



INDUSTRIAL PORTFOLIO · POMPANO BEACH, FL · BROWARD COUNTY

# 1060 & 1150 SW 10th Ave

2-Parcel Manufacturing & IOS Portfolio — Direct I-95 Frontage

ASKING \$4,500,000 · \$362.50 / SF · 12,414 SF · 1.19 AC · OWNER-USER EXIT · 25-YR CERT PASSED

ASKING PRICE

**\$4.5M**

TOTAL SF

**12,414**

COSTAR PEER AVG RENT

**\$22.68/SF**

LOADING DOCKS

**7**

YEAR BUILT

**1988**

Chase Roofing (9,881 SF owner-occupier) is **vacating upon sale**, creating an immediate mark-to-market opportunity at the \$22.68/SF CoStar peer average — 26-51% above current in-place estimates. Both the **25-year structural and electrical recertifications passed with zero repairs required** (signed March 2026), and the SOPREMA 20-year roof warranty runs to 2036. The 1,733 SF Industrial Outdoor Storage yard at 1060 SW 10th is among the rarest and most institutionally sought-after asset sub-types in South Florida.

Six confirmed Broward County transactions since mid-2024 average **\$257.85/SF**, supporting a Sales Comparison value range of **\$320-\$365/SF**. Income capitalization at the prevailing 6.33% market cap rate independently yields **\$4,447,692** — within 1.2% of the asking price.

INCOME APPROACH VALUE

**\$4,447,692**

At 6.33% market cap rate · Within 1.2% of asking

SALES COMP RANGE

**\$320 - \$365/SF**

6 verified Broward transactions, 2024-2026

ASSET CLASS

**Manufacturing / Flex + IOS Yard 4942 02 04 0300**

FOLIO NUMBER

COUNTY

**Broward County, Florida**

## 01 — EXECUTIVE SUMMARY

# Owner-User Exit Meets a Supply-Starved Submarket

This offering presents a two-parcel industrial portfolio with **direct I-95 frontage** in Pompano Beach. Chase Roofing (9,881 SF) is **vacating upon sale**, creating an immediate mark-to-market opportunity at submarket peer rents averaging **\$22.68/SF** — materially above current in-place estimates of \$15-\$18/SF.

The portfolio has completed its **25-year structural and electrical recertification with zero repairs required**, signed by a licensed P.E. in March 2026. The SOPREMA roof carries a 20-year Platinum NDL warranty expiring 2036. The second parcel — 1,733 SF of Industrial Outdoor Storage — is among the most undersupplied asset types in South Florida.

Six confirmed Broward County transactions since mid-2024 average **\$257.85/SF**, supporting a Sales Comparison range of **\$320-\$365/SF**. Income capitalization at 6.33% independently yields **\$4,447,692** — within 1.2% of the asking price.

## THESES 01

**IMMEDIATE MARK-TO-MARKET**

Owner-occupier exit delivers vacant, ready-to-lease asset.  $\$22.68/\text{SF} \times 12,414 \text{ SF} = \$281,549$  pro-forma — a 26-51% day-one income uplift over current estimates.

## THESES 02

**IOS SCARCITY PREMIUM**

1,733 SF outdoor storage yard. Among the most undersupplied sub-types in South Florida. Absent from all 6 sale comps — pure valuation premium with no comparable offset.

## THESES 03

**ZERO CAPEX RISK**

25-yr structural AND electrical recertification passed, zero repairs. SOPREMA 20-yr warranty expires 2036. No open permits. Deploy capital to lease-up, not remediation.

## THESES 04

**STRUCTURAL MARKET TAILWINDS**

FLL industrial rents +57% since 2019. Market vacancy 6.9% — below U.S. avg of 7.6%. Small-bay under 10K SF is the most supply-constrained segment in the market.

AERIAL · BOTH PARCELS VISIBLE · POMPANO BEACH INDUSTRIAL CORRIDOR

**1150 SW 10th Ave (left, blue building) & 1060 SW 10th Ave IOS Yard (right)**

Both parcels visible within the dense Pompano corridor. I-95 access at frame bottom. Located between I-95 and Florida's Turnpike.





