

FreerCrossings CommerceCenter

12584-12598 SW 128th St, Miami, FL 33186



Richard Freer

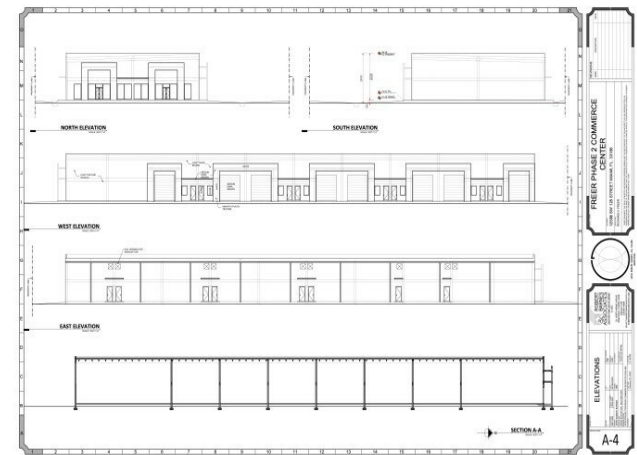
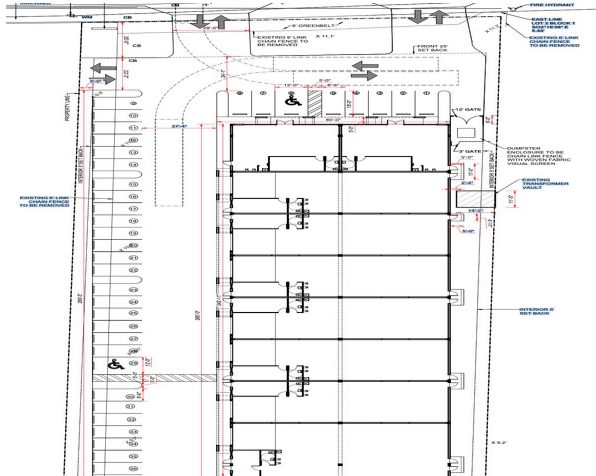
FreerCrossings CommerceCenter
12590 SW 128th St, Miami, FL 33186
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FreerCrossings CommerceCenter

PHASE 2 (23,000 SQ FT) WITH TWO SHOWROOM BAYS AND SEVEN WAREHOUSE/OFFICE BAYS IS UNDER CONSTRUCTION.

FCCC IS AN ELEGANT EDIFICE ON A SPLENDID CAMPUS WITH CHARMING LANDSCAPING IN THE FINEST AREA IN SOUTH FLORIDA.* The offices are 10' x 20' and have AC and new ceramic tiles* Warehouse ceiling height = 22'*. HURRICANE-PROOF twin-t roof with a white silicon coating for cooling.*...

- 100% Location is unbeatable- 1 mile west of FL Turnpike, 1 mile west of new 874 extension.
- 128th street was recently widened, has new traffic lights, and is a high traffic area!
- The is a completely customizable opportunity. FCCC is willing to build to suit to fit your needs.
- Bay 3 has an office and a library to share with a CLEAN business.
- Corner parcel on SW 127th Avenue and SW 128th Street with maximum exposure to passing traffic.
- Proximity to upscale residential neighborhoods along with the Hidden Lakes Apartments right across 127th Avenue



Rental Rate:	\$2.24 - \$22.78 /SF/YR
Total Space Available:	25,560 SF
Min. Divisible:	1,000 SF
Max. Contiguous:	20,560 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	36,960 SF
Walk Score @:	67 (Somewhat Walkable)
Rental Rate Mo:	\$1.45 /SF/MO

Bay 1

Space Available	2,000 SF
Rental Rate	\$17.40 /SF/YR
Date Available	March 01, 2024
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Bay 1 has three DELUXE central air conditioned offices.

1

Bay 3

Space Available	1,000 SF
Rental Rate	\$1500./MO.
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 2 Years

SEEKING TENANT TO SHARE THIS 2,000 SQ FT BAY #3 WITH 10' x 20' DELUXE OFFICE. \$1500./mo. Clean tenant only. Submit resume. Ideal space for someone looking for MEETING/ storage space. Additionally, F4II / FreerCrossings CommerceCenter - West Kendall seeks a tenant as a P/T Warehouse and Library Shelf Organizer; Secretary/Leasing Assistant. Arrange hardware, tools, and fasteners on warehouse shelves and racks. Organize books on library shelves according to subject. Tend to garden. Clean offices. Leasing secretarial duties possible. Light painting and carpentry possible. Ideal candidate for this part time gig will be flexible enough to go from carefully organizing book shelves and hardware shelves to odd chores around the FCCC campus, cleaning of office, creative leasing of warehouse bays, etc.. Organizing PRO ISRAEL RALLY events.

