

168.7 ACRES WITH 48,342 SF BUILDING

40800 CARD SOUND RD
HOMESTEAD, FL 33035

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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EXECUTIVE SUMMARY

40800 Card Sound Rd, Homestead, FL 33035



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	48,342 SF
Available SF:	48,342 SF
Lot Size:	168.7 Acres
Year Built:	1961
Zoning:	GU
Market:	South Florida
Submarket:	South Miami Dade

PROPERTY OVERVIEW

Lee & Associates South Florida presents a 48,342 SF office building located on 168.7 acres that was previously used as a radio transmission tower for the US Naval Security Group. The building is 100% available with flexible zoning for a variety of uses. The property would be ideal for education, government, and tactical military training. The site is fully gated and secure and offers plenty of parking. Tenant Improvement Package is available.

PROPERTY HIGHLIGHTS

- 48,342 SF Office Building on 168.7 acres
- Located at the entrance to the Florida Keys
- Gated and Secure
- Flexible Zoning
- Great for GSA, Education, and Military Training

PROPERTY DETAILS

40800 Card Sound Rd, Homestead, FL 33035

LOCATION INFORMATION

Building Name	168.7 AC with 48k SF Building on Card Sound Rd
Street Address	40800 Card Sound Rd
City, State, Zip	Homestead, FL 33035
County	Miami-Dade
Market	South Florida
Sub-market	South Miami Dade
Market Type	Rural
Nearest Highway	US-1 and Florida's Turnpike
Nearest Airport	US Air Force Air Reserve Base / Miami International Airport

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	30-8915-000-0075
Lot Frontage	2,000 ft
Lot Depth	4,500 ft
Power	Yes

BUILDING INFORMATION

Occupancy %	0.0%
Number of Floors	2
Year Built	1961
Number of Lots	1
Free Standing	Yes
Number of Buildings	1
Walls	CBS

