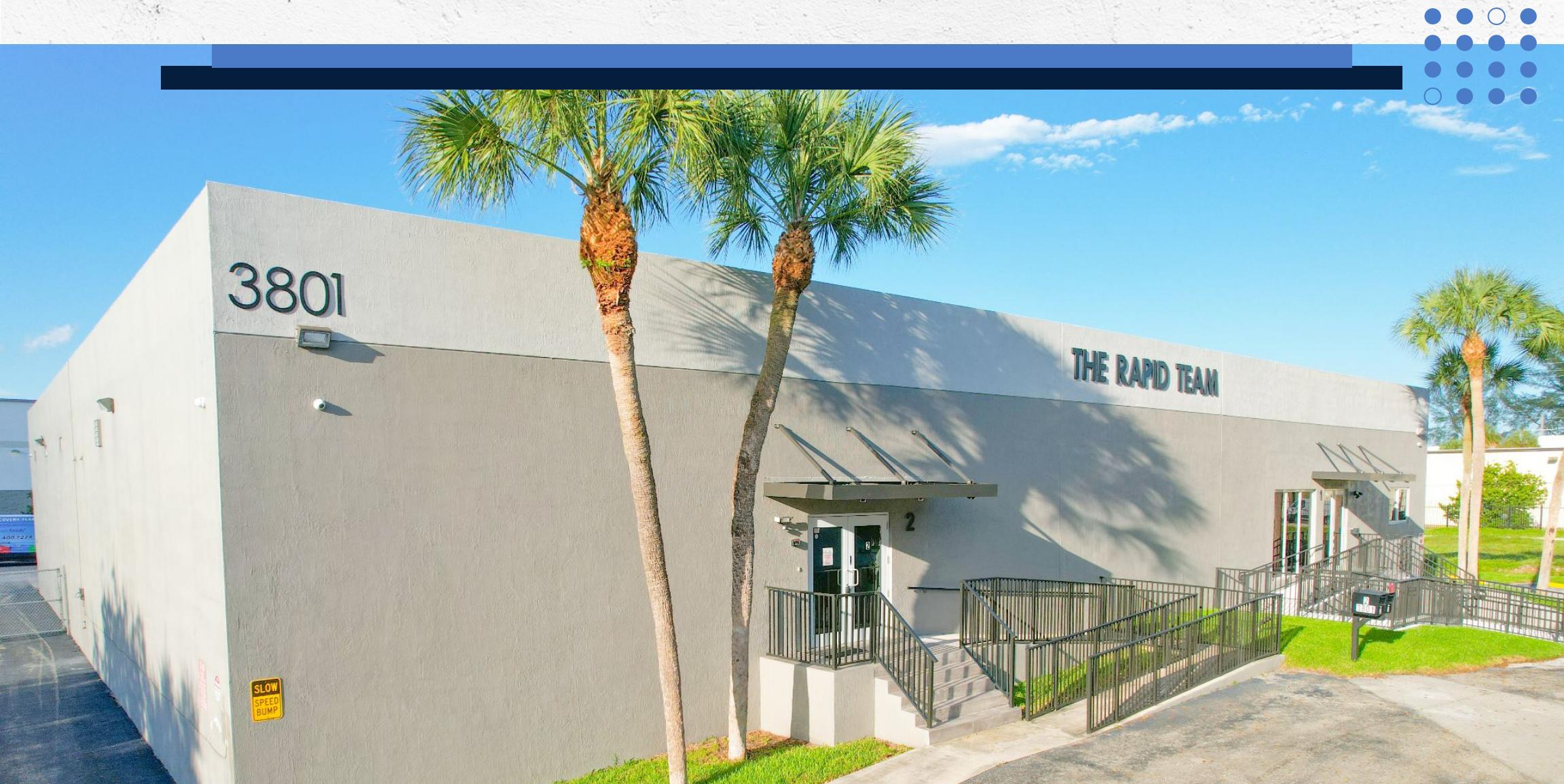


INDUSTRIAL BUILDING FOR LEASE

3801 W Commercial Blvd, Unit 2 | Tamarac, FL 33309

LEASING BROCHURE



EXCLUSIVE LEASING AGENTS:



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KYLE MATTHEWS

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INVESTMENT OVERVIEW

Strategic Location

Located off of Commercial Blvd in Tamarac, this site sits roughly 1 mile from Florida's Turnpike. This location provides great connectivity to most of South Florida.

