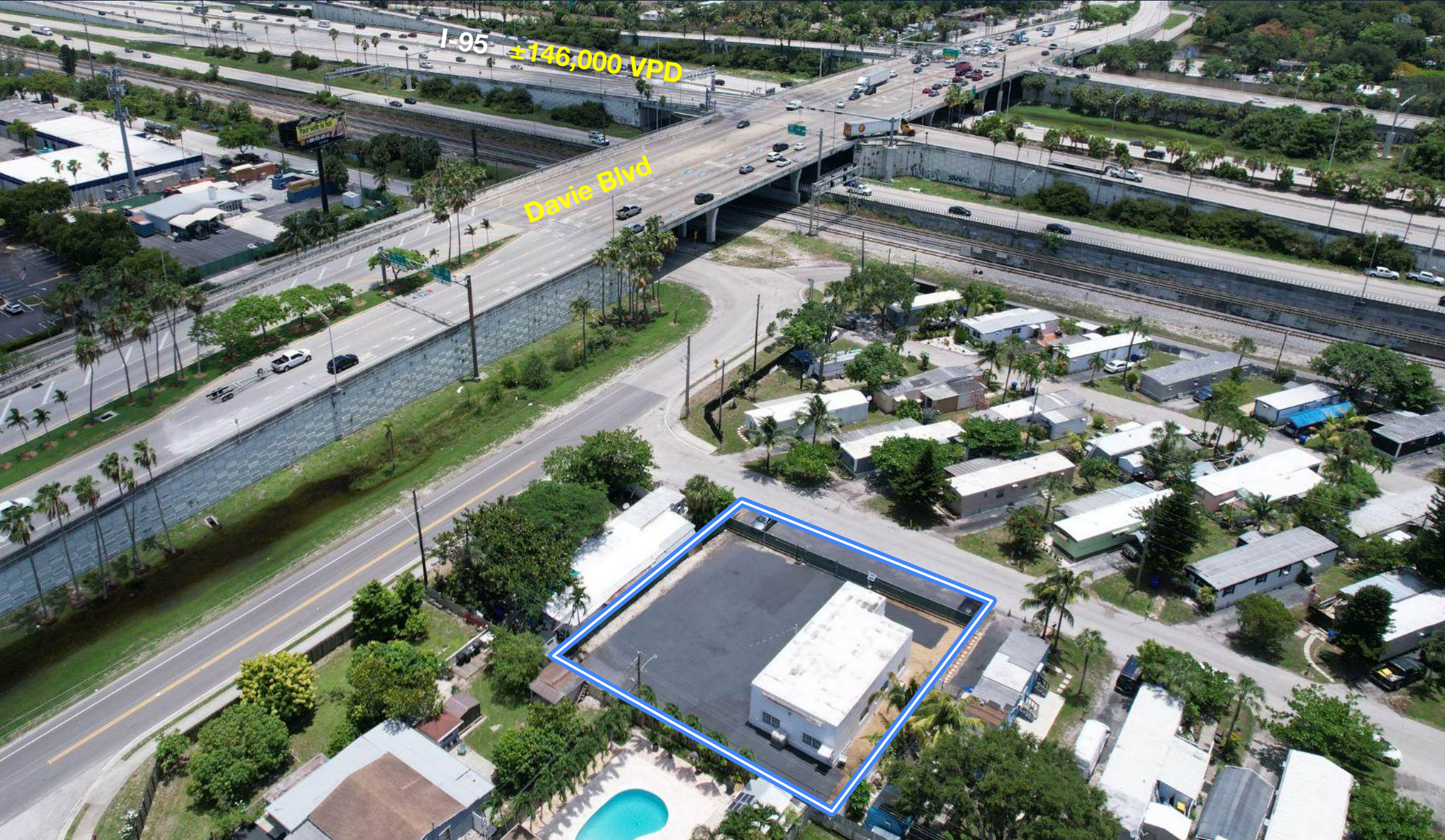


Warehouse & Yard For Lease

1309 SW 21st Terrace | Fort Lauderdale, FL 33312

Leasing Brochure



Exclusively Listed By:



Tye Ramirez

Associate | Industrial

DIRECT +1 (754) 285-0446
MOBILE +1 (305) 608-2959
tye.ramirez@matthews.com
License No. SL3640507 (FL)



