

1.78 ACRE COLD STORAGE FACILITY FOR SALE IN BELLE GLADE, FL



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	34,456 SF
Available SF:	34,456 SF
Lot Size:	1.78 Acres
Year Built:	1962
Renovated:	2023
Zoning:	I-2
Market:	Belle Glade

PROPERTY OVERVIEW

Cold Storage facility for lease in western Pam Beach County (Belle Glade). Available starting July 1st, 2026. This 34,456 SF industrial building includes 16,000 sf of brand new (2023) dedicated cold storage space split into three cold storage warehouses, plus a packing area. Property features 18-20 ft ceilings, dock high loading platform for 8 trucks, loading ramp and ample parking spread across 1.78 acres. Centrally located in Belle Glade, in between the Palm Beaches and Ft Myers. Ideal for Cold Storage operations seeking multi county access across South Florida with seamless routing to all the major distribution hubs, seaports and airports. 55 minutes to the port of Palm Beach, 1 hour 25 min from Port of Miami. Much local produce is grown in the immediate area, perfect for low cost Cold storage operations and shipping to Miami, Broward and Palm beach. Currently available from July 1st, 2026 to Dec 31st, 2026. Longer term possible, negotiable

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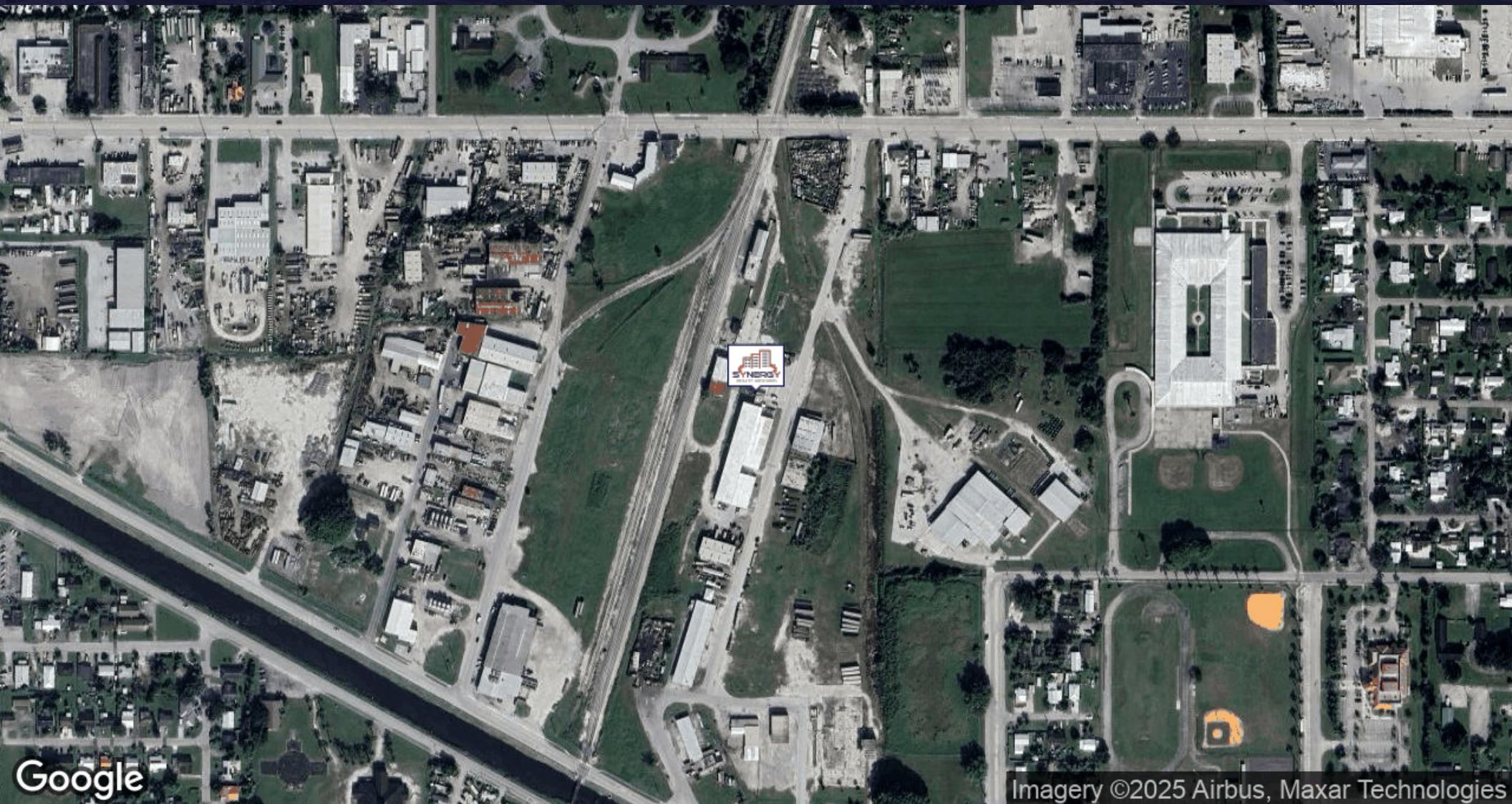