Quality Building

Great quality building with air conditioning, exterior flood lights, fenced in area with a loading dock in back, and versatility with warehousing and office space.

Office/Warehouse Ratio

With over 40% office and just under 60% warehousing, this building is a great opportunity for multiple different tenant types.

Immediate Availability

This space is ready for occupation tomorrow. The space available to be leased was previously occupied by the landlord and has been kept in outstanding condition.



PROPERTY SUMMARY



\$10,000 + UTILITIES
ASKING MONTHLY RENT



±5,600
GLA (SF)



MODIFIED GROSS
LEASE TYPE

Property Summary

Warehouse SF ±3,200 SF

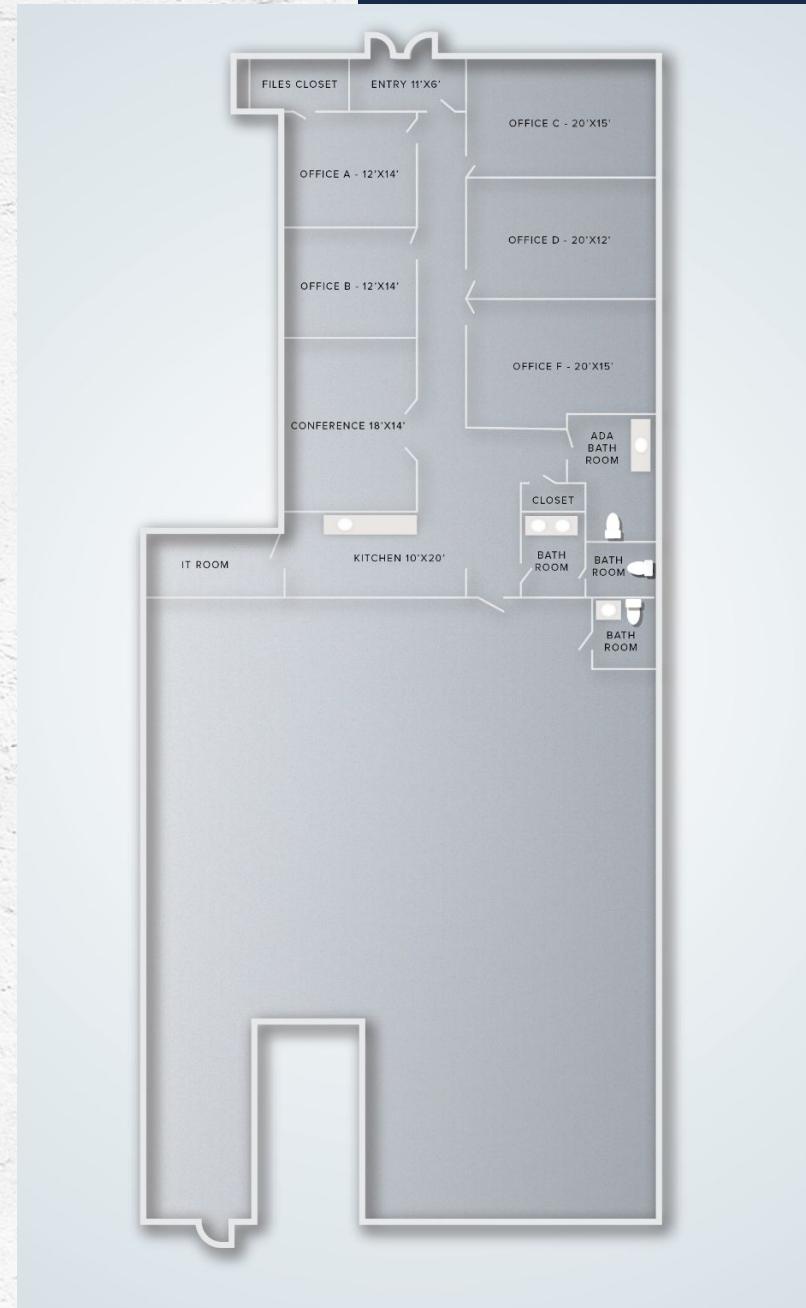
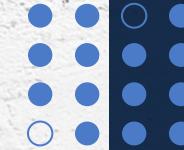
Office SF ±2,400 SF

