



35,563 SF

North Broward AIR CONDITIONED WAREHOUSE

PHARMACEUTICAL QUALITY BUILD-OUT | ANTI-VIRAL & ANTI-BACTERIAL (CLEANED DAILY)

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10151 NW 67TH STREET | TAMARAC, FL 33321

CBRE

PROPERTY SUMMARY

RARE IN-FILL DISTRIBUTION WAREHOUSE OPPORTUNITY

CBRE, as the exclusive representative, is pleased to present the opportunity to acquire the North Broward Air-Conditioned Warehouse. The property, located in the top-class A-rated warehouse district in West Broward, features $\pm 35,563$ SF of manufacturing/ distribution space situated on ± 2.19 acres of land just minutes from all major highways and airports. Built in 2003, this building features $\pm 5,600$ SF of Class A open plan office space with two newly renovated lunchrooms, multiple private office and conference rooms, four bathrooms and an administration area. This facility includes 57 parking spaces, is 100% sprinklered, 100% air conditioned, and 26' clear with racks going 5 high. One grade-level door (18' x 18') and two recessed dock doors (21' x 18') with pit levelers are situated on a large dock platform, allowing easy distribution. The property is OSHA compliant and fully equipped with water drains and air lines throughout. Heavy 3-phase electric with 1800 AMPS at 480 Volt 3 Phase, capable of running a large manufacturing operation. The property also includes pharmaceutical-grade areas and equipment.

If operating in the pharmaceutical, OTC, Nutraceutical, Cosmeceutical, or CBD / Hemp / Cannabis industries and your business requires a top-class FDA-compliant manufacturing, R&D, analytical lab, distribution, and administration plant all in one, this building has it all. Expertly designed to integrate for individual production needs for prescription drugs, over-the-counter drugs, vaccines, drug validation and testing, anti-viral testing and manufacturing, dietary supplements, and cosmetics. The building is in sunny South Florida, a "will to work state" with the benefits of zero income tax and other tax/financial benefits to owners. Centrally located to Miami, Fort Lauderdale, Boca Raton, and West Palm Beach, with the key location next to 4 major highways and three major airports, there is no other business opportunity like this in the nation.



HIGHLIGHTS

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Prime Location in West Fort Lauderdale/Tamarac

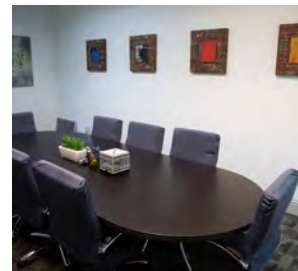
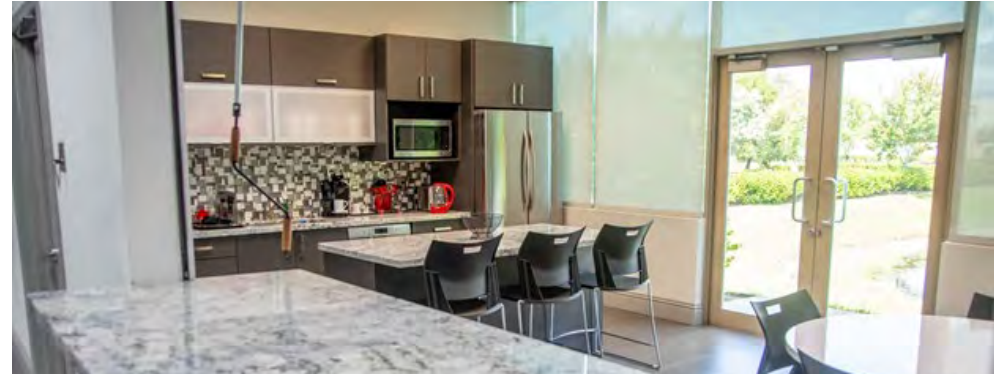
Minutes from major highways specifically 2 minutes from Sawgrass Expressway, 6 miles to Florida's Turnpike, and less than 10 minutes from I-95. Less than 30 minutes away from Fort Lauderdale-Hollywood International Airport, Pompano Beach Airpark, Fort Lauderdale Executive Airport and Port Everglades facilitating efficient distribution and transportation. This is a significant advantage for businesses relying on logistics. Centrally located to Miami, Fort Lauderdale, Boca Raton, and West Palm Beach, provides access to a large customer base and workforce. The property is within a healthy and desirable industrial market.