2

Bay 4

Space Available	1,000 SF
Rental Rate	\$1500./MO.
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

SEEKING TENANT TO SHARE THIS 2,000 SQ FT BAY #4 WITH 10' x 20' and 10' x 15' DELUXE OFFICES. \$1500./mo. Clean tenant only. Submit resume. The workshop is fully equipped with: desks, chairs, bookshelves, heavy duty pallet racks, steel shelving, electrical and plumbing materials, a rolling steel work table and storage bin, a rolling radial arm saw, deluxe bathroom & mop sink, and lots of assorted hardware /fasteners. This is a great BUSINESS PARTNERSHIP OPPORTUNITY for a CLEAN, RESPONSIBLE AND NEAT BUSINESS.

3

FCCC PHASE 2 -- 2 Retail - Showrooms

Space Available	3,422 SF
Rental Rate	\$12.27 /SF/YR
Contiguous Area	20,560 SF
Date Available	November 01, 2023
Service Type	Modified Gross
Office Size	2,000 SF
Space Type	Relet
Space Use	Retail
Lease Term	1 - 15 Years

The deluxe flex space at SW 128th Street in Miami, Florida will be available Q4 2024. The 23,000 square foot flex space will be built TO SUIT YOUR NEEDS. There is 17,000 square feet of flex space and 3,400 square feet of retail space planned. However, this space will be a completely build to suit opportunity. The space will be built with a 22'foot high twin T concrete roof and will have 12-foot by 14-foot garage doors.

4

FCCC PHASE 2 -- 7 Warehouse Bays

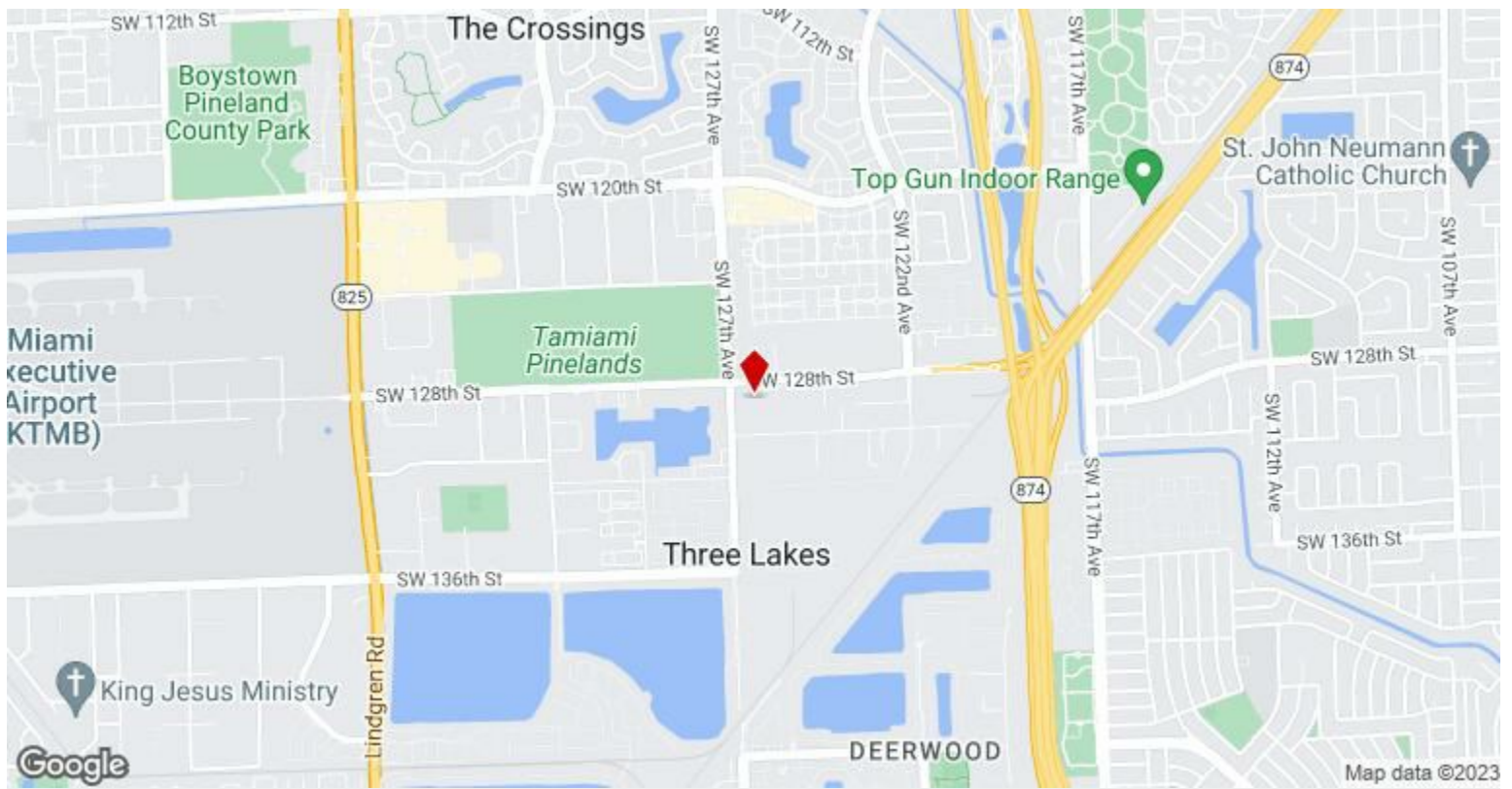
Space Available	17,138 SF
Rental Rate	\$2.24 /SF/YR
Contiguous Area	20,560 SF
Date Available	November 01, 2023
Service Type	Modified Gross
Office Size	2,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