Power 3-Phase

Clear Heights ±12'

Year Built 1978

Dock Doors





Broadview Elementary School
Students: 706
Teachers: 39



SUBJECT PROPERTY



Central Charter School
Students: 1,192
Teachers: 68

COMMERCIAL BLVD
± 54,000 VPD



Lauderdale Lakes Middle School
Students: 784
Teachers: 41



Lloyd Estates Elementary School
Students: 507
Teachers: 30

Elite Academy School of Excellence
Students: 45
Teachers: 6



COMMERCIAL BLVD ± 52,000 VPD



Cypress Elementary School
Students: 507
Teachers: 35



TRUIST



North Andrews Garden Elementary School
Students: 819
Teachers: 51

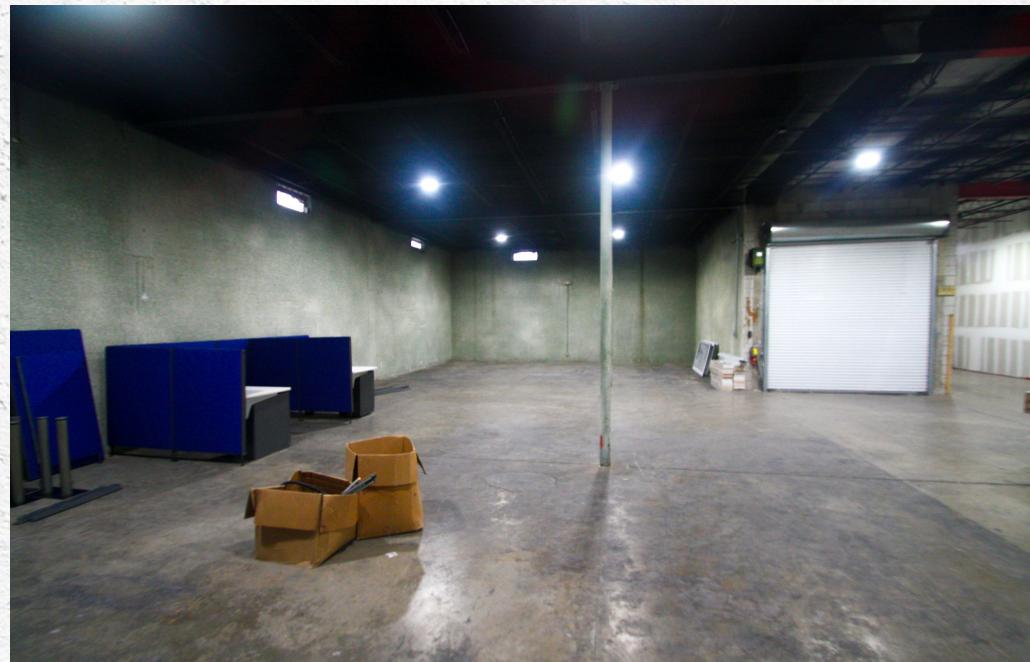
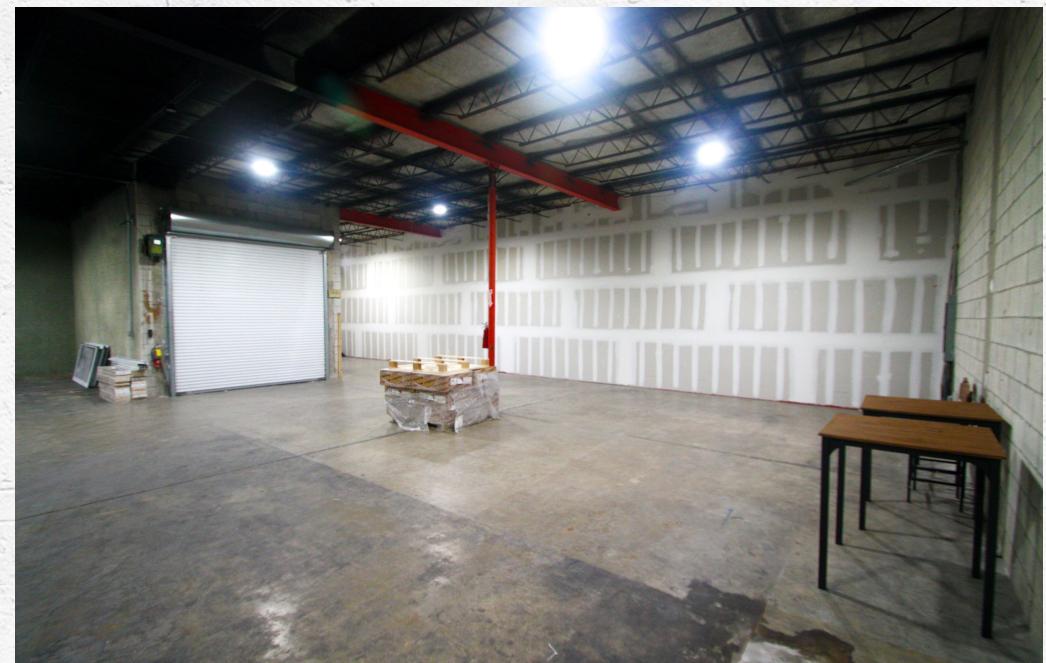
CALIBER
COLLISION