High-Quality Building Features

Modern Construction: Built in 2003, the building is relatively new and likely to require less immediate maintenance compared to older properties. The property has ±5,600 SF of Class A Office Space, including renovated lunchrooms, private offices, and conference rooms, attractive for tenants and potentially increasing rental rates. The property boasts 26' clear height, a 100% sprinklered and air-conditioned warehouse, and efficient loading capabilities, including dock doors with pit levelers, suitable for a range of distribution and manufacturing needs. Heavy 3-phase electric (1800 amps at 480 Volts) and utilities, catering to diverse manufacturing requirements. The property is OSHA compliant and fully equipped with water drains and air lines.

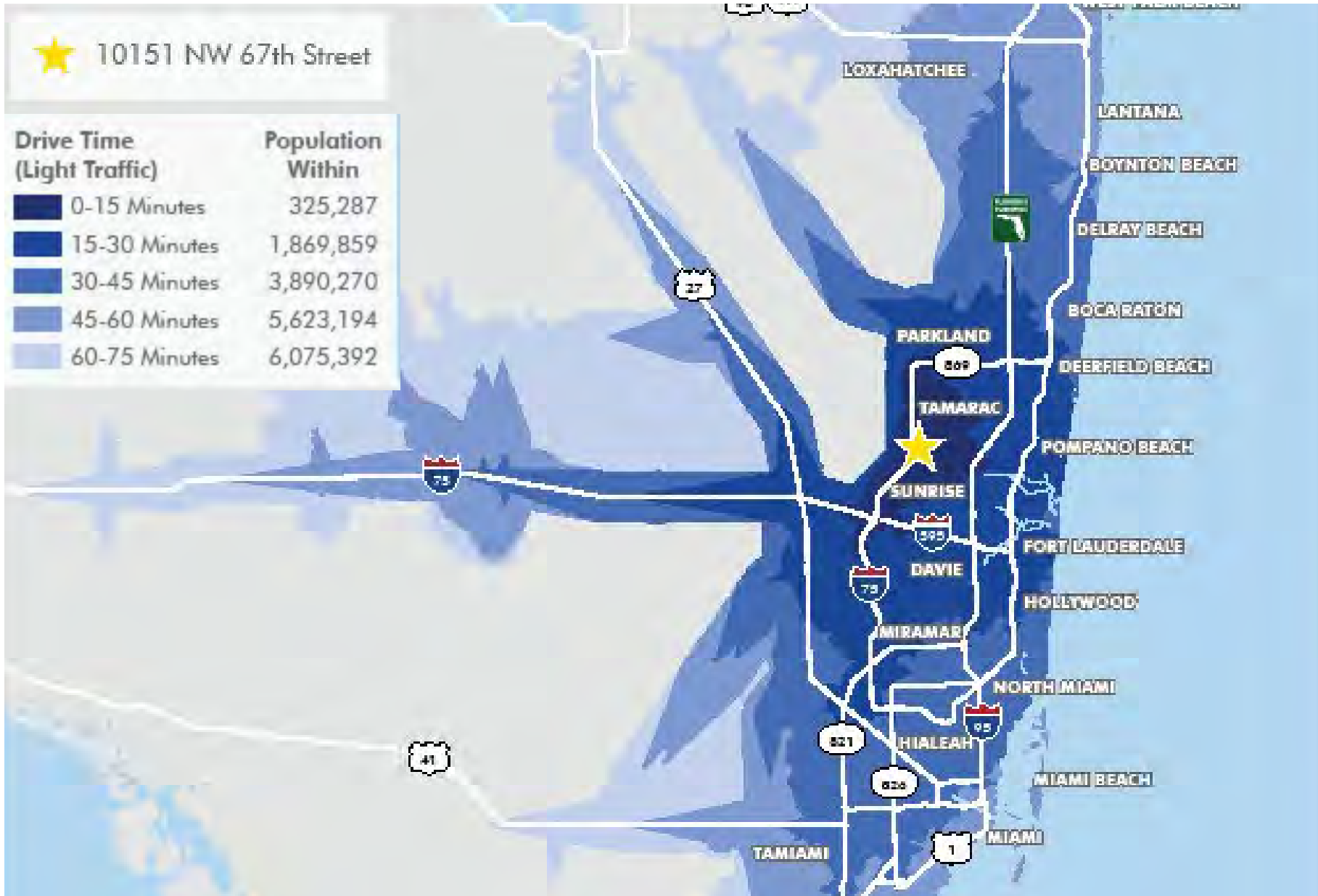
Specialized Capabilities for High-Growth Industries

The property's design and equipment are particularly suited for businesses in the pharmaceutical, OTC, Nutraceutical, Cosmeceutical, and CBD/Hemp/Cannabis industries. This specialization can attract tenants in high-growth sectors. The facility is well suited for FDA-compliant operations, a significant value proposition for relevant businesses.



