

TAMIAMI 137 - MIAMI'S INLAND PORT

Build to Suit Container and Transload Facility

Brokered by:



Owned & Managed by:



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LOCATION OVERVIEW



DISTANCE TO

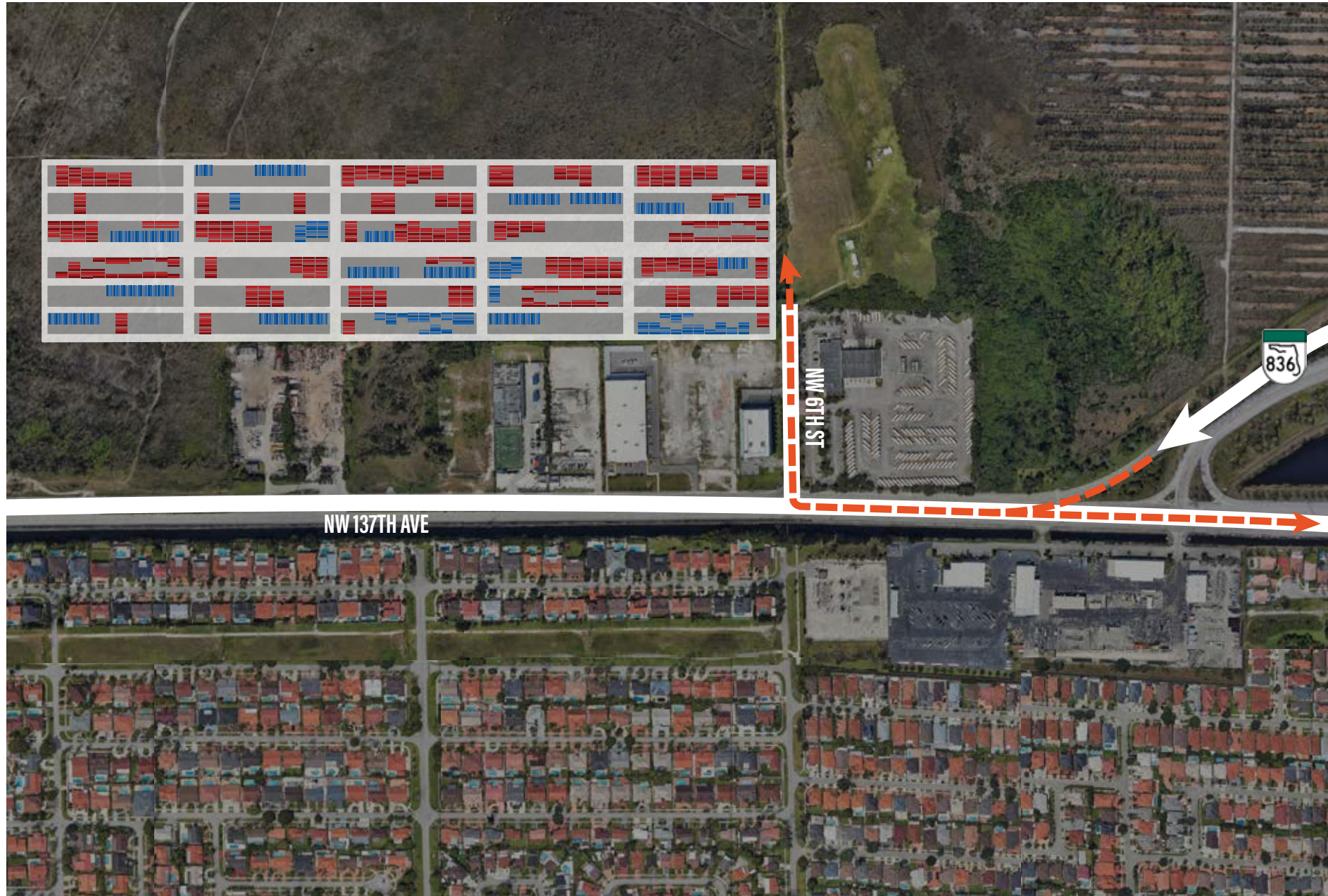
- FLORIDA'S TURNPIKE: 3 MI
- 826: 6 MI
- MIAMI INT'L AIRPORT: 9 MI
- PORT MIAMI: 16 MI
- FORT LAUDERDALE INT'L AIRPORT: 38 MI
- PORT EVERGLADES: 40 MI

