

ASSET SALE: Permitted Food Production Facility - Buildout Underway

Rare opportunity to acquire a 9,600 square foot entitled food production facility in Broward County, Florida with approved permits and construction already in progress. This turnkey commissary kitchen opportunity allows buyers to bypass lengthy entitlement processes and accelerate their launch timeline.

Facility Specifications:

- 9,600 SF production space with approved permits
- Brand-new 25.5' Type I hood system (production scale)
- New 410 SF walk-in cooler for cold storage
- Major infrastructure installed and prepaid
- Suitable for meal prep, commissary operations, ghost kitchens, catering, and CPG production

Lease Structure:

- Base rent: \$11,634 monthly
- 5-year term with two 5-year renewal options
- 4% annual increases
- 3 months free rent concession
- Direct lease arrangement with landlord

Financial Investment:

- \$340,000 in prepaid hard construction costs already deployed
- Includes hood system, walk-in cooler, and permitted work
- Acquisition priced significantly below replacement cost

Key Advantages:

- Approved permits eliminate regulatory risk and delays

- Production-scale equipment already installed
- Estimated 6-12 months time savings versus new construction
- Flexibility to complete finishes according to operational requirements
- Majority of buildout costs already covered by seller

Transaction Details:

- Asset purchase structure
- Buyer assumes buildout at current completion stage
- New direct lease with property owner
- Owner selling due to business plan changes

This represents an exceptional value proposition for food entrepreneurs, established operators seeking expansion, or investors looking to enter the growing commercial food production market. The facility's strategic Broward County location provides excellent access to South Florida's dynamic food service industry.