The deluxe warehouse/office space at SW 128th Street in Miami, Florida will be available Q1 2024. The 23,000 square foot flex space will be custom - built to suit. There is 17,000 square feet of flex space and 3,400 square feet of retail space planned. However, this space will be a completely build to suit opportunity. The space will be built with a 22 foot high twin T concrete roof and will have 12-foot by 14-foot garage doors.

5

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aloha Global Incorporated	-	
Alpha Performance Group	-	
FCCC LEASING OFFICE	-	
Floridians For The Safety & Security Of Israel Ins	-	
King Signs	-	
Village Spa & Pools, Inc.	-	
Walter Plumbing Corp.	-	

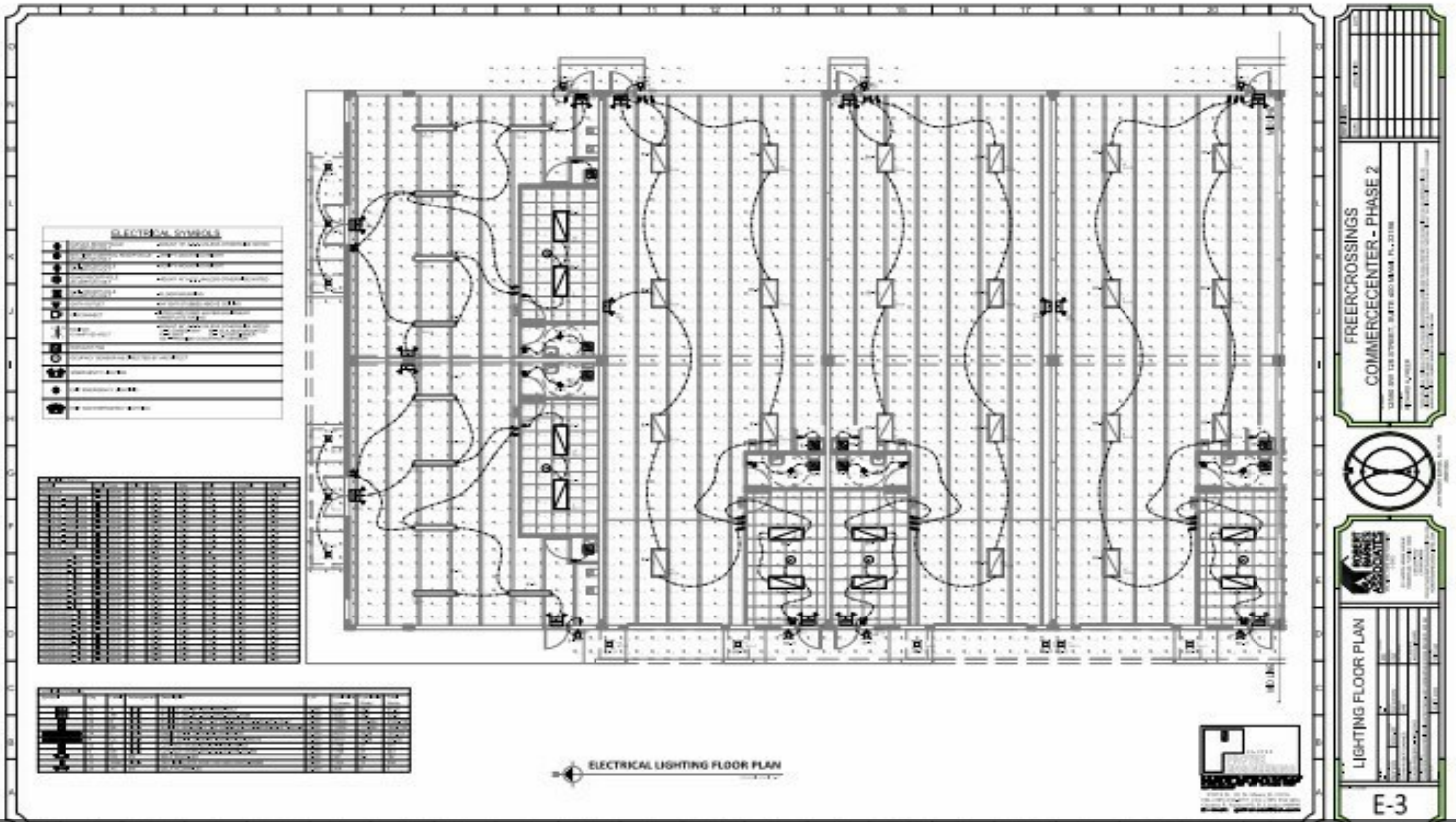


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FCCC IS AN ELEGANT EDIFICE ON A SPLENDID CAMPUS WITH CHARMING LANDSCAPING IN THE FINEST AREA IN SOUTH FLORIDA.