PROPERTY ENTITLEMENTS

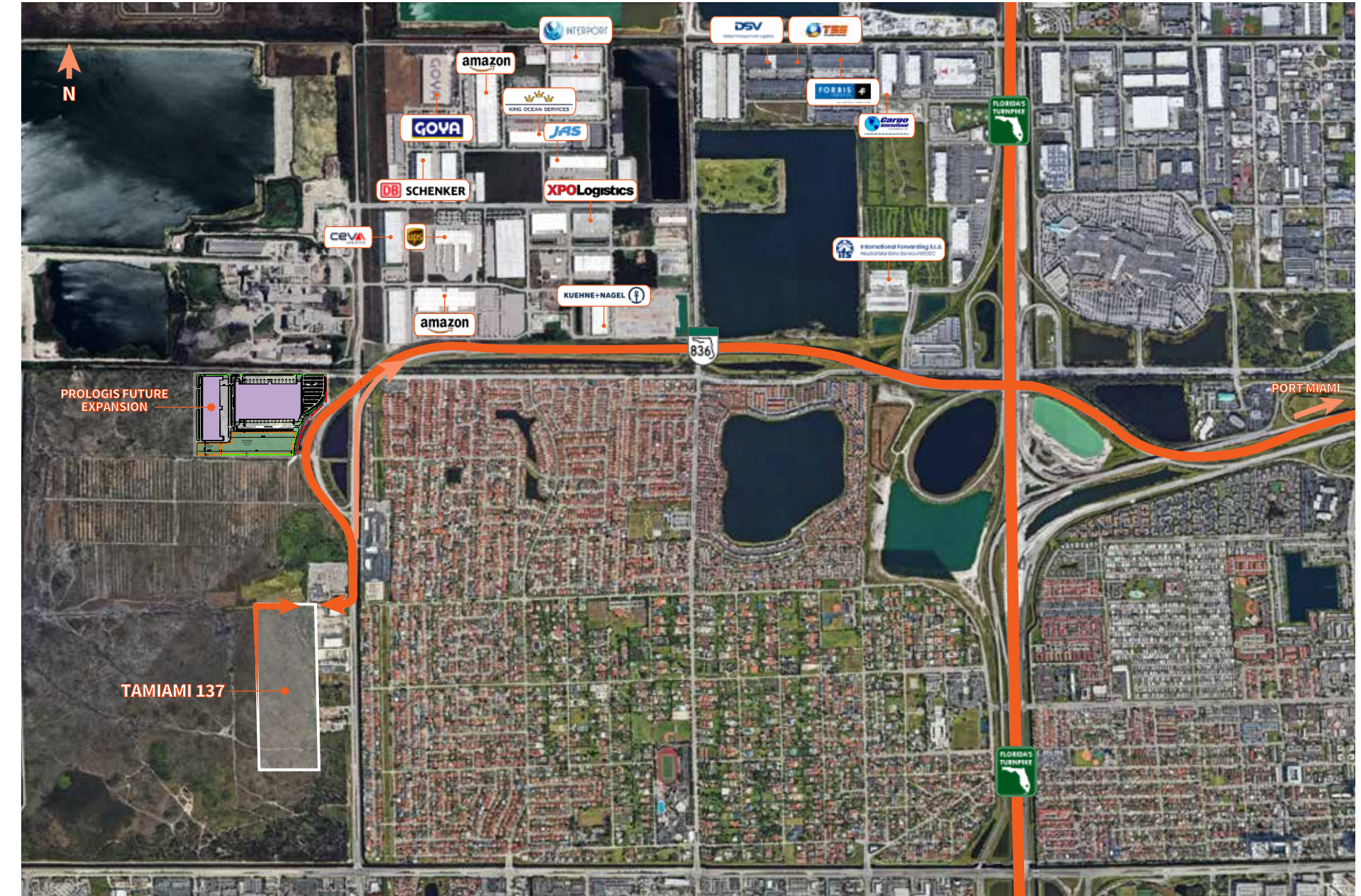
- 1,725,847 TOTAL SQUARE FEET
- 39.62 TOTAL ACRES
- 0.5 MAXIMUM FAR
- 90,000 TRANSLOADING SF
- 6 HIGH CONTAINER STACKING
- 6,000 SF TRUCK AND TRAILER MAINTENANCE

