



**GATEWAY  
SOUTH DADE**

3175-3275 PARK OF COMMERCE BOULEVARD  
HOMESTEAD, FL 33035



**17,000 SF to 30,000 SF Available**

FIRST 400K SF CLASS A DEVELOPMENT  
DESIGNED FOR MULTI TENANT USE IN HOMESTEAD

Owned by  
**EASTGROUP**  
PROPERTIES

[www.gatewaysouthdade.com](http://www.gatewaysouthdade.com)





# GATEWAY SOUTH DADE

3175-3275 PARK OF COMMERCE BLVD.  
HOMESTEAD, FL 33035

Positioned for easy access to Miami Dade County, Homestead and the Upper Keys with the project located a mile from major interstate networks. This location provides excellent transportation dynamics and inflow/outflow road circulation.

Reverse commuting patterns avoid heavy traffic congestion in northern Miami Dade County. Florida Keys and South Florida's population can be reached within a 90-minute drive time.

Gateway South Dade is located and designed to be ideally suited for local and regional manufacturing and distribution companies.

400K

TOTAL SF

▼

80K

MIN BLDG SF

4

BUILDINGS

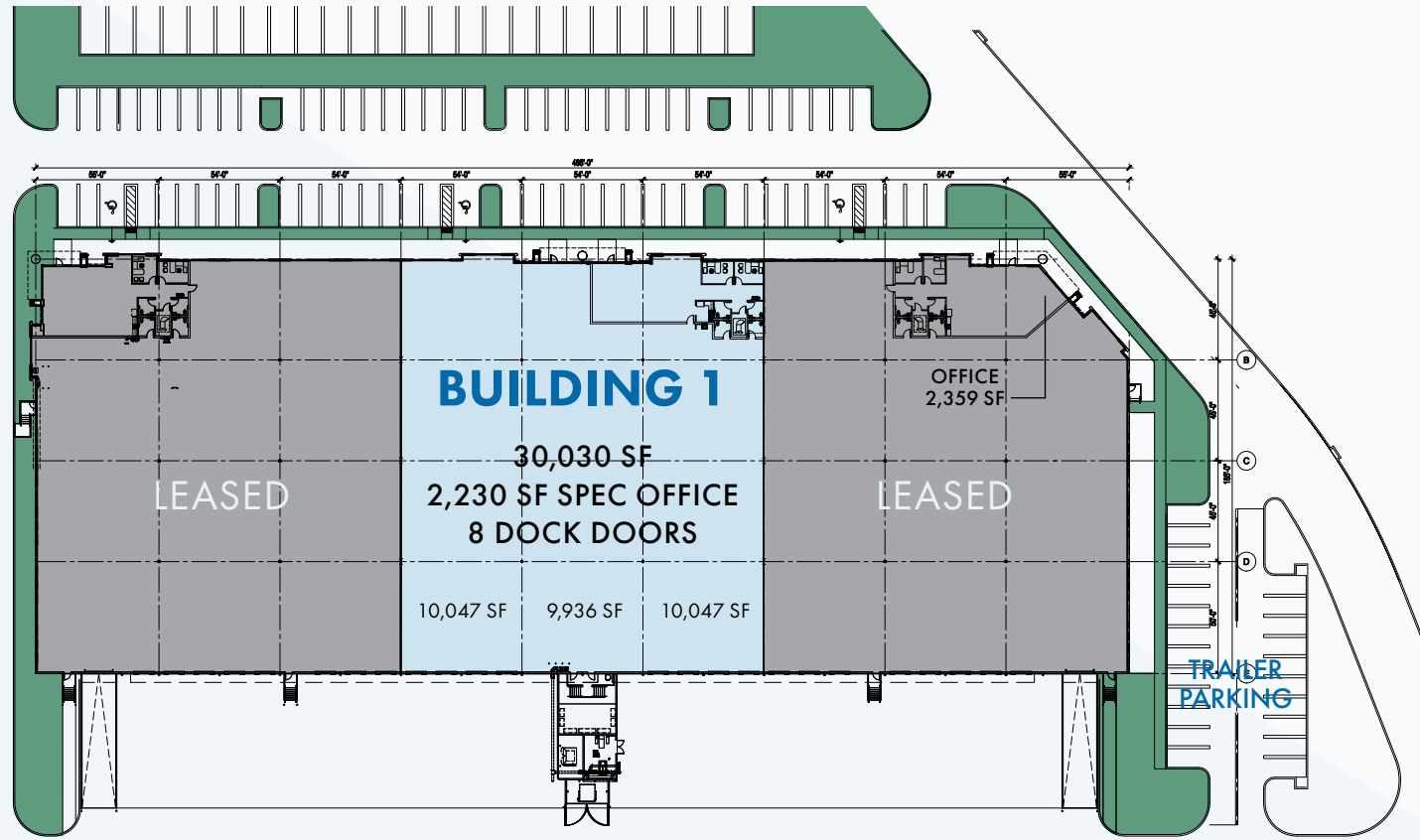
▼

132K

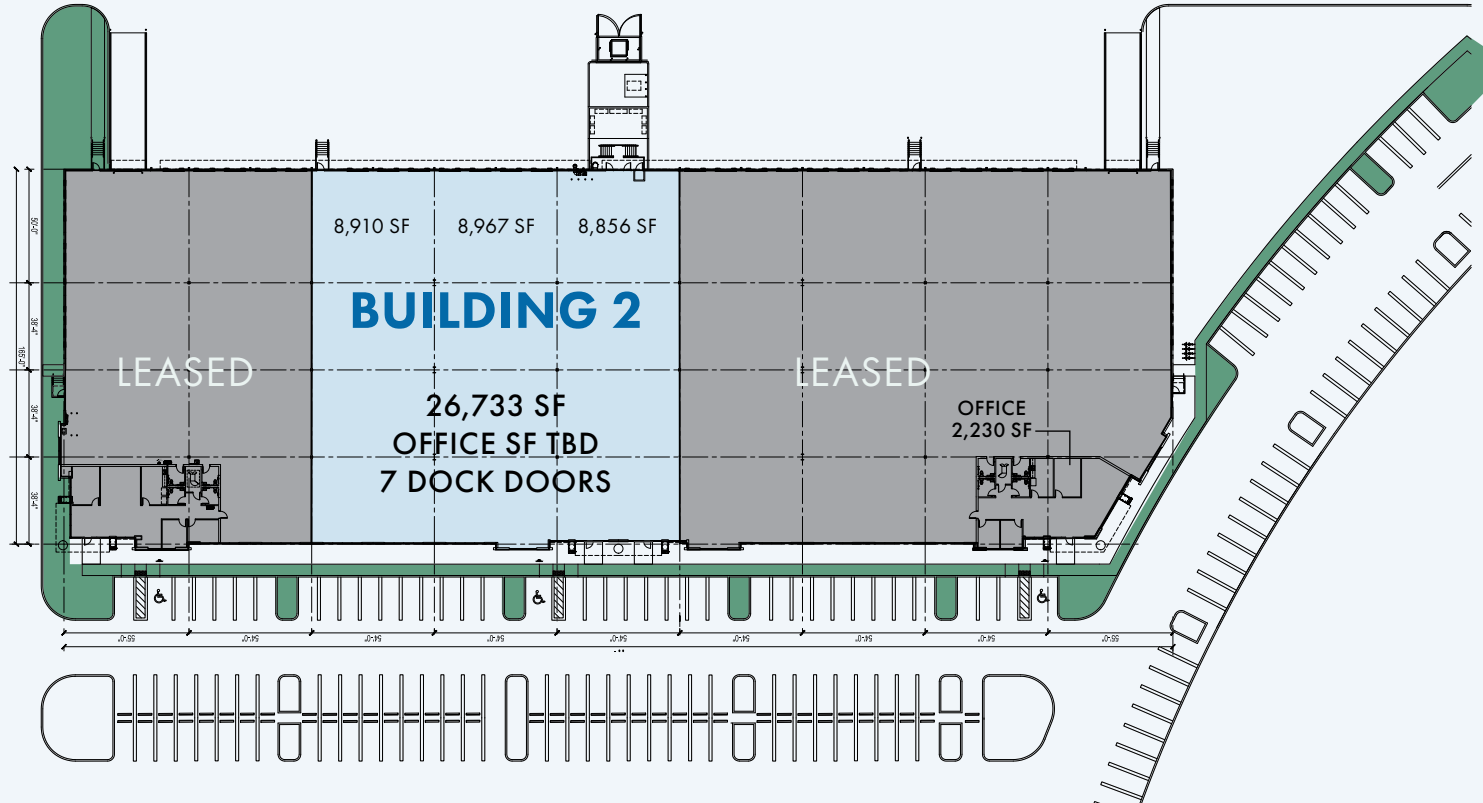
MAX BLDG SF



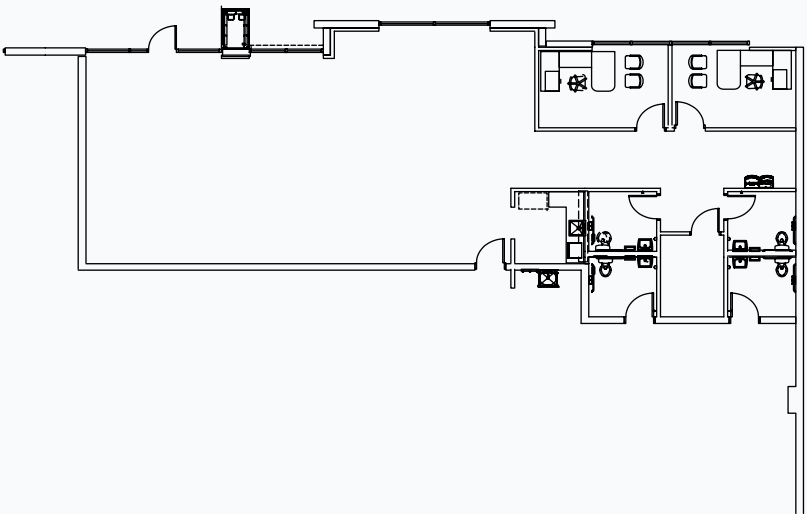




SHARED TRUCK COURT

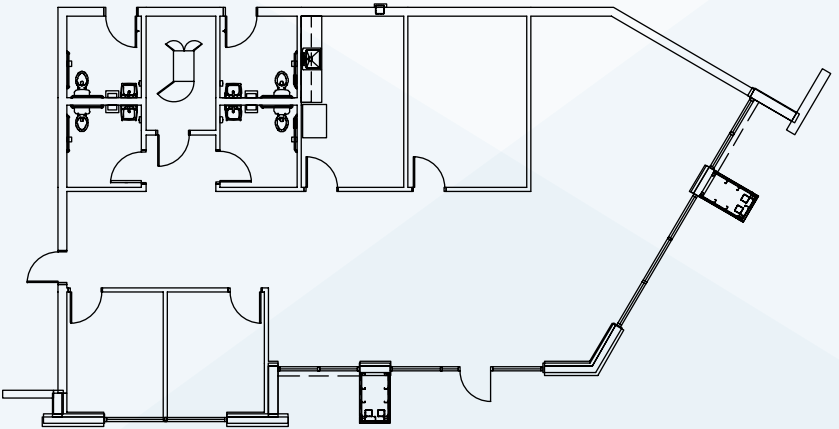


**BUILDING 1**  
**SPEC OFFICE: 2,230 SF**



|                    |                    |
|--------------------|--------------------|
| Building 1 RBA     | 89,427 SF          |
| Available          | 30,030 SF          |
| Minimum divisible  | 19,000 SF          |
| Dimensions         | 185' W x 488' L    |
| Clear height       | 32'                |
| Dock doors         | 24                 |
| Slab               | 6" concrete        |
| Ramps              | 2 drive ins        |
| Car parking stalls | 98 (1.10/1,000 SF) |
| Truck court        | 185' (shared)      |
| Fire Suppression   | ESFR               |
| Power              | 200/480v, 3 phase  |
| Trailer Parking    | 51 spaces total    |

