

MIAMI CENTRAL COMMONS



SHOWROOM DISTRIBUTION WAREHOUSE



NEW DEVELOPMENT: BUILDING ONE

“Main and Main” Doral Location
2301 NW 107th Avenue
Doral, Florida 33172

HIGHLIGHTS

- Two state-of-the-art industrial buildings with a combined, total size of over 310,000 SF
- Delivery 2nd Quarter of 2019
- High exposure location with major traffic counts: 25,000 vpd along 25th St and 45,000 vpd along 107th Ave
- Foreign Trade Zone (FTZ) magnet site
- Class A facility with 20% to 35% more efficiency of storage
- Located in the City of Doral, the fastest growing city in Florida

BUILDING ONE RETAIL SHOWROOM DORAL, FLORIDA

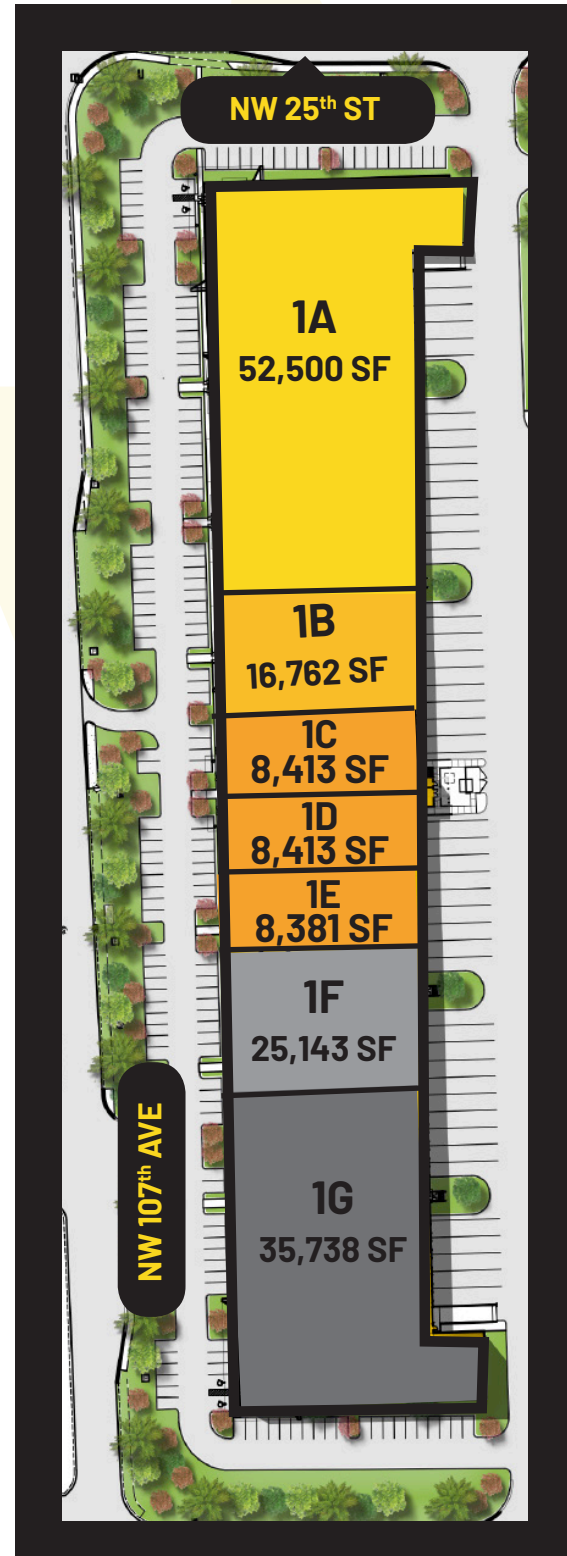


ADVANTAGES

- **EXPOSURE**
High exposure location with major traffic counts.
- **OFFICE BUILDOUT**
Landlord will customize office component of warehouse to user's particular needs.
- **TRADE**
Foreign Trade Zone (FTZ) Status.
- **PARKING**
Abundant parking.
- **LOCATION**
Located in the City of Doral, with 150,000 residents and thousands more daytime employees within 3-mile radius.

HIGHLIGHTS

- ± 155,350 SF total building size
- 32' clear height
- 54' x 156' bays (8,425 SF typical)
- Above standard showroom allowance
- ESFR sprinkler system
- T-5 energy efficient lights
- 1.5/1,000 SF parking ratio
- 2nd Quarter 2019 Delivery



CENTRAL ACCESS TO MAJOR COMMERCE & POPULATION HUBS



AERIAL LOCATION MAP

- ▶ **FASTEST-GROWING CITY IN FLORIDA & 11TH IN THE COUNTRY** - Florida International University's Metropolitan Center
- ▶ **BEST CITY IN FLORIDA FOR BUSINESS** - BusinessWeek
- ▶ **#2 OF AMERICA'S TOP 25 TOWNS TO LIVE WELL** for its cultural amenities, pro-business environment, and highly educated workforce - Forbes.com

FOUNDRY COMMERCIAL

Foundry Commercial is a full-service real estate services and investment company, and is also the largest real estate service provider to religious and not-for-profit organizations in the country.

Foundry's development and investment platform is fully integrated into its services business, leveraging its local market expertise to control more than \$500 million in advantaged investment opportunities in partnership with clients.

FOREIGN TRADE ZONE STATUS

Miami Central Commons (MCC) is a true FTZ magnet site, in that it is a multi-tenant facility as well as designated and already approved for FTZ status. The oldest designated FTZ site, MCC is the anchor of Miami's FTZ program.

MCC diverts duties and saves thousands in costs as well as time for tenants - up to 120-180 days, due to the legal paperwork associated with registering a site. It is protected by virtual security as it is considered a federal site.

REDEVELOPMENT OF MCC

As the demand in the market for new, Class A buildings increases, the Miami Central Commons (MCC) redevelopment seeks to cater to this need. By building the most efficient facilities on what has historically proven to be one of the best locations for business, MCC can continually grow and thrive.

With further redevelopment of the site planned, MCC's landlord will continue to accommodate the changing needs of each tenant well into the future.