* See pages 11 & 12 for full entitlements

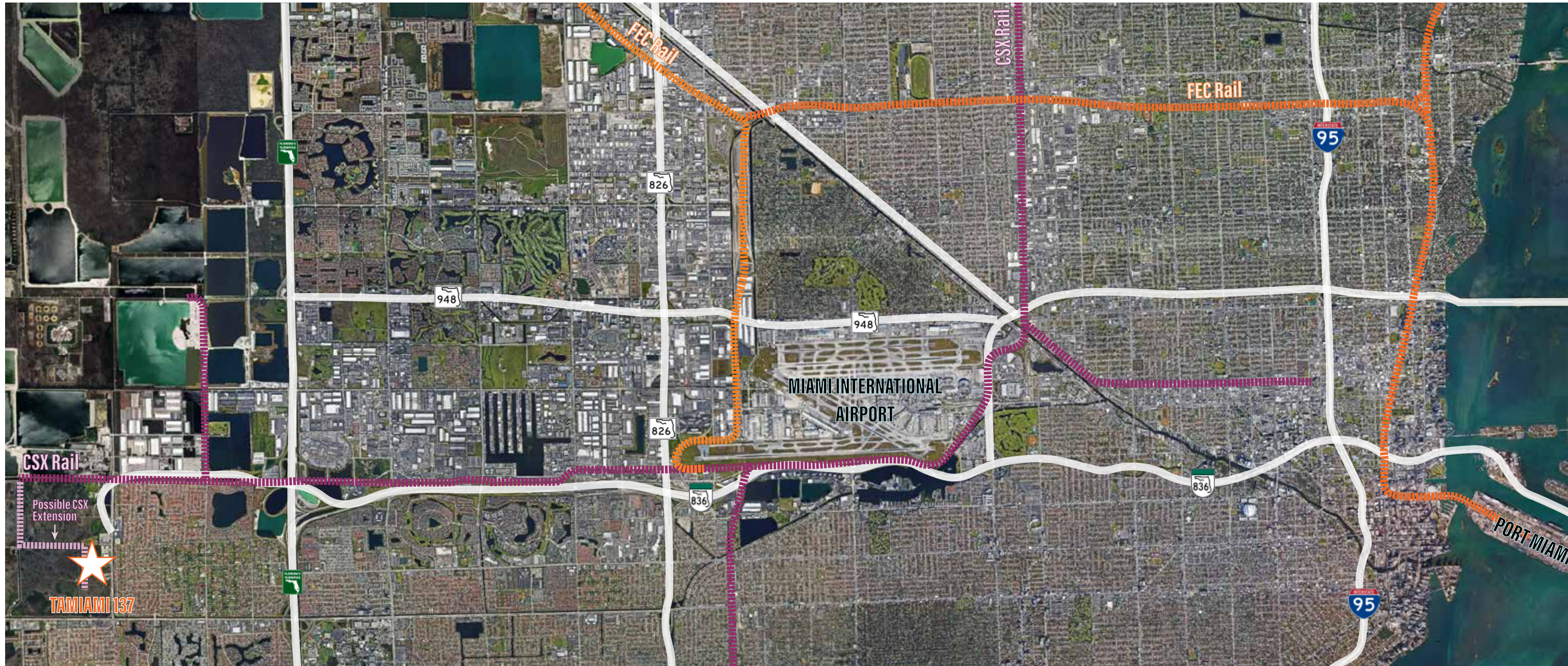
SITE PLAN



TENANT PROXIMITY



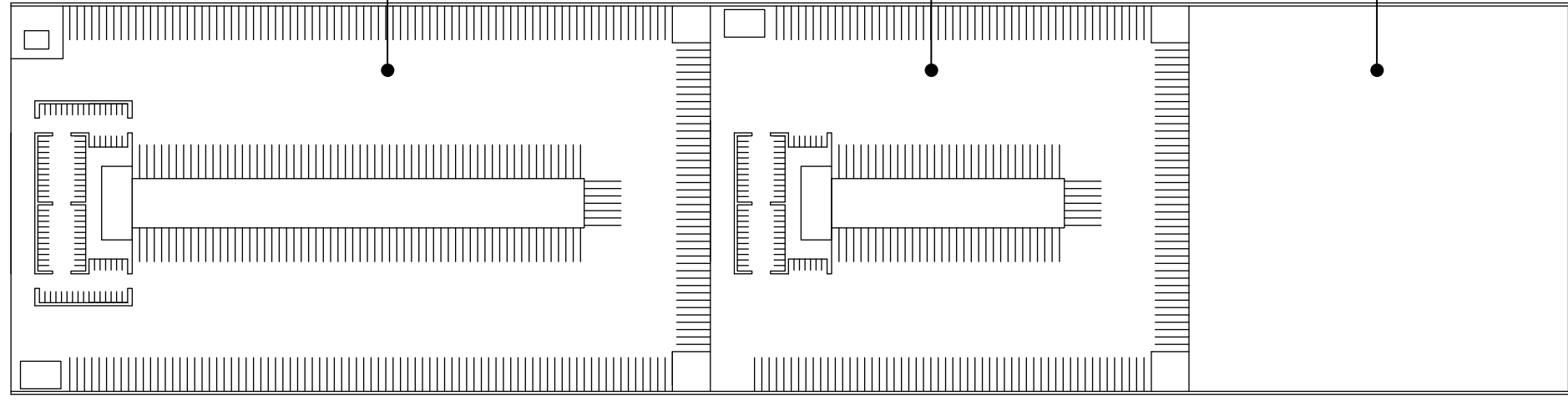
RAIL MAP



POTENTIAL USES

- TRUCK/TRAILER PARKING
- CONTAINER STORAGE
- TRANSLOAD FACILITY

SITE PLAN - OPTION 2



Terminal 1:

Terminal Size: +/- 60,000 SF
 Door Count: 130 doors
 Trailer Parking: 206 - 55' spots
 Car Parking: 94 car spots
 Maintenance: 2,970 SF (66' X 45')
 Acreage: +/- 17 AC

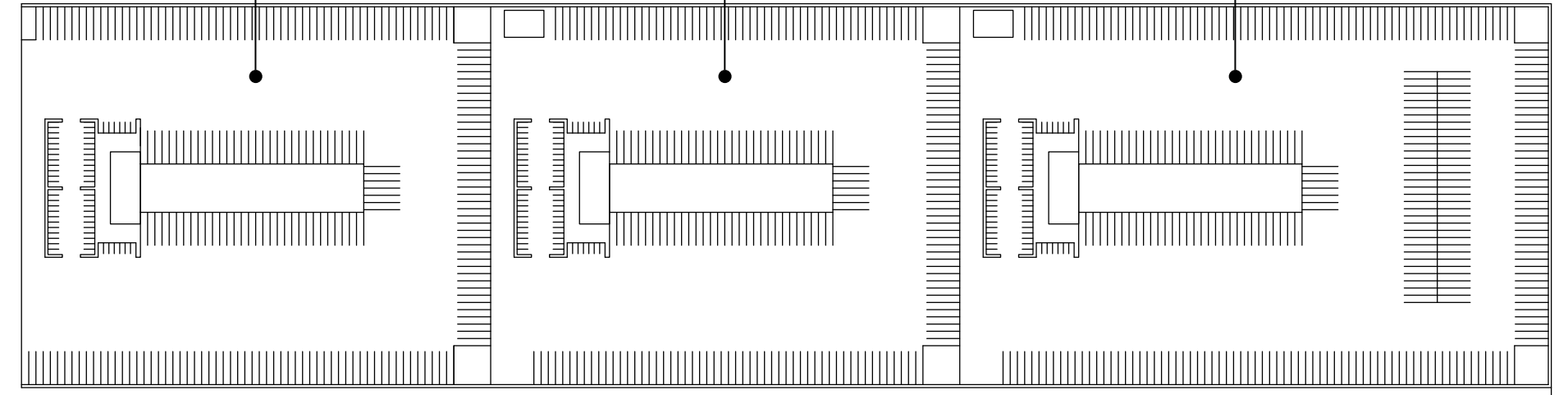
Terminal 2:

Terminal Size: +/- 30,000 SF
 Door Count: 68 doors
 Trailer Parking: 160 - 55' spots
 Car Parking: 62 car spots
 Maintenance: 2,970 SF (66' X 45')
 Acreage: +/- 12 AC

Container Yard:

Acreage: +/- 9 AC
 Office: TBD

SITE PLAN - OPTION 3



Terminal 1 & 2:

Terminal Size: +/- 30,000 SF
 Door Count: 68 doors
 Trailer Parking: 160 - 55' spots
 Car Parking: 62 car spots
 Maintenance: 2,970 SF (66' X 45'), Terminal 2
 Acreage: +/- 12 AC

Terminal 3:

Terminal Size: +/- 30,000 SF
 Door Count: 68 doors
 Trailer Parking: 248 - 55' spots
 Car Parking: 62 car spots
 Maintenance: 2,970 SF (66' X 45')
 Acreage: +/- 14 AC