★ 10151 NW 67th Street

Drive Time (Light Traffic)	Population Within
0-15 Minutes	325,287
15-30 Minutes	1,869,859
30-45 Minutes	3,890,270
45-60 Minutes	5,623,194
60-75 Minutes	6,075,392



THE BREAKDOWN

PROPERTY ADDRESS	10151 NW 67th Street, Tamarac, FL 33321
PARCEL NUMBER	494107120010
TOTAL BUILDING SIZE	±35,563 SF
OFFICE	±5,600 sf
LOT SIZE	± 2.19 Acres (Per County Records)
YEAR BUILT	2003 (Per County Records)
CLEAR HEIGHT	±26' with racks going 5 high
ZONING	LI - 1
LOADING	One (1) grade level drive in (18' x 18') and two (2) recessed dock doors (21' x 18') with pit levelers and trailer anchors <ul style="list-style-type: none"> • Double wide & Double tall loading doors • Automatic door lifts
PARKING RATIO	1.61 / 1,000 sf
TAXES	\$110,992.04 (2024)
WINDOWS	Double Height Impact Glass throughout
FOUNDATION	10 in. Concrete slab with reinforced wire mesh moisture barrier
POWER	1800 AMPS at 480 Volt 3 phase power (can be doubled)

SPRINKLERS	Two (2) eight (8) inch water lines feed the new sprinkler system
WIRING	CAT 6 Ethernet Wiring
OFFICE AREA	Offices fully renovated, lunchrooms, executive offices and conference room
ACCESS	RFDI key card locks on all doors (FOB access)
WAREHOUSE	Warehouse walls painted / floor is quartz densified and polished
SECURITY	Extensive security camera system and alarm system
FIRE/LIFE SAFETY	New fire control panel. New life safety equipment throughout.
AIR CONDITIONING	12 total AC units servicing 100% of the building <ul style="list-style-type: none"> • 4- service the office space (reconditioned) • 6 - New HEPA HVAC Units • 2 - New HEPA Pharmaceutical Grade Units 100% fresh air
LIGHTING	LED Motion Sensor Lights
PRODUCTION AREA	<ul style="list-style-type: none"> • Pharmaceutical production area has fresh air with positive pressure • Each production room has its own air-pressure system, air lines, water lines, electrical, dust collection unit and floor drain • Air pressure system separating the warehouse and production manufacturing area • 3/4 inch pharmaceutical grade epoxy flooring with drains in each room for easy drainage. • Each room is equipt with BESAM PHARMA Doors