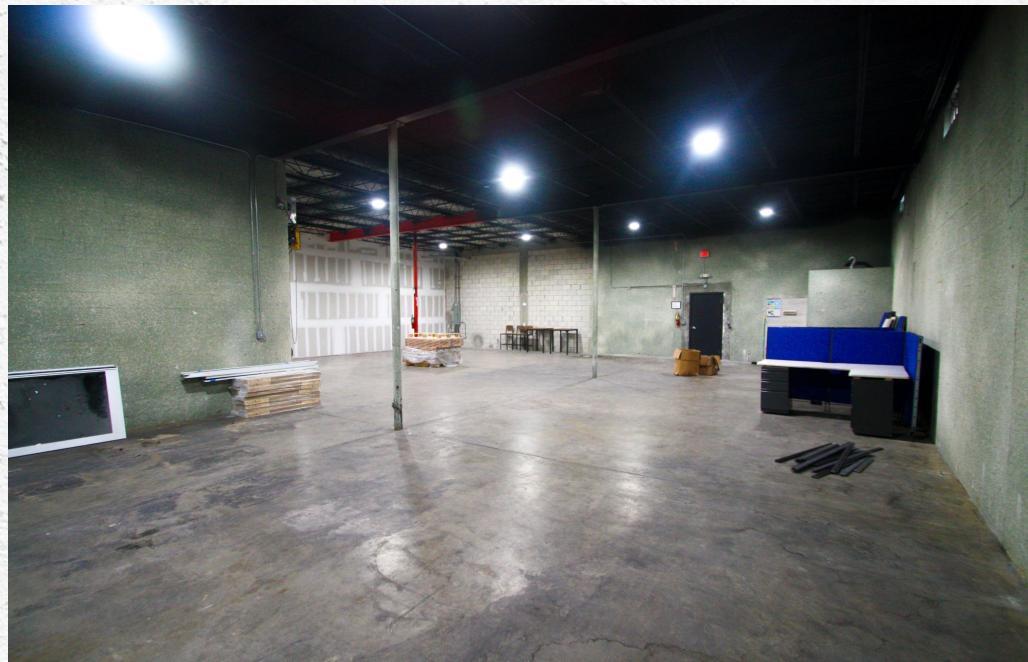
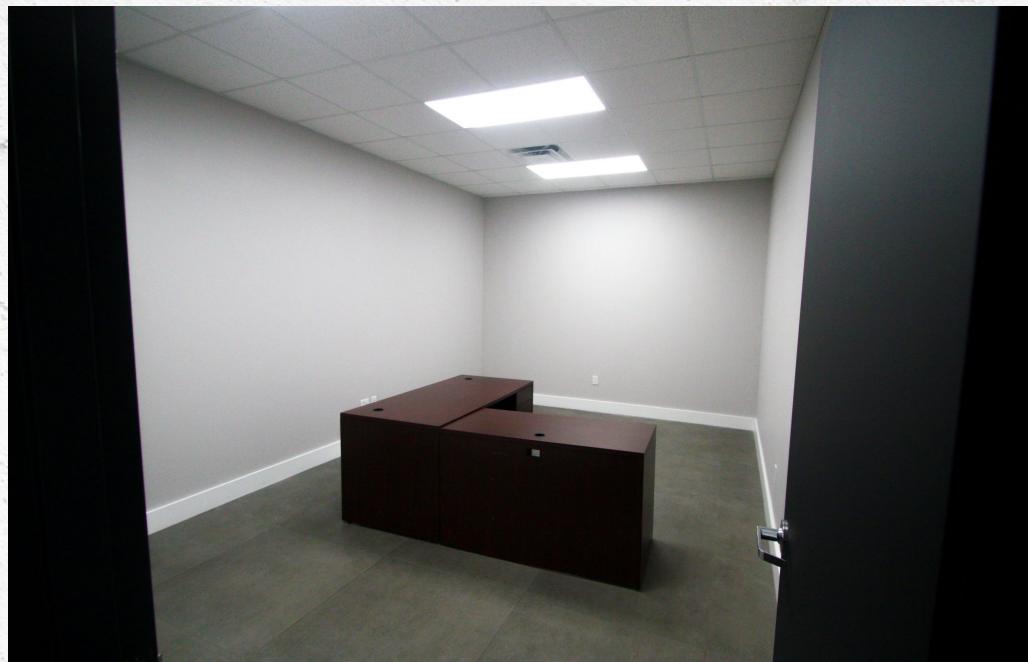
PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