**BUILDING 2**  
**SPEC OFFICE: 2,230 SF**



|                    |                     |
|--------------------|---------------------|
| Building 2 RBA     | 79,626 SF           |
| Available          | 26,733 SF           |
| Minimum divisible  | 17,000 SF           |
| Dimensions         | 165'W x 488' L      |
| Clear height       | 32'                 |
| Dock doors         | 24                  |
| Slab               | 6" concrete         |
| Ramps              | 2 drive-ins         |
| Car parking stalls | 121 (1.52/1,000 SF) |
| Truck court        | 185' shared         |
| Fire Suppression   | ESFR                |
| Power              | 200/480v, 3 phase   |
| Trailer Parking    | 51 spaces total     |

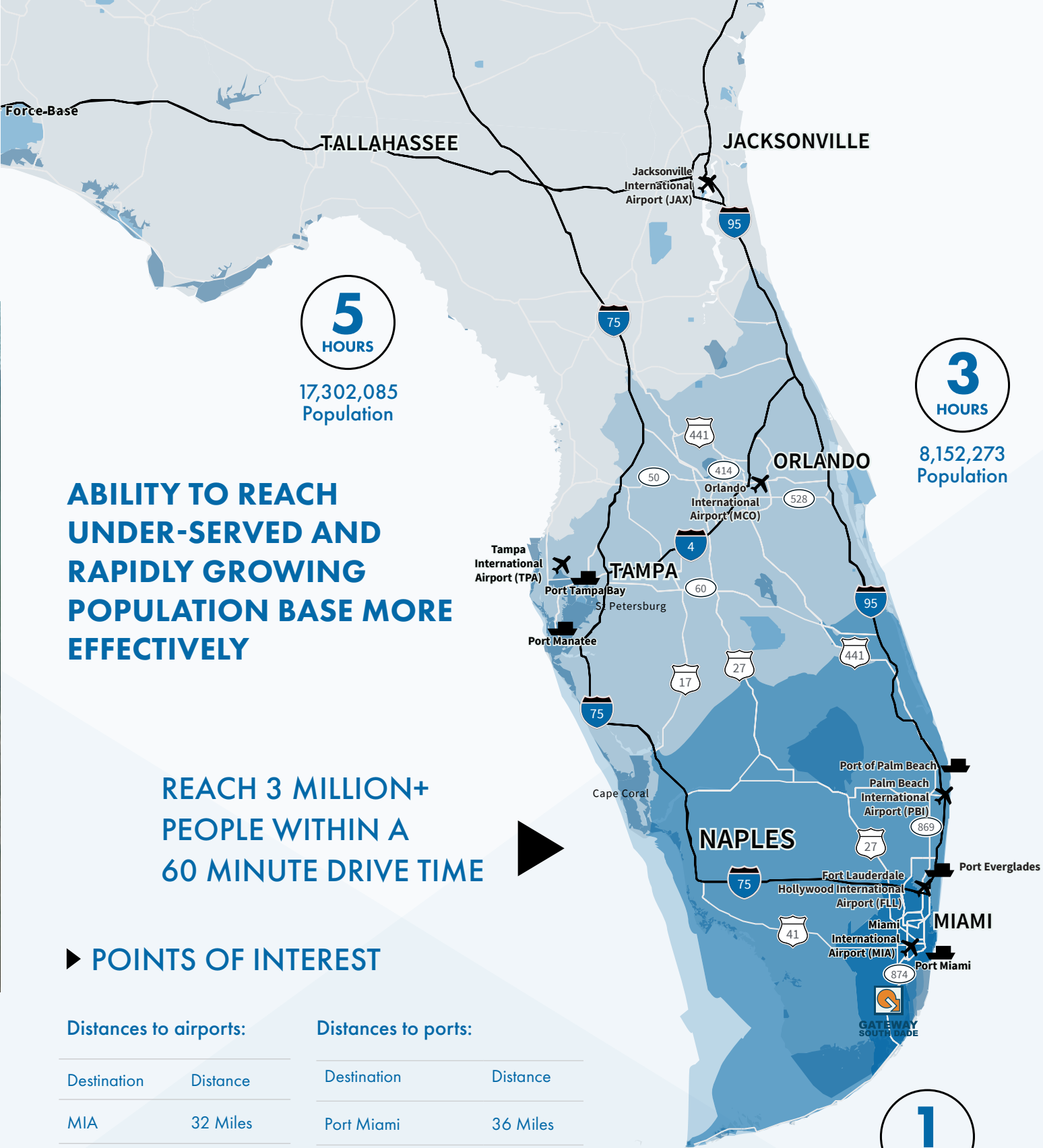


# EXCELLENT TRANSPORTATION DYNAMICS

South Dade’s population growth rate will be **2x** over county-wide and the number of people added will account for **20%** of population growth county-wide.



|                      | Homestead | Miami-Dade County |                      | Homestead | Miami-Dade County |
|----------------------|-----------|-------------------|----------------------|-----------|-------------------|
| Population           | 37,102    | 2,739,385         | Labor Force (16+)    | 16,139    | 1,357,454         |
| Avg Household income | \$47,589  | \$93,839          | White collar         | 41.70%    | 59.00%            |
| Households           | 10,816    | 984,316           | Blue collar          | 36.60%    | 21.80%            |
| Median Age           | 31        | 39.5              | Services             | 21.70%    | 19.20%            |
|                      |           |                   | Total Businesses:    | 1,629     | 187,388           |
|                      |           |                   | Employee/Residential | 37        | 47                |