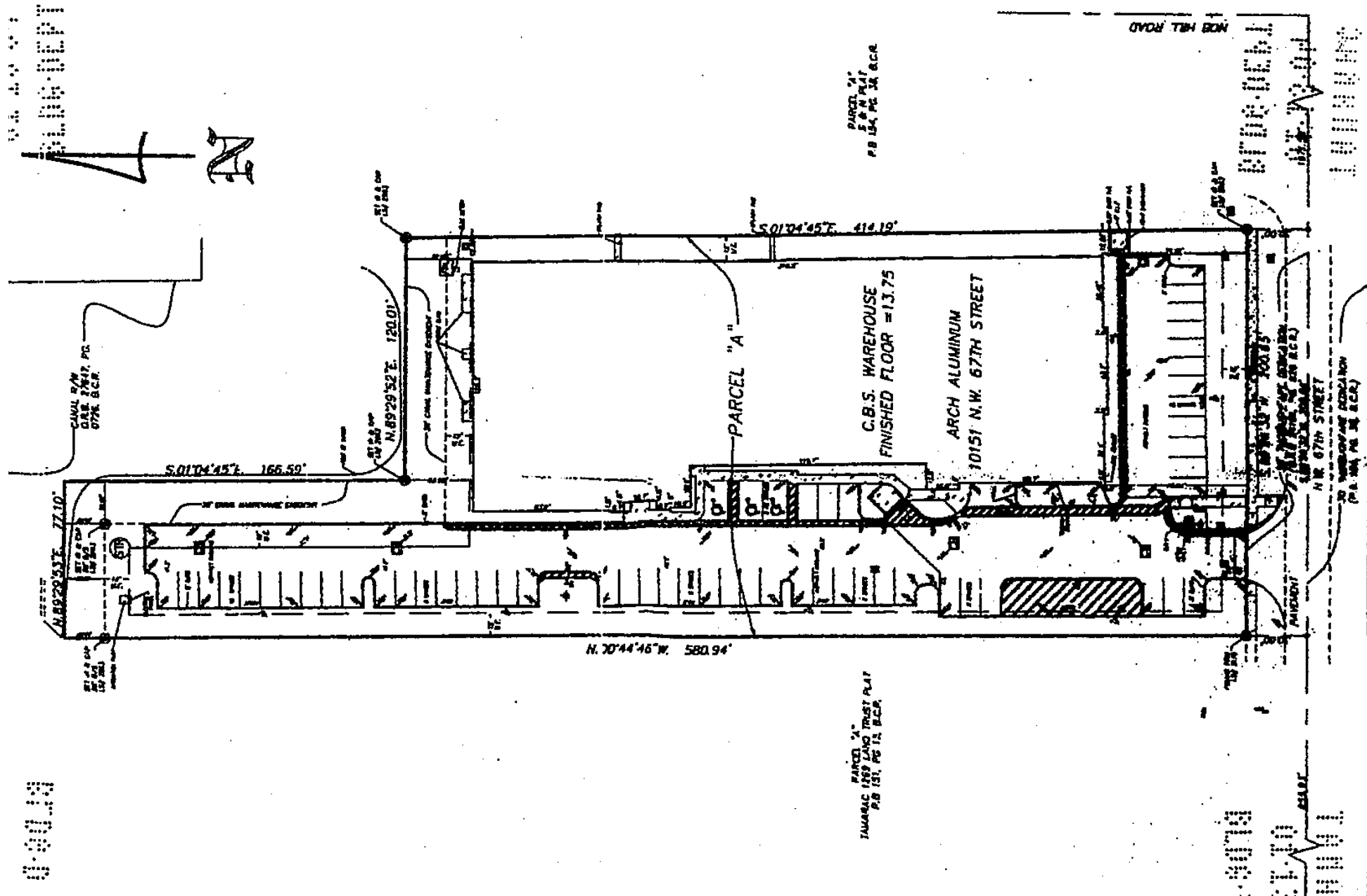
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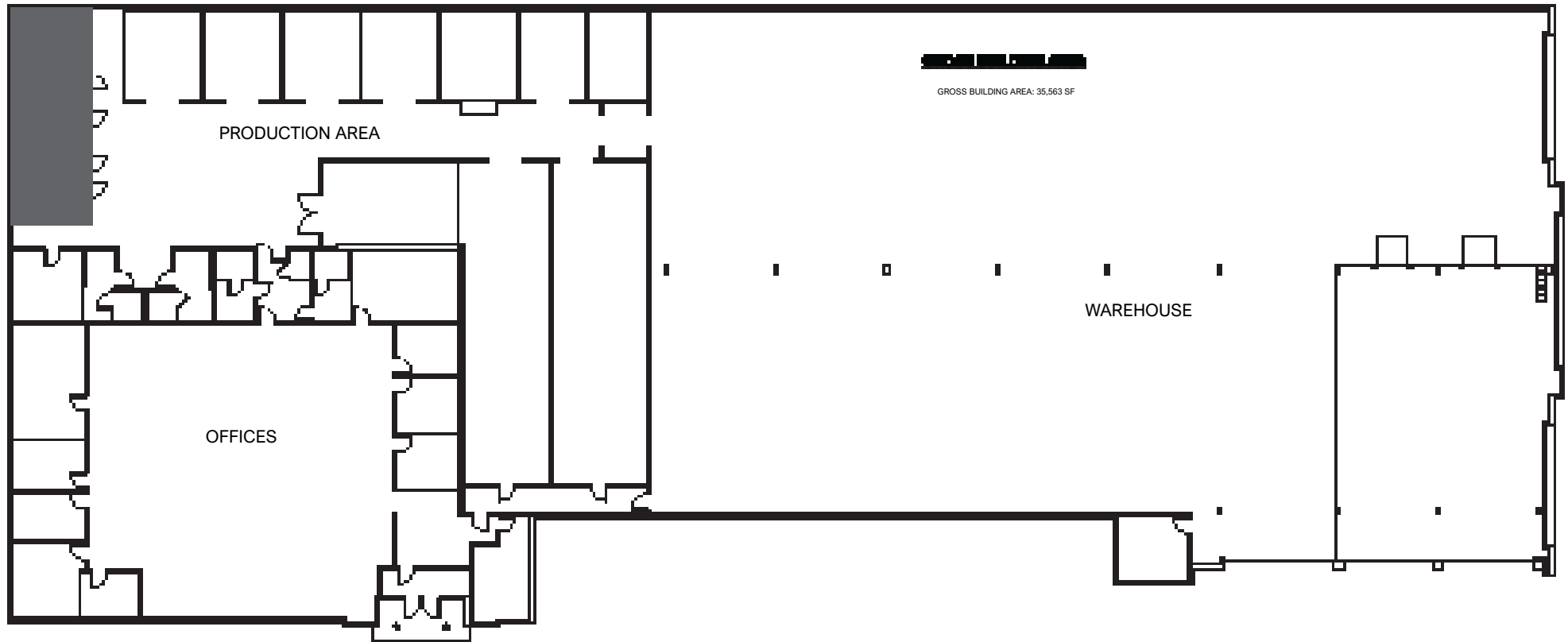