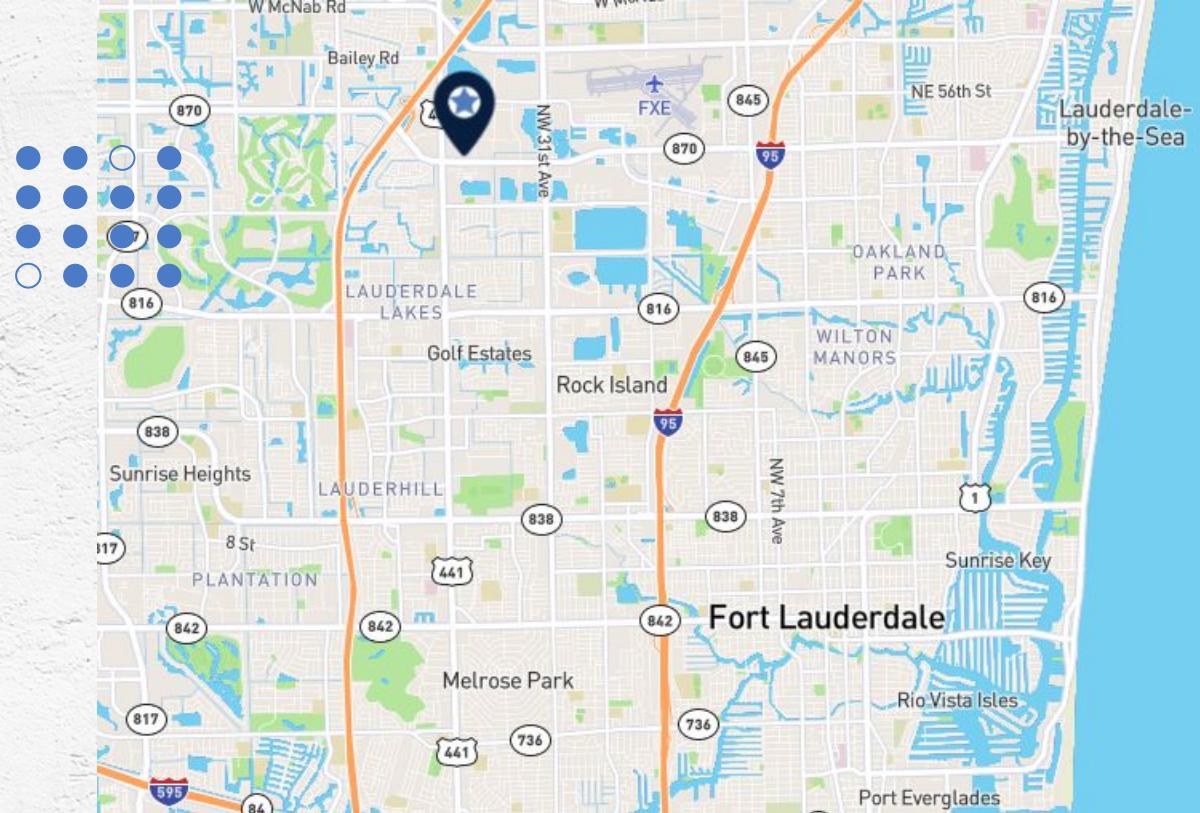
MARKET OVERVIEW

TAMARAC, FL

Officially incorporated on July 19, 1963, the City of Tamarac was founded by developer Kenneth E. Behring. Mr. Behring's vision was to offer the convenience of a condominium with the privacy of a single-family home for active retirees. The popularity of his concept quickly led to further expansion. New neighborhoods such as the Mainlands and Woodlands followed as the Behring Corporation was able to purchase more land (which accounts for the city's odd shape). As with the surrounding areas, businesses began moving into the new community and Tamarac thrived as a destination for snowbirds and year-round residents looking for the "good life."

Covering a wide swath of land near both the Sawgrass Expressway and Interstate 95, Tamarac sits northwest of Fort Lauderdale and serves as a popular community for workers and as a landing spot for retirees. Characterized by affordable housing prices, a low crime rate and quiet living that still puts residents close to the action, Tamarac remains popular with established families and retirees.

Today Tamarac is no longer just a retirement destination. With a population that has gotten younger and more diverse over the years, the city boasts an amazing array of activities and services for people of all ages.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	17,898	197,210	508,546
2020 Census	16,571	186,166	486,403
Growth 2020-Current Year	8.01%	5.93%	4.55%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,876	74,649	197,968
2020 Census	6,458	71,041	189,032
Growth 2020-Current Year	6.47%	5.08%	4.73%

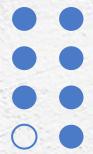
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$88,225	\$82,512	\$92,055

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.



ECONOMY

Situated at the center of one of the top 10 largest MSAs in the United States, the Greater Fort Lauderdale area maintains a strong and diverse economy, benefiting from access to highly-skilled workers, major international markets, world-class educational institutions, and a pro-business government. From aviation and aerospace to global logistics, corporate headquarters, life sciences, manufacturing, marine industries, and technology, the region offers a robust infrastructure and targeted support for these rapidly growing industry clusters.