- * The offices are 10' x 20' and have AC and new ceramic tile floors.
- * Warehouse ceiling height = 22'.
- * HURRICANE-PROOF twin-t roof with a white silicone coating for cooling.
- * The Three Lakes neighborhood in Kendall offers a peaceful suburban setting with easy access to city life. ENTREPRENEURIAL BUSINESS START UPS, professionals, and established firms alike will feel right at home, surrounded by nature (The High Pine Preserve) yet minutes away from shops, restaurants, and excellent schools.
- * PHASE 2 will resemble THE SHOPPES AT HIDDEN LAKE (retail/office buildings across 127 Av.)
- * Deluxe landscaping on a fenced yard.
- * Gates can be padlocked.
- * 2000 sf bay number one has three offices with central a/c (\$2900/mo.).
- * Up to grade, compacted and well-lit.
- * Best and SAFEST warehouse area in South FL
- * Mile west of Florida Turnpike
- * 874 interchange ramp will feed onto 128th street (under construction)
- * 1 Mile east of EXECUTIVE INTERNATIONAL AIRPORT.
- * 1 Mile south of Walgreens and Publix shopping centers!
- * TWIN T ROOF recently painted with WHITE SILICONE PAINT ... for enhanced coolness and additional 20 year roof life guarantee!
- * Designed for your firm's profits and success.
- PANACHE. LUXURY..suitable for showroom, studio and upscale professional uses!
- * Fenced yard for lease 33186
- * Up to grade, compacted and well-lit
- * Best warehouse area in South FL
- * 874 interchange ramp feeds onto 128th street resulting in a very high traffic count.
- * Mile east of Tamiami Airport, now known as EXECUTIVE INTERNATIONAL AIRPORT.
- * Mile south of Walgreens and Publix shopping centers
- * The roof was painted with white silicone paint for extra life and extra cooling!
- NEW RETAIL DEVELOPMENT PHASE 2 PLANNED FOR 2023