PROPERTY HIGHLIGHTS

- 34,456 SF industrial building
- Including 16,000 sf of dedicated cold storage space
- Cools to 35 degrees
- Packing area
- 8 Loading bays
- Ramp
- Plenty of parking
- Heavy power
- Potential rail access



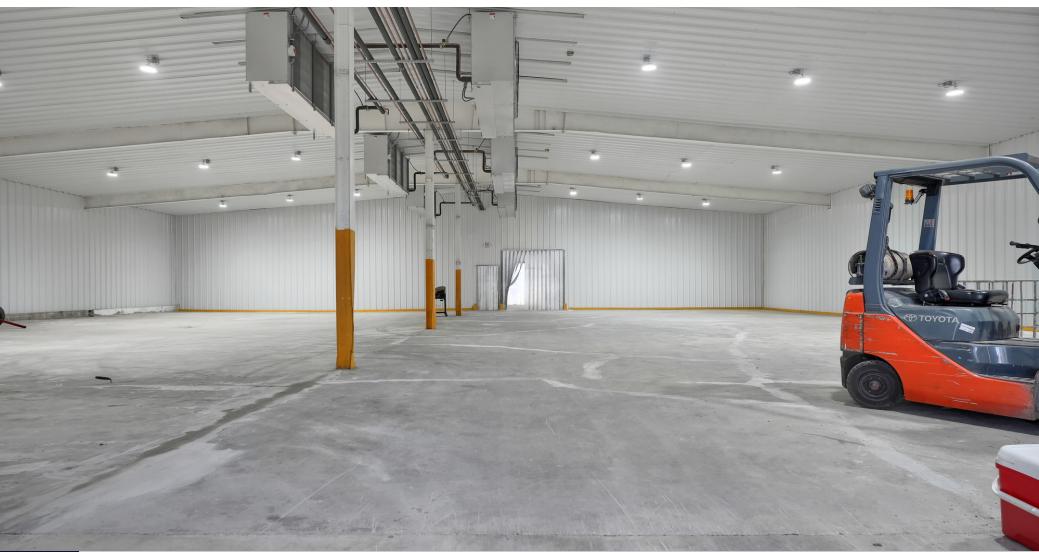
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ADDITIONAL PHOTOS