Fort Lauderdale is home to nearly 200 regional, national, and international headquarters, reinforcing its status as a global business center. Companies benefit from proximity to two Foreign Trade Zones (FTZ 25 and FTZ 241), three international airports, three deep-water seaports, and seven general aviation airports. The city is also at the heart of TechGateway, a major tech corridor in South Florida representing over \$29.5 billion in regional tech investment. Thousands of tech companies operate in the area, forming a dense ecosystem of startups, mid-sized firms, and global players across Broward, Palm Beach, and Miami-Dade counties.

The Greater Fort Lauderdale area is home to over 40 higher education institutions that offer Associate's degrees or higher, many of which provide Master's and Doctoral programs. Collectively, these institutions serve hundreds of thousands of students annually, creating a strong local talent pipeline for employers across all sectors.

With a favorable tax climate for businesses and no personal state income tax, Greater Fort Lauderdale continues to be an ideal environment for companies and young professionals to grow and thrive.

Located just west of Flagler Village, the newly completed Thrive Art District—formerly referred to as Thrive Progresso—is a revitalized 80,000-square-foot mixed-use development spanning five acres. While initial construction began in 2021, the project reached full completion and public launch in mid-2024. This dynamic cultural hub features a performing arts center, retail strip, flex office space, creative warehouse units, and outdoor spaces. Its pedestrian-friendly layout is designed for community engagement and social interaction, with ample natural lighting, green event areas, and adaptive reuse of industrial architecture.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3801 W Commercial Blvd, Tamarac, FL, 33309** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Real Estate Investment Services 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 Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

INDUSTRIAL FOR LEASE

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BROKER OF RECORD

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CONFIDENTIALITY & DISCLAIMER STATEMENT

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services 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 of the Property.

This Leasing Package 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 this Leasing Package.