Michael Buonadonna

Senior Associate | Industrial

DIRECT +1 (954) 505-2905
MOBILE +1 (845) 222-8167
michael.buonadonna@matthews.com
License No. SL3531894 (FL)



Harrison Auerbach

SVP & Associate Director | Industrial

DIRECT (404) 445-1092
MOBILE (407) 312-1284
harrison.auerbach@matthews.com
License No. SL3422263 (FL)

Kyle Matthews

Broker Of Record

License No. CQ1066435 (FL)



Table Of Contents

04

Property Overview

05

Financial Overview

08

Market Overview



INVESTMENT OVERVIEW

- **Strategic Location**

Centrally located in the heart of Broward County, this site is immediately off of I-95 & Davie Blvd providing great North/South accessibility. Only ± 2.3 miles from I-595, business owners can service all of South Florida with ease

- **Low Coverage Ratio**

This site has a low coverage ratio of 16.87%, allowing future tenants to maximize the yard space for the storage of work vehicles & materials, with additional parking along the front of the property closest to the street.

- **Favorable Industrial Zoning**

Containing general industrial zoning, this site permits a long list of uses including, but not limited to: automotive, aircraft, and watercraft (wholesale sales, service and repair), manufacturing/processing of products, outdoor storage of goods and materials, and more.

- **Move-In Ready Space**

This property features a fully fenced in, paved yard with a private electric gate entrance. The building is concrete block with HVAC throughout both the office & warehouse space.



PROPERTY OVERVIEW

Property Summary

NNN Expenses ± \$2,500/Month

RBA ± 1,690 SF

LOT SIZE ± 0.23 AC

Coverage 16.87%

Zoning I - General Industrial

Construction Concrete-Block

Drive In Doors 3 - 12'

Clear Height 16'

HVAC Yes - Office & WH

**\$6,000/Month NNN
Lease Rate**

**±10,000
SF Of Yard**

**Immediate
Occupancy**



INTERIOR PHOTOS | ± 1,690 SF





Top 10% National Rank



Fort Lauderdale Amtrak Station
Silver Meteor and Silver Star Long-Distance Routes Stop Here

Downtown Fort Lauderdale
±3.7 Miles Away



Subject Property



Broward Health Medical Center
±716 Beds



Neighboring Dealerships
KIA Mazda VW



±214,000 VPD

±209,500 VPD

Industrial Neighbors
FPL Powering Florida EAGLE TRANSPORT & LOGISTICS
PENN TANK LINES
ASI ATTAWAY SERVICES, INC. HYDE HYDE SHIPPING CORPORATION
CEMEX



Industrial Neighbors
Brands Mart USA AllSource Export Corporation
FedEx Ship Center PRIME LINE Importers of Selected Specialty Foods
JOHNSTONE SUPPLY

Fort Lauderdale Rail Yard
Business/Service



Bangor International Airport
±35.2 M Annual Passengers

MARKET OVERVIEW

Ft. Lauderdale, FL

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.



Demographics

Population	1-MILE	3-MILE	5-MILE
Five-Year Projection	20,498	156,729	381,723
Current Year Estimate	18,575	140,727	354,685
2020 Census	17,631	131,090	345,262
Growth Current Year-Five-Year	10.35%	11.37%	7.62%
Growth 2020-Current Year	5.35%	7.35%	2.73%
Households	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,775	62,461	157,159
Current Year Estimate	7,148	55,366	145,750
2020 Census	7,072	52,003	140,882
Growth Current Year-Five-Year	8.78%	12.81%	7.83%
Growth 2020-Current Year	1.07%	6.47%	3.45%
Income	1-MILE	3-MILE	5-MILE
Average Household Income	\$104,196	\$98,309	\$102,389