1150 SW 10TH AVE · PRIMARY PARCEL

**CBS Masonry · 7 Loading Docks · 2-Story**

1060 SW 10TH AVE · IOS PARCEL

**Industrial Outdoor Storage Yard · 1,733 SF**

## 02 — PROPERTY SPECIFICATIONS

# Two Parcels. One Rare Opportunity.

PRIMARY PARCEL 1150 SW 10TH AVE

## Manufacturing / Flex Industrial

Built 1988 · CBS Masonry · Multi-Tenancy · Direct I-95 Frontage

Total Building SF **10,681 SF**Owner-Occupied (Chase Roofing) **9,881 SF — Vacating at Close**Loading Docks **7 Exterior Dock Doors**Electrical Power **3-Phase · 400A Service**Construction **CBS Masonry · 2 Stories**Land Area **0.56 Acres**Parking **10 Surface + 4 Covered**Zoning **Manufacturing / Industrial I-1****25-Yr Recertification** ✓ **Structural & Electrical — Passed****Roof Warranty** ✓ **SOPREMA Platinum — Expires 2036**Property Taxes (2025) **\$4.39 / SF**

IOS PARCEL 1060 SW 10TH AVE

## Industrial Outdoor Storage

High-Demand · Low-Supply · Direct I-95

Specialty SF **1,733 SF**I-95 Frontage **Direct**Occupancy at Close **Vacant — Lease-Up**2020 Allocated Sale **\$390,882****IOS MARKET ALERT**

New IOS nearly impossible to entitle in urbanized Broward. PE and institutional capital aggressively targets IOS nationally. No comparable in the 6 comps reviewed includes a yard.

## PORTFOLIO SUMMARY

COMBINED SF **12,414 SF** ACREAGE **1.19 AC**ASKING PRICE **\$4,500,000** PRICE / SF **\$362.50**

## 03 — LOCATION ANALYSIS

# The South Florida Logistics Sweet Spot

Positioned between I-95 (immediately adjacent) and Florida's Turnpike (<2 miles west), this portfolio offers the dual-freeway access that commands rental premiums in last-mile logistics. Both Port Everglades and FLL Airport are within 13 miles — a true tri-infrastructure logistics address.



## I-95 DIRECT FRONTAGE

**Immediate**

High-visibility frontage on one of the nation's busiest freight corridors. Direct on/off access. Rare — absent from all 6 comps.



## PORT EVERGLADES

**~12 Miles**

Florida's third-largest container port. Primary South Florida import/export gateway for logistics and marine tenants.



## FLL INTERNATIONAL AIRPORT

**~12.8 Miles**

Air cargo and executive travel access. CoStar-verified distance. Multi-modal tenant demand driver.



## FLORIDA'S TURNPIKE

**< 2 Miles**

Dual-freeway access — the most valued industrial site attribute. Extends distribution reach throughout South and Central Florida.



## RAIL TERMINAL

**1.6 Miles**

Multimodal connectivity for manufacturing, building materials, and logistics operators requiring rail access.



## LAST-MILE CORE

**Prime Node**

Miami-Dade industrial land exhausted. Broward is the primary overflow market, driving sustained demand on the Pompano submarket.

## 03B — PROPERTY CONDITION

# Independently Certified · \$0 Deferred Maintenance

## 25-YEAR STRUCTURAL INSPECTION

## ✓ No Repairs Required

Broward County BORAB · Policy #05-05

**Joseph Najjarian P.E. #38755** · Advanced Engineering & Inspection Inc.

Sep 12–14, 2023 · Signed: March 16, 2026

✓ Settlement: Good

✓ Deflections: Good

✓ Masonry: No Cracks

✓ Rebar: No Corrosion

✓ Steel Framing: Good

✓ Foundation: Good

✓ Roof & Deck: Good

✓ Concrete Floor: Good

**Engineer's Conclusion:** "Overall the building is in good condition. No major deterioration, cracking or spalling observed. No structural repairs required."

## 25-YEAR ELECTRICAL INSPECTION

## ✓ No Repairs Required

Same engineer · P.E. Specialized in Electrical Design

Service: 120/240V · 400A · Breaker-Protected

Additional Comments: **"No adverse condition observed."**

✓ Service Equipment: Good

✓ Electrical Panels: Good

✓ Branch Circuits: Good

✓ Grounding: Good

✓ Emergency Lighting: Good

✓ Fire Alarm: Good

✓ Thermography: Clear

✓ Feeder Conductors: Good

**Electrical:** 120/240V · 400A · Breaker-protected · All panels and conductors rated Good.

## SOPREMA ROOF WARRANTY

## 20-Year Platinum NDL

Warranty No. 101-013891 · Aug

2016 · **Expires Oct 4, 2036**

85 Squares · Infinity Roofing ·

CCC057467 · Permit 16-00003692

· Transferable to buyer

-10 YEARS REMAINING

## AS-BUILT DRAWING PACKAGE

## Full Drawings On File

Winningham, Bundy & Architects

P.A. Site plan, floor plans, structural

sections, electrical riser/panels,

drainage plan. BP18-00009493

approved Dec 2018.