ADDITIONAL PHOTOS

40800 Card Sound Rd, Homestead, FL 33035



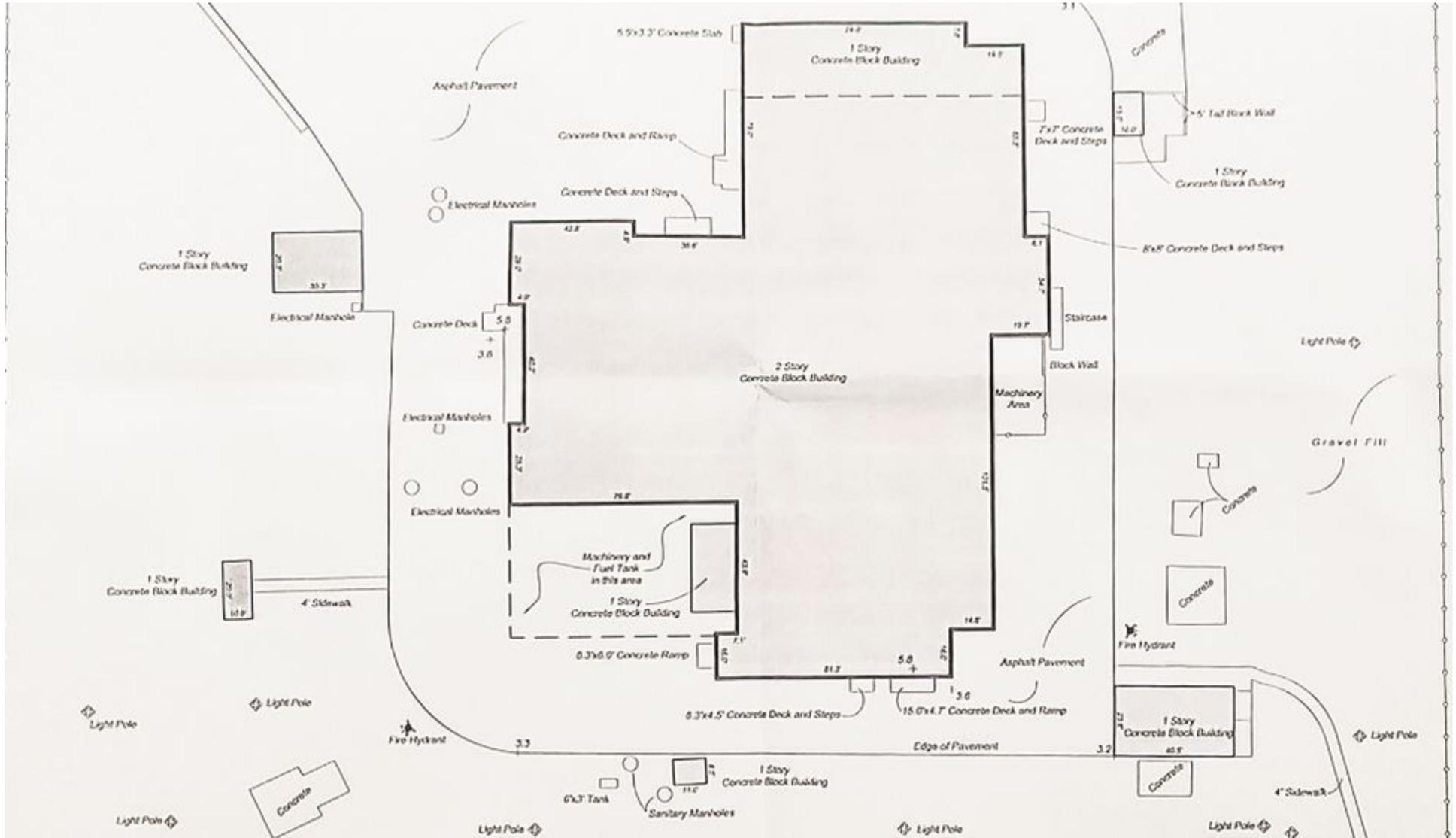
ADDITIONAL PHOTOS

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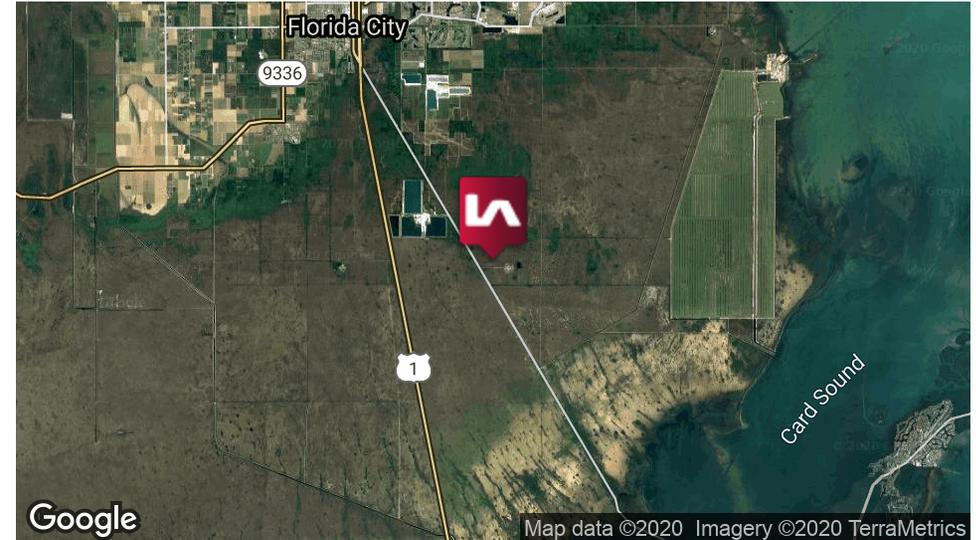
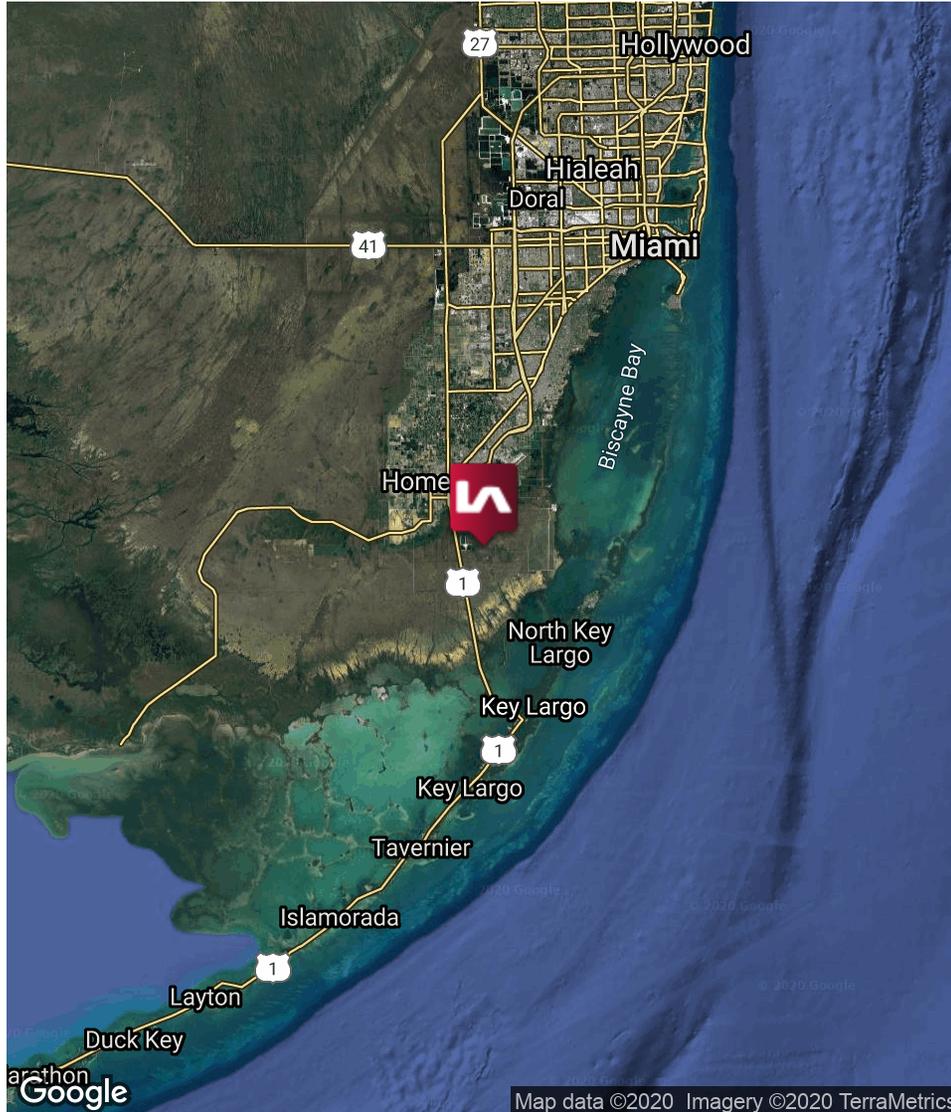
BUILDING PLAN