|                      |           |                   | Population Ratio     |           |                   |
|                      |           |                   | (per 100 Residents)  |           |                   |



ABILITY TO REACH  
UNDER-SERVED AND  
RAPIDLY GROWING  
POPULATION BASE MORE  
EFFECTIVELY

REACH 3 MILLION+  
PEOPLE WITHIN A  
60 MINUTE DRIVE TIME

## ► POINTS OF INTEREST

### Distances to airports:

| Destination | Distance  |
|-------------|-----------|
| MIA         | 32 Miles  |
| FLL         | 61 Miles  |
| PBI         | 101 Miles |
| MCO         | 301 Miles |
| TPA         | 258 Miles |

### Distances to ports:

| Destination        | Distance  |
|--------------------|-----------|
| Port Miami         | 36 Miles  |
| Port Everglades    | 62 Miles  |
| Port of Palm Beach | 110 Miles |
| Port Manatee       | 259 Miles |
| Port of Tampa      | 297 Miles |





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#### About Eastgroup National developer with a proven track record

EastGroup Properties, Inc. is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply constrained submarkets. EastGroup's portfolio, including development projects in lease-up and under construction, currently includes 60 million square feet. The Company, which was organized in 1969, is a Maryland corporation and adopted its present name when the current management assumed control in 1983. Four public REITs have been merged into or acquired by EastGroup—Eastover Corporation in 1994, LNH REIT, Inc. and Copley Properties, Inc. in 1996 and Meridian Point Realty Trust VIII in 1998. EastGroup's common shares are traded on the New York Stock Exchange under the symbol "EGP". The Company's shares are included in the S&P SmallCap 600 Index. [www.eastgroup.net](http://www.eastgroup.net)

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