ON FILE · TRANSFERABLE

## CAPEX SUMMARY

## \$0 Immediate Required

Both 25-year recertifications: zero

repairs required. Active roof

warranty 10+ years. No code

violations. No open permits.

Capital deploys to lease-up.

ZERO DEFERRED MAINTENANCE

## 04 — CURRENT RENT ROLL

## In-Place Tenancy & Mark-to-Market

Multi-tenant rent roll reflects below-market in-place rents. Upon Chase Roofing's exit, a buyer can immediately re-lease all suites at market rates. Owner's FMV analysis at \$18/SF projects \$501,120/yr. CoStar peer avg of \$22.68/SF across 12,414 SF yields \$281,549 gross.

| TENANT   | SUITE | OFF. SF | WH SF | YARD   | TOTAL SF          | ANNUAL RENT       | STATUS   |
|--|-------|---------|-------|--------|-------------------|-------------------|----------|
| <b>Chase Roofing</b><br>Owner-occupier — vacating upon sale      | 201W  | 3,630   | 3,600 | 3,000  | 10,230            | Owner-Occupied    | VACATING |
| <b>Keys Deck &amp; Dock Supply</b>                               | 202W  | 1,740   | 5,000 | 12,075 | 18,815            | \$49,058 / yr     | OCCUPIED |
| <b>North Ridge Electric</b>                                      | 203W  | 1,760   | 1,900 | 6,091  | 9,751             | \$68,073 / yr     | OCCUPIED |
| <b>Shine Ft. Lauderdale</b>                                      | 201E  | —       | 305   | —      | 305               | \$14,400 / yr     | OCCUPIED |
| <b>Available — Shine-Side Warehouse</b>                          | —     | —       | 1,400 | —      | 1,400             | Unleased          | VACANT   |
| <b>Current Collected Annual Rent (excl. Chase / owner units)</b> |       |         |       |        | <b>~20,460 SF</b> | <b>~\$131,531</b> |          |

**Owner's FMV Analysis:** At \$18/SF office/WH and \$4/SF yard, total FMV annual rent = **\$501,120/yr** once Chase Roofing vacates and all units lease at market. CoStar peer avg of \$22.68/SF × 12,414 SF = \$281,549 gross.

## 05 — FINANCIAL ANALYSIS

## The Rent Gap: Where the Value Lives

CURRENT ESTIMATED LOW

# \$15

per SF / year

Est. Annual: ~\$186,210

CURRENT ESTIMATED HIGH

# \$18

per SF / year

Est. Annual: ~\$223,452

COSTAR PEER AVERAGE

# \$22.68

per SF / year

Pro-Forma Annual: ~\$281,549

### REVENUE UPSIDE VS. CURRENT LOW ESTIMATE

Leasing 12,414 SF at \$22.68/SF CoStar peer avg generates ~\$95K additional annual gross revenue vs. \$15/SF low — a 51% improvement. Owner's FMV with CAM implies \$501,120 gross annual.

# +51%

| SCENARIO                       | TOTAL SF      | RENT/SF        | GROSS REVENUE    | VS. LOW EST.     |
|--------------------------------|---------------|----------------|------------------|------------------|
| Current Estimated Low          | 12,414        | \$15.00        | \$186,210        | Baseline         |
| Current Estimated High         | 12,414        | \$18.00        | \$223,452        | +\$37,242        |
| Owner FMV Analysis (with CAM)  | 12,414        | \$18+ blended  | \$501,120        | +\$314,910       |
| <b>CoStar Peer Avg. Asking</b> | <b>12,414</b> | <b>\$22.68</b> | <b>\$281,549</b> | <b>+\$95,339</b> |
| <b>Pro-Forma Gross Revenue</b> | <b>12,414</b> | <b>\$22.68</b> | <b>\$281,549</b> | <b>+51.2%</b>    |

## 06 — SALES COMPARISON APPROACH

# Appraiser Methodology · Three Approaches to Value

## APPROACH 1

## Sales Comparison

Adjusted closed sales of comparable Broward County industrial properties, 2024–2026. Primary weight on small-bay multi-tenant assets with dock loading.