40800 Card Sound Rd, Homestead, FL 33035



LOCATION MAPS

40800 Card Sound Rd, Homestead, FL 33035



LOCATION OVERVIEW

Located directly off of Card Sound Road and 408th Street between Florida City and Key Largo. The property has excellent access just 7 miles south of Florida's Turnpike start at US-1, just 15 minutes south of Historic Downtown Homestead, and 7 miles north of Monroe County Bridge at Card Sound Rd into North Key Largo. The property is less than 13 miles from the US Air Force Homestead Air Reserve Base and just 40 miles south of Miami International Airport.

CITY INFORMATION

Market:	South Florida
Submarket:	South Miami Dade
Nearest Highway:	US-1 and Florida's Turnpike
Nearest Airport:	US Air Force Air Reserve Base / Miami International Airport

NEIGHBORHOOD MAP

40800 Card Sound Rd, Homestead, FL 33035



CONTACT US



MATTHEW ROTOLANTE, SIOR, CCIM

Lee & Associates South Florida



MATTHEW ROTOLANTE, SIOR, CCIM

President

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PROFESSIONAL BACKGROUND

Matt Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. Prior to joining Lee & Associates as President of the South Florida office, Matt was Managing Director of SVN South Commercial Real Estate located in Miami, FL where his accumulated knowledge of commercial real estate and superb customer service skills earned him the SVN rank of #1 Producer in Florida and the #7 Producer Nationwide in 2014, and also rank of #2 in Florida and #16 Nationwide in 2015.

Matt has held his real estate license in Florida since 2004, and in this tenure has been involved in over \$500 million in sale and lease transactions. As the Broker for Miami's office, Matt focuses on Industrial properties, yet still has a full grasp of all asset types including Office, Retail, Multifamily, and Land. Over the past 7 years he has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballestero, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

Matt is fluent in Spanish. He earned the prestigious designation of SIOR (Society of Industrial and Office Realtors) in February of 2013. He also earned his CCIM (Certified Commercial Investment Member) designation in 2006 and is the past President of the Miami's CCIM Chapter (2012 & 2013). Matt is a longstanding member of many associations including NAIOP, NAR (National Association of Realtors), CIASF (Commercial Industrial Association of South Florida), and FCBF (Florida Customs Brokers & Forwarders Association).

EDUCATION

University of Miami, MBA

MEMBERSHIPS

CCIM, SIOR, NAIOP, CIASF, FCBF, ICSC, NAR, RCA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.