Up To 34,456 Sf Of Industrial Space

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ADDITIONAL PHOTOS

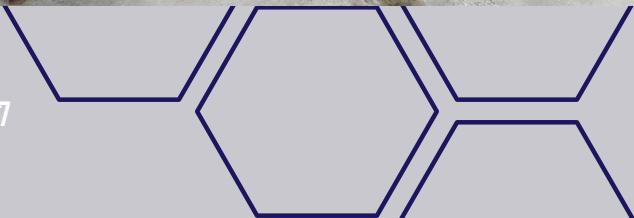
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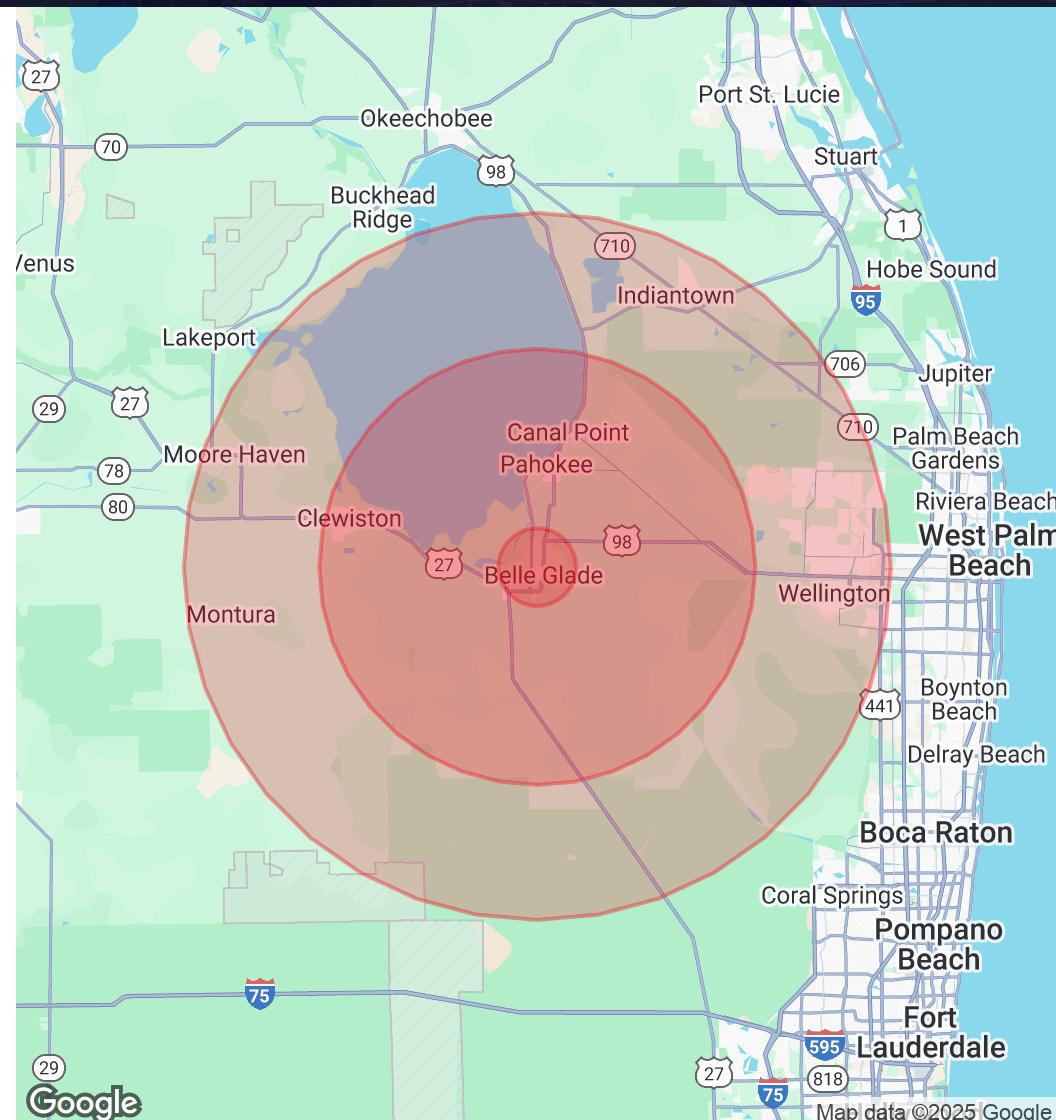
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POPULATION	3.3 MILES	18.5 MILES	30 MILES
Total Population	19,731	46,530	182,534
Average Age	38	37	41
Average Age (Male)	38	37	40
Average Age (Female)	38	37	41
HOUSEHOLDS & INCOME	3.3 MILES	18.5 MILES	30 MILES
Total Households	6,588	14,673	61,274
# of Persons per HH	3	3.2	3
Average HH Income	\$57,603	\$61,551	\$108,697
Average House Value	\$179,564	\$193,445	\$447,267

Demographics data derived from AlphaMap



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**ANDROS SARDUY**

CEO & MANAGING BROKER

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PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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