Economy

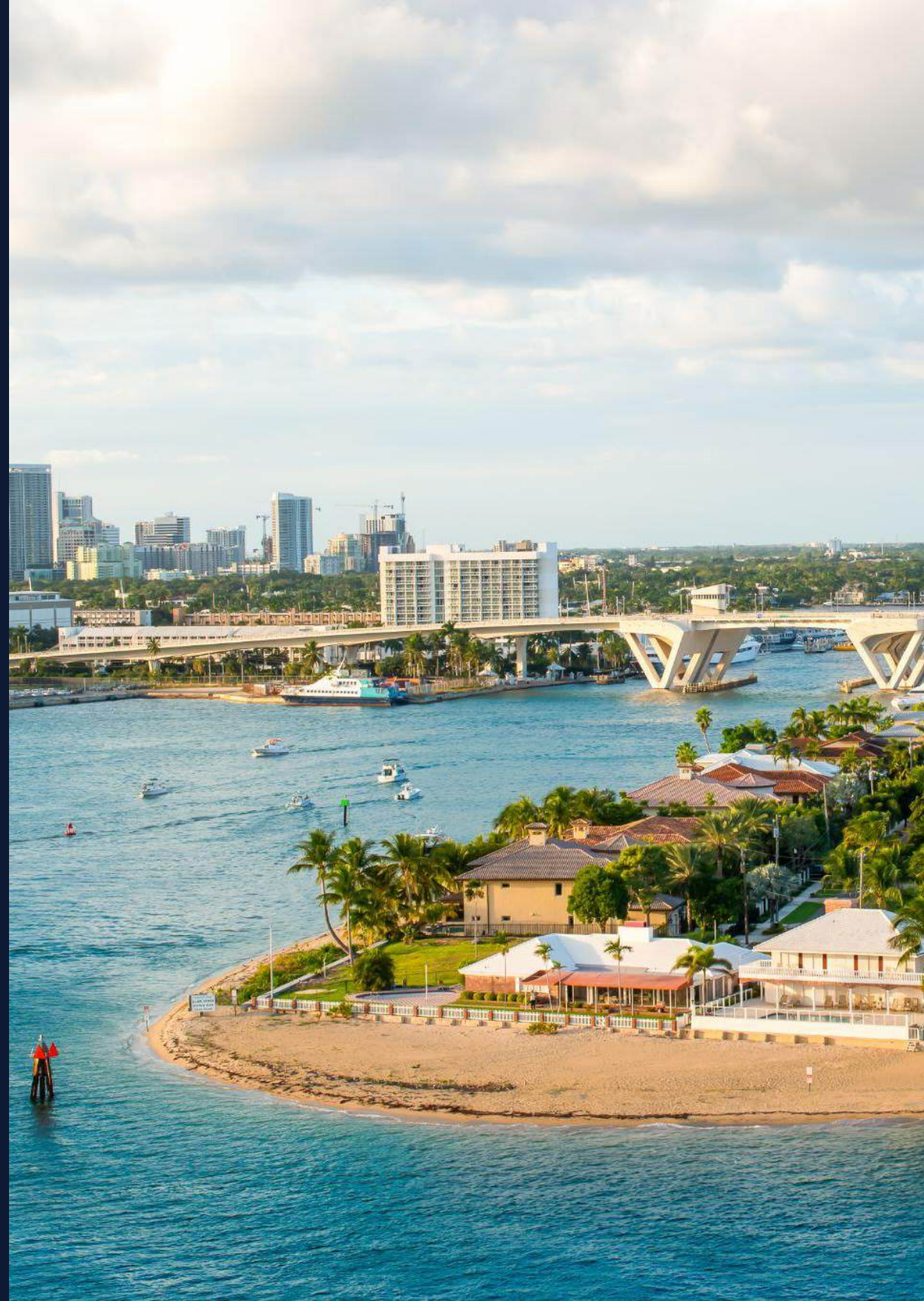
Situated at the center of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong and diverse economy as it has access to highly-skilled workers, major international markets, world-class educational opportunities, and a business-friendly government. From aviation and aerospace to global logistics, headquarters, life sciences, manufacturing, marine industries and technology, the area offers a solid infrastructure to support these growing industries and clusters.

Fort Lauderdale is home to nearly 200 regional, national, and international headquarters, making it a global business center. These businesses have access to two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports. The city is at the heart of TechGateway, a major tech hub where many technological advancements were first created. Over 6,000 companies are located within the TechGateway including Microsoft, JetSmarter, and Hotwire Communications

The Greater Fort Lauderdale area is home to 43 higher education institutions that offer Associate's degrees or higher, eleven of which offer Master's degrees. The institutions educate over 350,000 students each year. With a favorable tax climate for businesses and no personal state income tax, this city is an ideal place for businesses and young professionals to thrive.