THE PROPERTY

Figure 6



FLOOR PLAN



MARKET OVERVIEW

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South Florida stands out as one of Florida's primary directional regions, alongside Central and North Florida. With Miami-Dade, Broward, and Palm Beach Counties at its core, this vibrant area hosts a population of 6.2 million, representing 28% of the state's total population. Renowned for its tropical climate, South Florida boasts a unique landscape where preserved natural areas and agricultural reserves dominate, with development concentrated along the coastal strip. Offering 91 miles of Atlantic Ocean coastline and an average annual temperature of 76 degrees, South Florida attracts residents, businesses, and visitors seeking a comfortable lifestyle.

Over the past three decades, the region's economy has undergone significant diversification, with international trade, finance, real estate, light manufacturing, healthcare, and telecommunications emerging as key sectors alongside tourism. With a Gross Domestic Product of \$417 billion, South Florida ranks 12th among United States Metropolitan Statistical Areas as of 2023. It hosts over 1,450 multinational corporations, more than 100 foreign consulates and trade centers, and 40 bi-national chambers of commerce.

As demographic shifts drive population movement from the Rust Belt to the Sun Belt, South Florida's industrial market is poised for sustained growth. This growth is anticipated to absorb vacant space, drive up rents, and solidify South Florida's position as **"America's Gateway to the World."**



Influx of New South Florida Residents

NY

27% increase in relocations
Over 21,500 people moved to South Florida from New York in 2020, up from 16,800 in 2019.

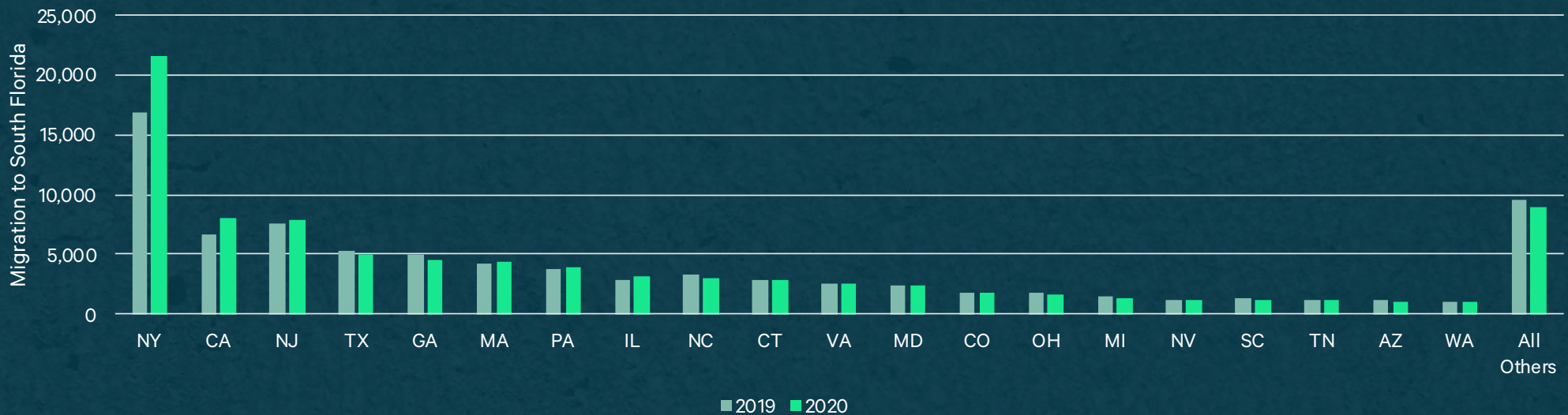
CA

22% increase in relocations
Over 8,100 people moved to South Florida from California in 2020, up from 6,700 in 2019.

FL

566K increase in relocations
Over 21,500 people moved to South Florida from New York in 2020, up from 16,800 in 2019.

MIGRATION TO SOUTH FLORIDA (EXCLUDING INTRASTATE MOVES)



Sources: CBRE Research, USPS

Disclaimers

Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in financing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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