Property Photos



Phase 2 electrical floor plan



Entrance to FCCC

Property Photos

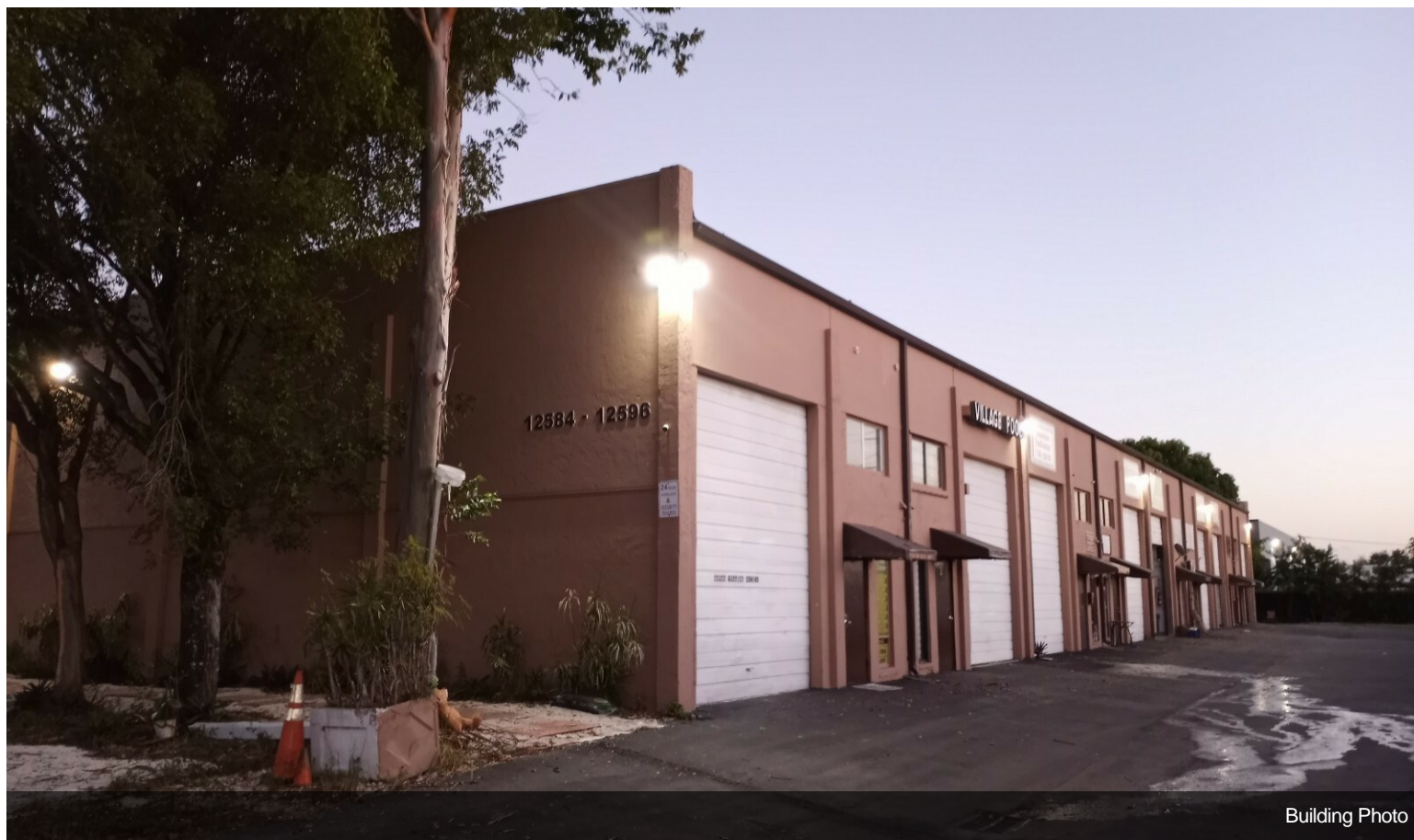


Directory

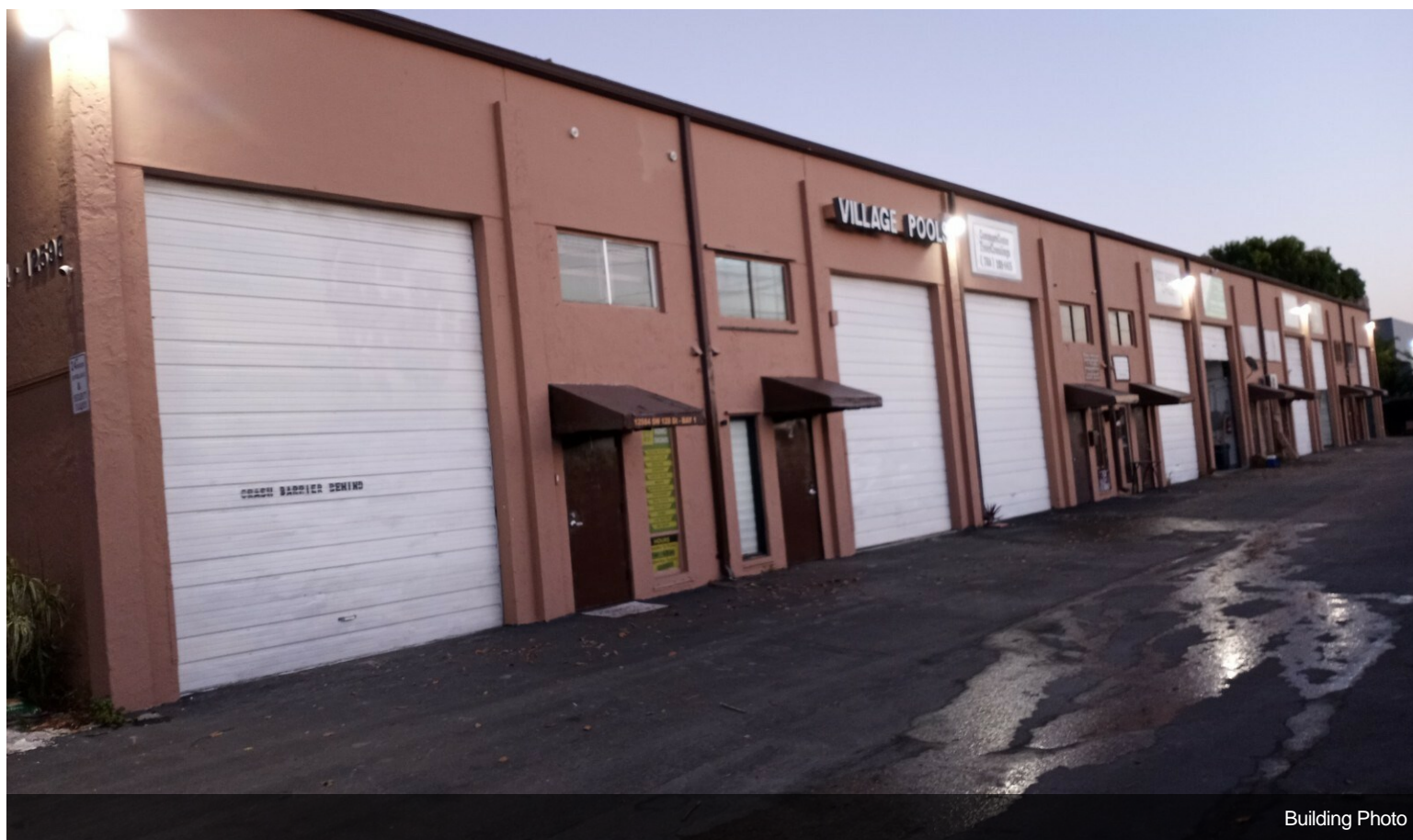


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



FCCC HAS A PROSPEROUS FAMILY OF TENANTS AT FCCC



24' high concrete twin T roof with silicone white coating for cooling.

Property Photos



Three acre property.



Phase 2 will be 23,000 sq ft with a 27' high twin T concrete roof and possible mezzanine.

Property Photos



Phase 2 will be 26,000 SF - Built to Suit



bay 7

Property Photos



Office space. Bay 4. 10'x 15'.



