

South end

INDUSTRIAL

32,453 SF CLASS A DISTRIBUTION CENTER

100% LEASED TO INVESTMENT GRADE TENANTS IN THE BOOMING SOUTH MIAMI-DADE MARKET



*Achieve
Ambitions*



THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive representative for the sale of South End Industrial – a 32,453 square foot Class A distribution facility that is 100% leased to investment grade tenants Goodman Distributors Inc (S&P: BBB+) and Frito Lay (a wholly owned division of PepsiCo Inc. with S&P credit rating of A+). Originally constructed in 2016 and pre-leased to these two companies prior to its completion, the Property is situated on a nearly two-acre site within the Homestead Park of Commerce, a 275-acre master planned DRI currently home to Eagle Brands, Dunham & Busch, Reyes Holdings, and Contender Boats, among other tenants. Industrial in South Miami-Dade County has been booming recently with the announcement by FedEx, Amazon, and Copart to expand into this rapidly emerging market. The area’s strong residential growth, excellent highway network, access to the vastly underserved Florida Keys, and close proximity to the region’s main economic drivers have led tenants and investors to this burgeoning industrial market. The opportunity now presents itself for an investor to acquire this modern industrial facility with a core-quality financial profile with below market leases in a submarket poised for explosive long-term growth.

| | |
|---------------------------|--|
| Address: | 1551 SE 36th Ave., Homestead, FL 33035 |
| Land Area: | ±1.91 Acres (83,183 SF) |
| Year Built: | 2016 |
| Size: | 32,453 SF |
| Office Finish (%): | 6.1% |
| Configuration: | Front-load |
| Clear Height: | 24’ |
| Column Spacing: | 40’ x 52’ w/52’ Speed Bay |
| Auto Parking: | 48 spaces |
| Truck Court: | ±84’-deep concrete apron |
| Dock Doors: | 7 |
| Drive In Doors: | 7 |





THE OPPORTUNITY

Core-Quality Financial Profile

Fully leased since its development, South End Industrial features a 4.3 year weighted average remaining lease term and growing cash flow generated by a 100% investment-grade-rated rent roll.

Discount to Recent Miami-Dade Industrial Sales

Recent sales of newer construction buildings exceed \$160 PSF in the county.

Long Term Upside Potential From Below Market In-Place Rents

With in-place rents averaging \$8.18 NNN PSF, a new owner can capitalize on the booming rental rate environment in South Miami-Dade.

2016 Developed, Class A Design Specifications

Highly functional building with ideal bay depths that can accommodate up to four tenants and offers 6.1% office finish and abundant parking.

Regional Connectivity

Excellent connectivity and highway access via the Florida Turnpike/SR-821. Providing access to over 7M households within an hour

Booming South Miami-Dade Industrial Market

Fueled by exceptional population growth (11%, since 2013) and consequential tenant demand, the underserved South Miami-Dade Industrial Market is prime for long-term growth.

Offered Unencumbered

The Property is being offered free and clear of existing debt allowing a new investor to take advantage of a favorable interest rate environment.