## APPROACH 2

## Income Capitalization

Direct cap applied to pro-forma NOI at market rents. CoStar reports 6.33–7.0% prevailing cap range for Broward industrial. Yields \$4,447,692.

## APPROACH 3

## Cost Approach

Land value + depreciated replacement cost. Land scarcity and construction costs set a floor well above the asking price in this submarket.

| COMPARABLE | DATE | SIZE | UNADJ. | TIME | LOCATION | SIZE | FEATURES | ADJ. \$/SF |
|------------|------|------|--------|------|----------|------|----------|------------|
|------------|------|------|--------|------|----------|------|----------|------------|

### GROUP A — SMALL-BAY / MULTI-TENANT PORTFOLIOS (PRIMARY WEIGHT: 60%)

#### Comp 1 — Oakland Park Commerce Ctr

|   |         |         |                 |    |     |     |      |                 |
|---|---------|---------|-----------------|----|-----|-----|------|-----------------|
| 7 bldgs · I-95 access · Dock-high & grade · Built 1972–85 · C&W, Mar 2026 | Mar '26 | 144,874 | <b>\$234.70</b> | 0% | +5% | +8% | +12% | <b>\$282.90</b> |
|---|---------|---------|-----------------|----|-----|-----|------|-----------------|

#### Comp 2 — Elevate Broward Portfolio

|   |         |         |                 |    |      |      |      |                 |
|---|---------|---------|-----------------|----|------|------|------|-----------------|
| 11 bldgs · 100+ tenants · Built 1979–84 · C&W / Real Deal, Mar 2026 | Mar '26 | 354,336 | <b>\$227.00</b> | 0% | +10% | +10% | +15% | <b>\$301.80</b> |
|---|---------|---------|-----------------|----|------|------|------|-----------------|

#### Comp 3 — Pompano Beach Portfolio

|  |         |         |                 |     |     |     |      |                 |
|--|---------|---------|-----------------|-----|-----|-----|------|-----------------|
| 2 bldgs · Built 1986 · Fully leased · CBRE / Real Deal, May 2024 | May '24 | 105,000 | <b>\$226.67</b> | +4% | +5% | +8% | +10% | <b>\$293.60</b> |
|--|---------|---------|-----------------|-----|-----|-----|------|-----------------|

### GROUP B — INDIVIDUAL BUILDINGS, 4+ DOCKS, COSTAR VERIFIED (SECONDARY WEIGHT: 40%)

#### Comp 4 — Gateway Industrial Center

|  |         |        |                 |     |     |    |     |                 |
|--|---------|--------|-----------------|-----|-----|----|-----|-----------------|
| Fort Lauderdale · 5 docks · Built 1971 · Vacant at close · JLL, Nov 2025 | Nov '25 | 13,524 | <b>\$321.65</b> | +1% | +3% | 0% | +4% | <b>\$344.26</b> |
|--|---------|--------|-----------------|-----|-----|----|-----|-----------------|

#### Comp 5 — 3400 NW 25th Ave

|   |         |        |                 |     |     |    |     |                 |
|---|---------|--------|-----------------|-----|-----|----|-----|-----------------|
| Pompano Beach · 4 docks · Manufacturing · Built 1997 · CoStar, Sep 2024 | Sep '24 | 12,040 | <b>\$313.54</b> | +4% | +3% | 0% | +5% | <b>\$356.70</b> |
|---|---------|--------|-----------------|-----|-----|----|-----|-----------------|

#### Comp 6 — 730 NW 57th Pl

|   |         |        |                 |     |     |     |      |                 |
|---|---------|--------|-----------------|-----|-----|-----|------|-----------------|
| Fort Lauderdale · 4 docks · Built 1966 · 3-phase power · CoStar, Jul 2024 | Jul '24 | 10,175 | <b>\$253.07</b> | +6% | +5% | +5% | +12% | <b>\$315.87</b> |
|---|---------|--------|-----------------|-----|-----|-----|------|-----------------|

### Weighted Value Indication — Sales Comparison (Group A 60% · Group B 40%)

**\$320-  
\$365/SF**

### SUBJECT — Asking Price

|  |        |        |   |  |  |  |  |                 |
|--|--------|--------|---|--|--|--|--|-----------------|
| 1060 & 1150 SW 10th Ave · 7 docks · I-95 · CBS masonry · IOS yard · 25-yr cert | Active | 12,414 | — |  |  |  |  | <b>\$362.50</b> |
|--|--------|--------|---|--|--|--|--|-----------------|

## PRO-FORMA NOI

**\$281,549**

At \$22.68/SF CoStar peer avg.