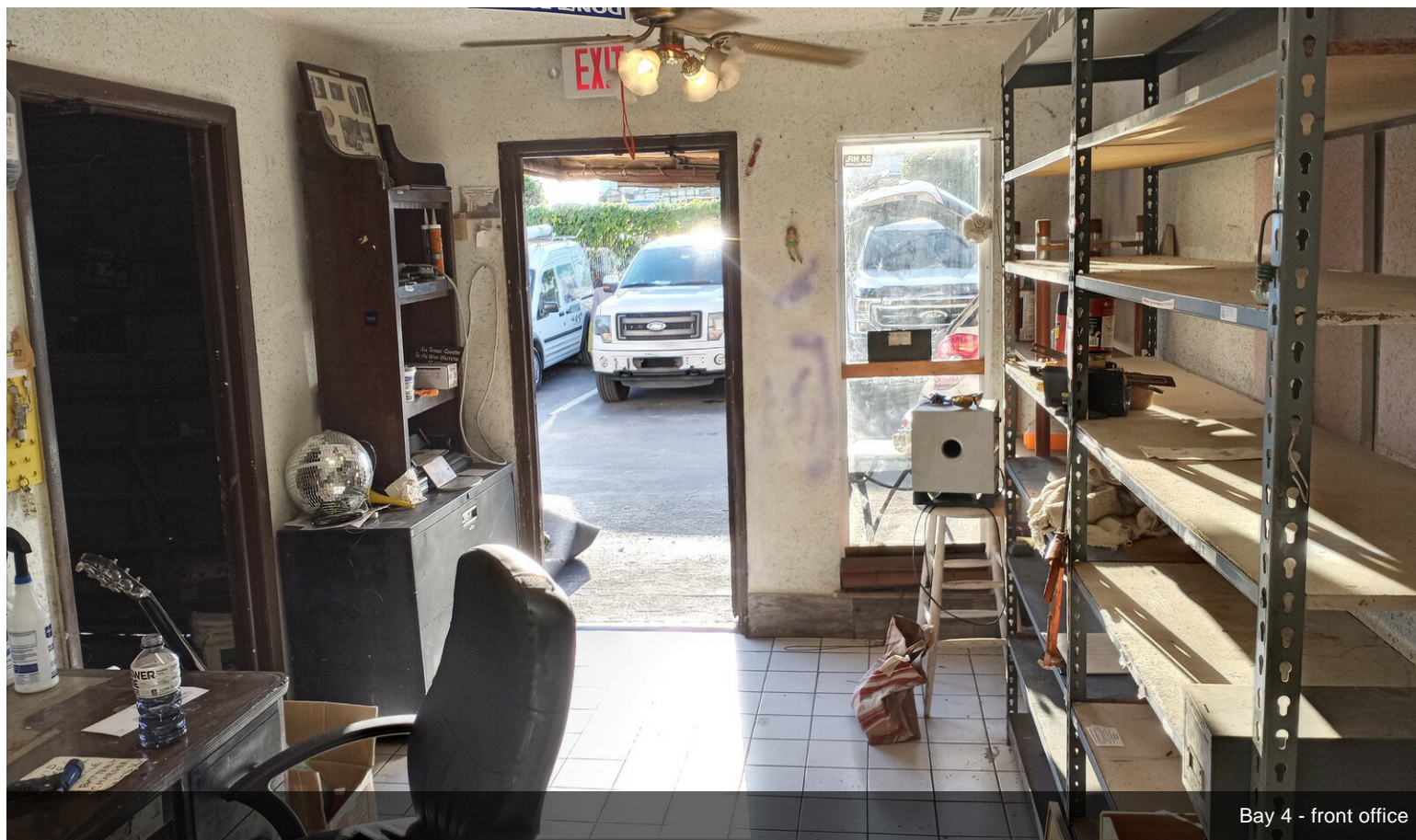
Shops across 127 ave

Property Photos

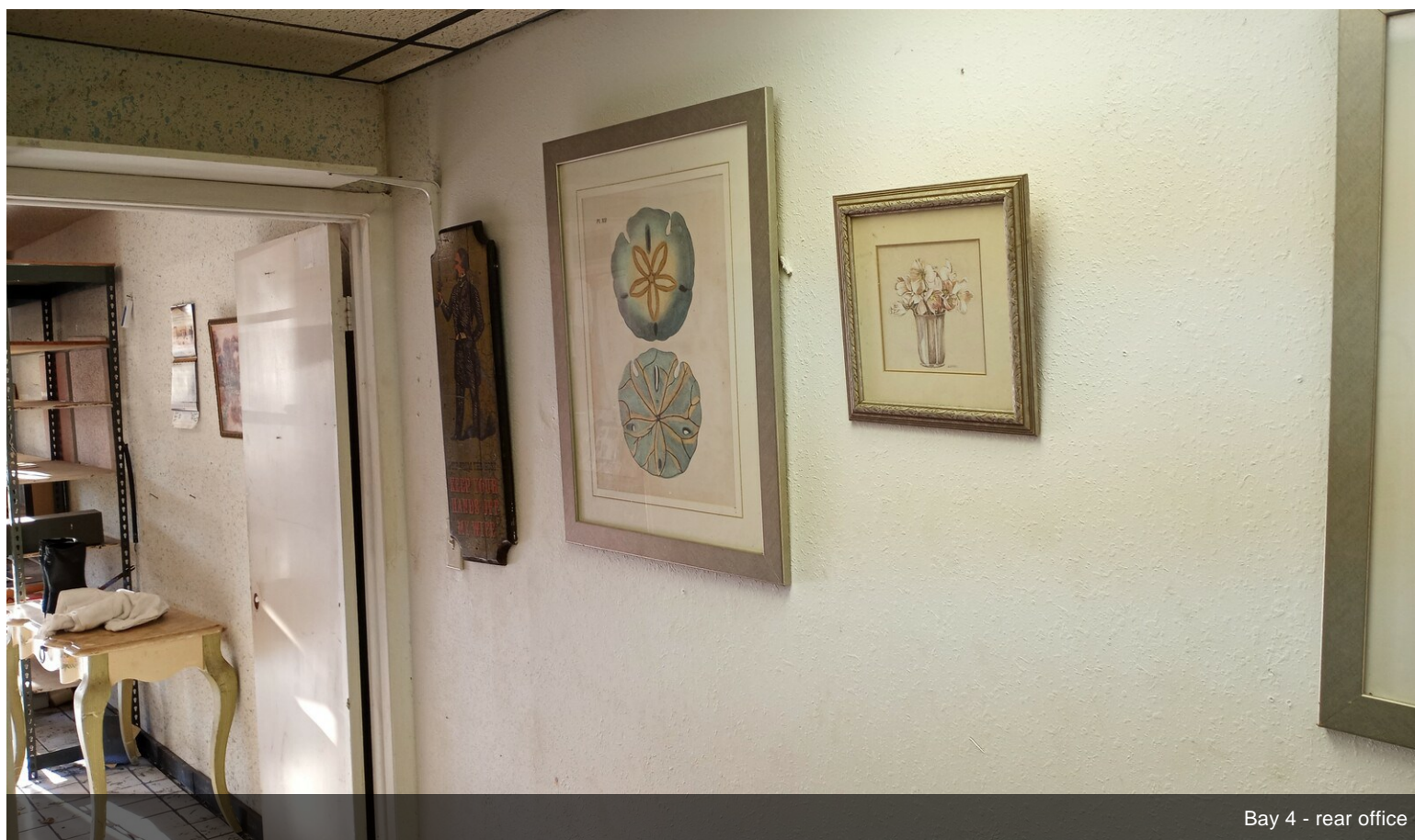


Bay 4 - front office (10x 20)