Located west of Flagler Village, Thrive Progresso is an 80,000 square feet mixed-use development and social destination began construction in mid-March 2021 and finished late September 2021.

The project features a performing arts center, a retail strip, an office complex, a high-end warehouse, and much more. The development's layout set out the ideal location for socializing as there is lots of natural light, large walkable areas, and a green event space.



TOURISM



Galleria Fort Lauderdale

Galleria Fort Lauderdale is a world-class shopping center as it features over 120 fabulous stores and sophisticated restaurants. It is anchored by Macy's and Dillard's and features other national retailers such as Apple, Williams-Sonoma, and Free People. Popular dining destinations at the Galleria include The Capital Grille, Seasons 52, and Coopers Hawk Restaurant and Winery.



Las Olas Boulevard

Las Olas Boulevard is a shopper's paradise as it is home to local fashion boutiques, art galleries, restaurants that serve a variety of cuisines, and many more. Las Olas Boulevard stretches from the beach at A1A and is beautifully lined with palm trees and has magnificent views of million-dollar homes and spectacular yachts.



Beaches

Fort Lauderdale has miles and miles of breathtaking beaches including Lauderdale-By-The-Sea, Las Olas Beach, and Fort Lauderdale Beach. The Greater Area of Fort Lauderdale features several other beaches that are less than 20 miles from the city including Deerfield Beach, Hillsboro Beach, Pompano Beach, Dania Beach, Hollywood Beach, and Hallandale Beach. The city of Miami, the second-largest city in Florida, and Miami Beach are also just an hour away from the city.



Bonnet House Museum & Gardens

Located along Fort Lauderdale Beach, Bonnet House Museum & Gardens is a 35-acre pristine estate. Frederic Clay Bartlett, a Chicago-born artist, created Bonnet House in 1920. The estate features Evelyn Bartlett's animal sculpture collection from Southeast Asia and Africa, a variety of orchids, and playful monkeys and beautiful swans that roam the area. The estate offers guided tours of the buildings and gardens to tourists who are interested in learning about how the Bartlett family lived.

TRANSPORTATION

Fort Lauderdale-Hollywood International Airport (FLL)

Located 5 miles from beaches and the downtown area of Fort Lauderdale, the Fort Lauderdale-Hollywood International Airport is ranked as the third most affordable airport in the United States by The Points Guy. As one of the fastest-growing airports, FLL has over 350 daily departures, non-stop service to 140 domestic destinations, and service to 57 international destinations. The airport served over 36.7 million passengers in 2019.

Fort Lauderdale Executive Airport (FXE)

Located in Fort Lauderdale's Uptown District, the Fort Lauderdale Executive Airport is a general aviation airport that serves over 180,000 aircraft operations annually and offers over 10 million square feet of office space.

Port Everglades

Located 2 miles from the beaches and 3.5 miles from the downtown area of Fort Lauderdale, Port Everglades is ranked as the #1 Seaport in Florida by revenue as it handles 25 million tons of cargo annually. It is also consistently ranked among the top three cruise ports in the world with 4 million passengers annually.

*Fort Lauderdale-Hollywood International Airport Is Ranked As The **Third Most Affordable Airport** In The United States.*

*Port Everglades Is Ranked As The **#1 Seaport In Florida By Revenue** As It Handles 25 Million Tons Of Cargo Annually.*



WAREHOUSE & YARD FOR LEASE

EXCLUSIVELY LISTED BY

Tye Ramirez

Associate | Industrial

Direct (954) 364-8388

Mobile (954) 804-9305

tye.ramirez@matthews.com

License No. SL3640507 (FL)

Michael Buonadonna

Senior Associate | Industrial

Direct (954) 505-2905

Mobile (845) 222-8167

michael.buonadonna@matthews.com

License No. SL3531894 (FL)

Harrison Auerbach

SVP & Associate Director | Industrial

Direct (404) 445-1092

Mobile (407) 312-1284

harrison.auerbach@matthews.com

License No. SL3422263 (FL)

Kyle Matthews | *Broker Of Record* | License No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1309 SW 21st Terrace | Fort Lauderdale, FL 33312 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

MATTHEWS™