## MARKET CAP RATE

**6.33%**

LoopNet / CoStar Broward avg.

## INCOME APPROACH VALUE

**\$4,447,692**

NOI ÷ cap rate

## VS. ASKING PRICE

**-1.2%**

Two approaches converge tightly

## 07 — SUBMARKET INTELLIGENCE

# Pompano Beach Industrial: Constrained Supply, Structural Demand

The Fort Lauderdale / Pompano Beach submarket remains healthy relative to national benchmarks — evidenced by recent nine-figure trades: Blackstone (\$163.1M), Kurv Industrial (\$219.7M), NorthBridge (\$81.5M), and CenterPoint (\$124.5M), all within the Pompano corridor in the past 14 months.

## SUBMARKET INVENTORY

## 34.8M SF

Total industrial inventory, Pompano Beach / Fort Lauderdale submarket

## RENT GROWTH SINCE 2019

## +57%

Fort Lauderdale industrial rents surged 57%+ since 2019, providing lease renewal upside

## MARKET VACANCY (FLL)

## 6.9%

Below U.S. national average of 7.6%. Small-bay under 10K SF is materially tighter

## PEER AVG ASKING RENT

## \$22.68

Per SF annually — CoStar benchmark for comparable multi-tenant industrial peers

## 08 — THE IOS ADVANTAGE

## Industrial Outdoor Storage: South Florida's Most Coveted Sub-Type

IOS yards — used for vehicle staging, equipment storage, building materials, and fleet operations — have emerged as one of the highest-demand, lowest-supply asset classes nationally. The 1,733 SF yard at 1060 SW 10th Ave is entirely absent from every comparable in this analysis. No comparable carries an IOS component — making it a pure valuation premium with no comparable offset required.



### CRITICALLY UNDERSUPPLIED

New IOS inventory nearly impossible to entitle in urbanized South Florida. Existing assets carry a structural scarcity premium that grows as the region develops.



### INSTITUTIONAL CAPITAL SURGE

PE and institutional investors have aggressively targeted IOS as a distinct sub-strategy, driving cap rate compression nationally.



### RECESSION-RESILIENT DEMAND

Contractors, fleet operators, utilities, and materials suppliers all require outdoor storage — broad, non-discretionary tenant base with high renewal rates.



### PURE PREMIUM — NO COMP DEDUCTION

Absent from all 6 comps reviewed. IOS yard adds to value with no comparable offset required in any adjustment analysis.

## VIRTUAL TOUR AVAILABLE

## Full 3D Walkthrough — Manufacturing Floor, Dock Configuration, IOS Yard

Available 24/7 for qualified investors. All suites, second-floor offices, loading dock layout, structural condition, and outdoor storage yard.

→ [TOURS.FASTPROPERTYPHOTOS.COM/V/F2JNTWL](https://tours.fastpropertyphotos.com/v/f2jntwl)



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BROKERAGE

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## PROPERTY QUICK REFERENCE

Address **1060 & 1150 SW 10th Ave, Pompano Beach FL  
33069**

Asking Price **\$4,500,000**

Total SF **12,414 SF · 1.19 Acres**

Asset Type **Manufacturing + IOS Yard**

Loading  
Docks **7 Exterior Dock Doors**

Virtual Tour **[tours.fastpropertyphotos.com/v/F2jNtWL](https://tours.fastpropertyphotos.com/v/F2jNtWL)**

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FINANCIAL DATA: OWNER RENT ROLL, COSTAR UNDERWRITING REPORT (CITI  
1197397, 3/10/2026), COSTAR SALE COMPS, BROWARD COUNTY

SIPR/ESIPR DATED 9/12-14/2023, SOPREMA WARRANTY 101-013891. MARKET  
TRANSACTIONS: C&W, THE REAL DEAL, JLL, CONNECT CRE.

ALL PROJECTIONS ARE FORWARD-LOOKING ESTIMATES AND NOT GUARANTEED ·  
ASHLEY JOY LAWRENCE · COMPASS FLORIDA