Property Photos



Bay 4 - front office

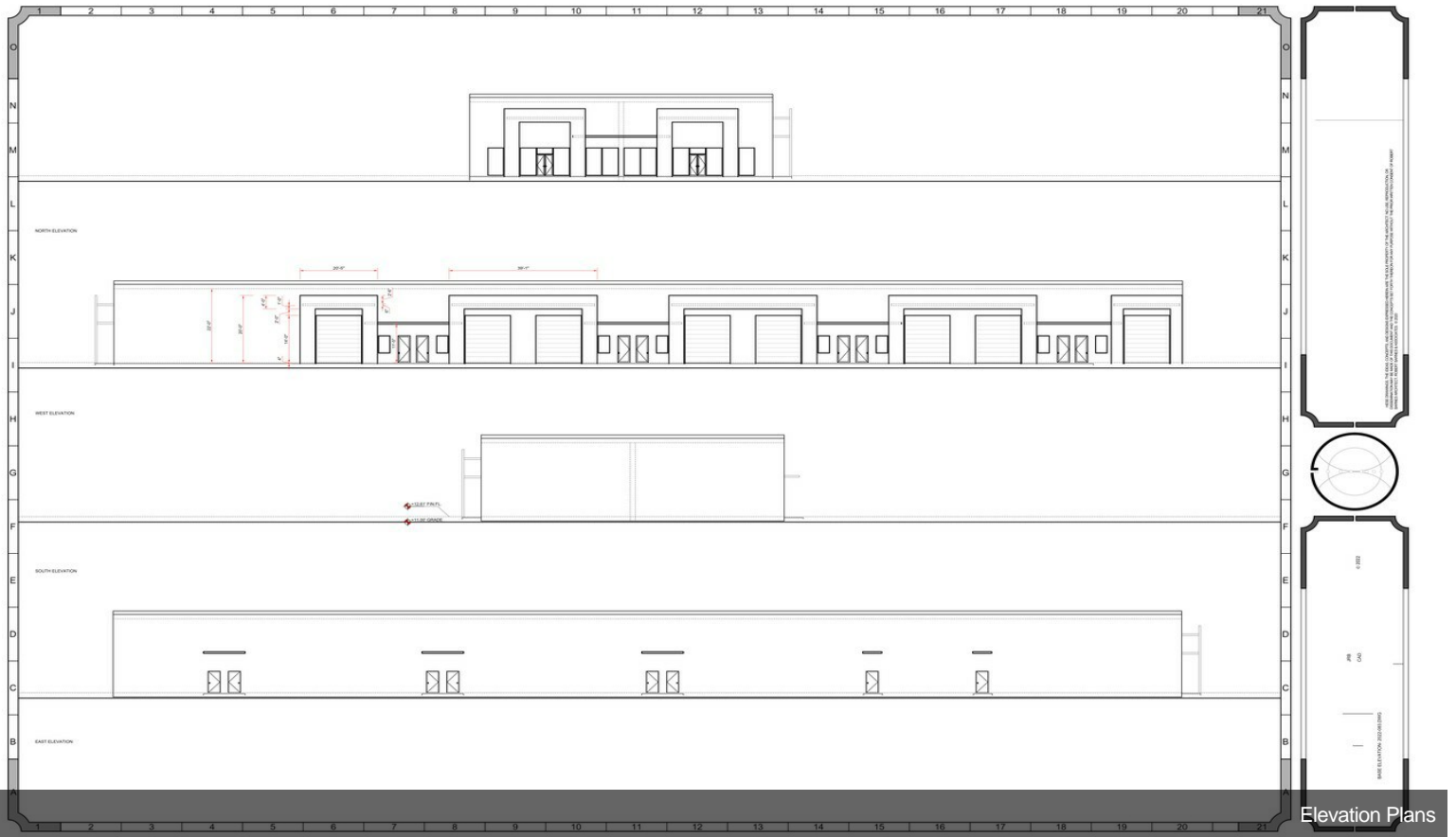


Bay 4 - rear office

Property Photos



Bay 4 - rear office



Elevation Plans

Property Photos

Air System Design Load Summary for AHU-1 (TYP. BAY #3 TO #8)
 Project Name: FREECROSSING COMMERCE CENTER PH2
 Prepared by: C3TS
 04/04/2023
 10:09AM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1500 COOLING OA DB / WB 91.0 °F / 77.0 °F			HEATING DATA AT DES HTG HEATING OA DB / WB 46.0 °F / 38.6 °F		
ZONE LOADS	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Window & Skylight Solar Loads	0 ft²	0	-	0 ft²	-	-
Wall Transmission	110 ft²	369	-	110 ft²	595	-
Roof Transmission	284 ft²	647	-	284 ft²	229	-
Window Transmission	0 ft²	0	-	0 ft²	0	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	22 ft²	92	-	22 ft²	158	-
Floor Transmission	284 ft²	0	-	284 ft²	0	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	75 ft²	0	-	75 ft²	0	-
Overhead Lighting	341 W	1153	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	2	430	410	0	0	0
Infiltration	-	0	0	-	0	0
Miscellaneous	-	9000	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	-	11760	410	-	983	0
Zone Conditioning	-	10594	450	-	991	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	335 CFM	0	-	335 CFM	0	-
Ventilation Load	24 CFM	96	835	24 CFM	625	0
Supply Fan Load	335 CFM	0	-	335 CFM	0	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	10690	1245	-	1616	0
Central Cooling Coil	-	10690	1245	-	1616	0
Central Heating Coil	-	0	-	-	1616	0
>> Total Conditioning	-	10690	1245	-	1616	0

Key:
 Positive values are ckg loads
 Negative values are htg loads

Gustavo Frances
 PE 48996
 4 April 2023