PROPERTY ENTITLEMENTS

40 gross acres outside of the UDB, with a terminal designation, which includes the following entitlements:

- (1) May include minimum of 400 truck parking and other commercial motor vehicle storage spaces, including overnight parking and other support uses, including;
 - (2) Vertical shipping container storage, not exceeding six (6) levels in height;
 - (3) Up to 90,000 square feet of transloading, which encompasses transfer of cargo from one load unit to another. Incidental overnight storage and shipping of the cargo is permitted, but warehouses and order fulfillment operations are prohibited.
- (4) Truck services and support, such as:
 - (a) up to 6,000 square feet of truck maintenance and repair;
 - (b) refueling and electric vehicle charging positions/stations;
 - (c) truck parts and tire sales and replacement;
 - (d) up to 3,500 square feet of truck washing facilities with closed loop recycling; and
 - (e) truck weighing scales;

PROPERTY ENTITLEMENTS



- (5) Up to 30,000 square feet of accessory commercial and personal service uses that serve the needs of the truckers/workers, such as but not limited to:
 - (a) Convenience retail, dining establishments, offices; and
 - (b) Laundry, showers, restrooms, storage lockers, lounge, fitness facilities, etc.
- (6) The foregoing and other uses that are ancillary or similar thereto are permitted.
- (7) A minimum of 10% of the gross area of the MIA Transport Hub property must be retained as open space. Open space includes exterior surface areas consisting of outdoor, at-grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies, paseos (when designed predominantly for pedestrians), pedestrian paths, bicycle paths and/or associated landscaped areas, landscaping within road rights of way

ABOUT THE INDUSTRIAL TEAM

ED REDLICH, SIOR

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Over 30 years of experience in Miami's commercial real estate market. In 2003, Redlich was initiated as a CCIM which is considered the "Ph.D. of commercial real estate." This designation is obtained by completing both educational courses as well as reaching the higher levels of production. In the past, Redlich served on the CCIM's Miami-Dade District's Board of Directors as President. In 2008, he was designated as a SIOR; the most prestigious real estate group in the world.

CHRIS SPEAR, SIOR, CCIM

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Chris Spear SIOR, CCIM specializes in the sale and leasing of industrial assets throughout South Florida. Having resided in Miami for nearly 30 years, Chris has spent the last 17 years with ComReal. His services include landlord representation, buyer & tenant representation, consultation, and lease and purchase negotiations. Chris has represented businesses ranging from your local entrepreneur to the large international companies. A few of the major companies include Longpoint Realty Partners, Realterm, GE Real Estate, Stonemont Financial, Goodyear Tire, and Carvana.

EDISON VASQUEZ, SIOR, CCIM

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Edison Vasquez is originally from Ecuador and joined ComReal in 2010. He has worked alongside the team in the leasing and sales of Industrial properties in South Florida. Industries he has serviced include: logistics, manufacturers, aviation, food distribution, truck service, flowers, and produce. Edison obtained the prestigious CCIM designation in 2013. He has a Finance degree from Florida Gulf Coast University and Master's degree in Real Estate from Florida International University (FIU). He is a happy father of 2 girls. Edison Habla Español.

PAT MCBRIDE, SIOR, ESQ.

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Pat McBride, Esq. specializes in the sale and leasing of warehouse space and land in South Florida.. Pat graduated from the University of Miami with a Bachelor's degree in Accounting and also earned his JD from the University of Miami School of Law.. He couples his financial background with past experience as a construction law attorney to represent his client's interests to the fullest extent. Pat's client's include Stonemont Financial Group, Triten Real Estate Partners, and LaSalle, to name a few.

MICHAELA SENIOR

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Michaela has a background in Architecture & Master's Degree in Real Estate Development and Urbanism from the University of Miami. Prior to joining ComReal, Michaela worked in construction project management for Urban-X Co., developing River Landing, a 2 million square foot mixed-use project along the Miami River. She specializes in the leasing and sales of industrial properties in the tri-county area.

PATRICIA QUINTANA, CCIM

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Patricia possesses over 30 years of real estate experience. She has concluded over 537 lease and sale transactions totaling over \$43 Million Dollars. Her past experience includes positions such as Director of Leasing, overseeing 3.2 million square feet, 350 tenants comprising of industrial, office and flex properties. She is experienced in Landlord and Tenant Representation, and was designated a CCIM in 2003. She is fluent in Spanish, and speaks some Portuguese.



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