs, FL Chris Metzger (954) 771-0800	6.22 AC	Y	Y	Y	\$5,000,000 (\$18.45 PSF)	IRD (Commercial Permitted)	<ul style="list-style-type: none"> Sample Road frontage Gateway to the Corporate Park of Coral Springs
39.		Corporate Park of Coral Springs NW 124 th Avenue Coral Springs, FL Chris Metzger (954) 771-0800	1.5 AC		Y	Y	\$695,000 (\$10.64 PSF)	IRD	<ul style="list-style-type: none"> Located in the Corporate Park of Coral Springs with frontage on NW 124th Avenue
40.		16th Street Land 1840 NW 16 th Street Pompano Beach, FL Chris Metzger (954) 771-0800	5.15 AC	Y	Y	Y	\$2,500,000	I-I	<ul style="list-style-type: none"> Available immediately Located just east of Powerline Road Lot is fully fenced
41.		Prologis Seneca Land Pembroke, FL Richard F. Etner, Jr. (954) 771-0800 Chris Metzger (954) 771-0800	±2.5 AC	Y	Y	Y	Build-to-Suit for Lease	IND	<ul style="list-style-type: none"> Well established institutional quality industrial park located at the Dade Broward County line

FEBRUARY 2016

BROWARD COUNTY - LAND								
LOOPNET ID	LOCATION	TOTAL SF/ACRES	PLATTED	WATER	SEWER	SALES PRICE	ZONING	COMMENTS / ZONING
PHOTO/AERIAL	CONTACT							
42.	 <p>Miramar Parkway Land West side of SW 145th Avenue just north of Miramar Parkway by the I-75 Interchange Miramar, FL Chris Metzger (954) 771-0800</p>	11.72 AC Divide-to-Suit	Y	Y	Y	\$21.50 PSF	PID	<ul style="list-style-type: none"> Build-to-Suit for lease or sale Immediate access to I-75
43.	 <p>Ormond Beach Land 2120 Ocean Shore Boulevard Ormond Beach, FL Richard F. Etner, Jr. (954) 771-0800</p> <p>#18321580</p>	2.11 AC	Y	Y	Y	\$1,150,000 (\$12.51 PSF)	R-8	<ul style="list-style-type: none"> Excellent frontage on AIA Ocean Shore Boulevard

C&W SOUTH FLORIDA INDUSTRIAL TEAM:

CHRISTOPHER J. METZGER, SIOR
Executive Director, Industrial Brokerage
chris.metzger@cushwake.com
T 954-938-2608 | F 954-771-3608

RICHARD F. ETNER, JR., SIOR
Executive Director, Industrial Brokerage
rick.etner@cushwake.com
T 954-938-2607 | F 954-771-3608

CHRISTOPHER THOMSON, SIOR
Senior Director, Industrial Brokerage
christopher.thomson@cushwake.com
T 561-227-2019 | F 561-227-2699

MATTHEW G. MCALLISTER
Associate Director, Industrial Brokerage
matthew.mcallister@cushwake.com
T 561-227-2018 | F 954-771-3608

JULIE MILLER
Senior Brokerage Coordinator, Industrial Brokerage
julie.miller@cushwake.com
T 954-377-0461 | F 954-771-3608

UILANI KAUI
Broker Coordinator, Industrial Brokerage
uilani.kauhi@cushwake.com
T 954-377-0484 | F 954-771-3608

C&W SOUTH FLORIDA OFFICES:

BROWARD COUNTY
Cushman & Wakefield of Florida, Inc.
515 E. Las Olas Boulevard, Suite 860
Fort Lauderdale, FL 33301
T 954-771-0800 | F 954-771-3608

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

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