



**BERKOWITZ**  
DEVELOPMENT GROUP

**NEW CONSTRUCTION  
CLASS-A INDUSTRIAL/FLEX  
AVAILABLE FOR LEASE**

# **HOMESTEAD COMMERCE PARK**



# HOMESTEAD COMMERCE PARK

**PARK OF COMMERCE  
BLVD AND SE 28<sup>TH</sup> AVE IN  
HOMESTEAD, FLORIDA**

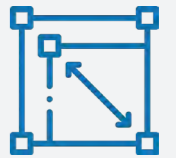
## HIGHLIGHTS



Three Building  
Industrial Park  
Totaling ±281,624 SF  
Available For Lease



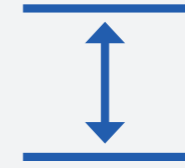
New Construction:  
State-of-the-Art  
Industrial/Flex Facility



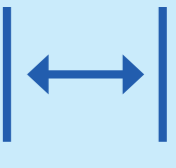
Various Floor Plans  
Available from ±5,000 SF  
Small Flex Bays  
to ±183k SF



Both Spec and  
Build-to-Suit  
Opportunities Available



'Above Market' Clear  
Height With Up to  
36' Clear



54' Column Spacing  
Allowing for Ample  
3-Aisle, 6-Rack Systems  
Within Columns



Rear Loading Truck Court With The Ability For  
53' Container Trucks To Access Truck Court From  
Either Side And Turn Directly Onto Main Roads





# SITE PLAN

## HOMESTEAD COMMERCE PARK



# NEW CONSTRUCTION

## Delivering Q3 2025

### CONCEPTUAL RENDERINGS



Homestead Commerce Park - Spec 1 - NE Corner



Homestead Commerce Park - Spec 2 - SW Corner



Homestead Commerce Park - Spec 3 - SW Corner



Homestead Commerce Park - Spec 3 - SE Corner



# BUILDING 1

## HOMESTEAD COMMERCE PARK

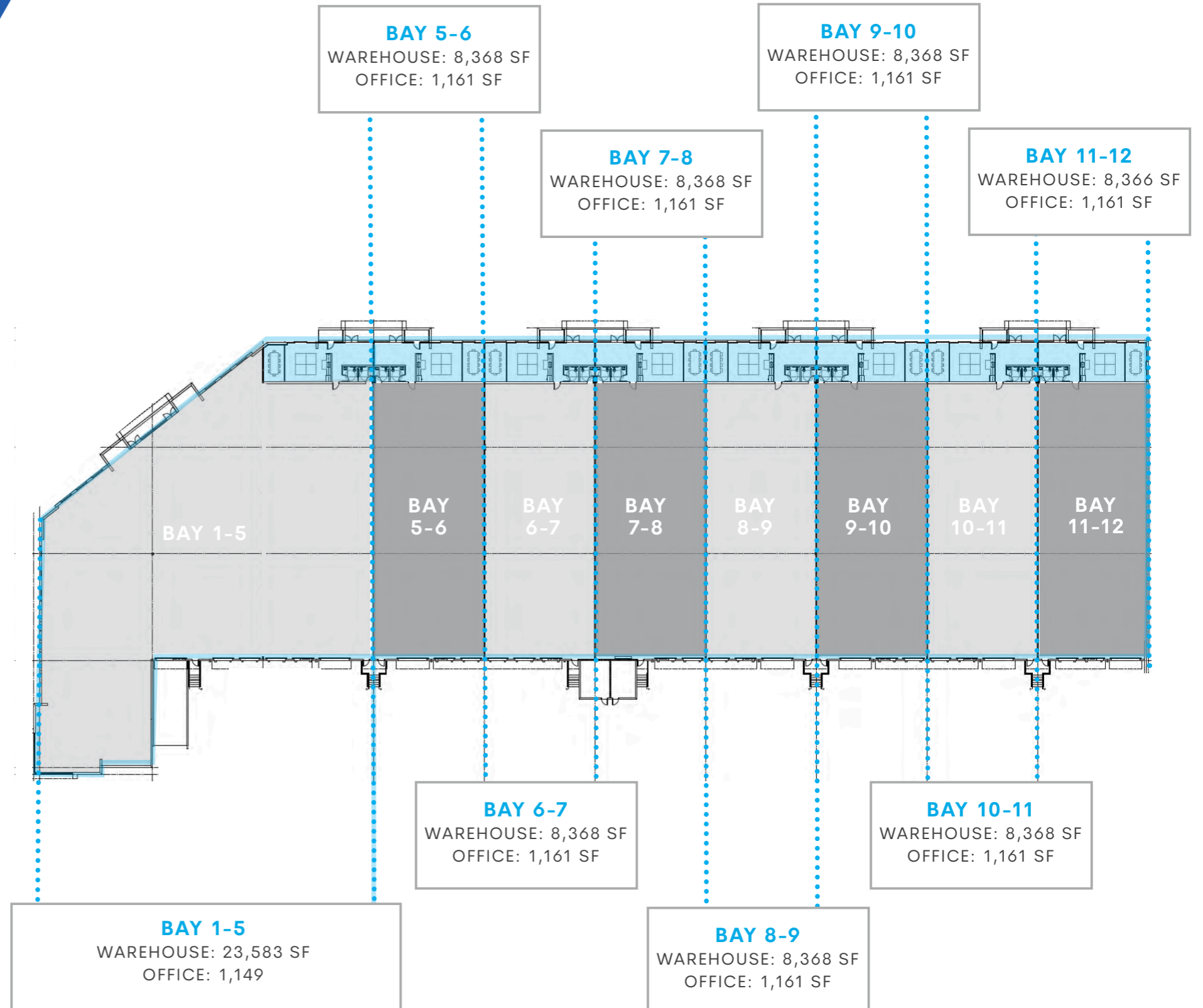
### BUILDING 1

BUILDING SIZE	±82,157 SF
MIN DIVISIBLE	±7,193 SF
TENANCY	Single or Multi-Tenant
PARKING	1 per 1,000 SF
LOADING	Rear-Loading
CLEAR HEIGHT	36'
COLUMN	54' Typical
DOCK DOORS	3 per Bay, Typical
RAMPS	1 Drive In



## FLOOR PLAN

### BAY PER BAY BREAKDOWN



### OFFICE AREA

NOTE: Warehouse SF shown includes meter room and pump room allocation; all square footage to be confirmed with final plans/BOMA.



# BUILDING 2

## HOMESTEAD COMMERCE PARK

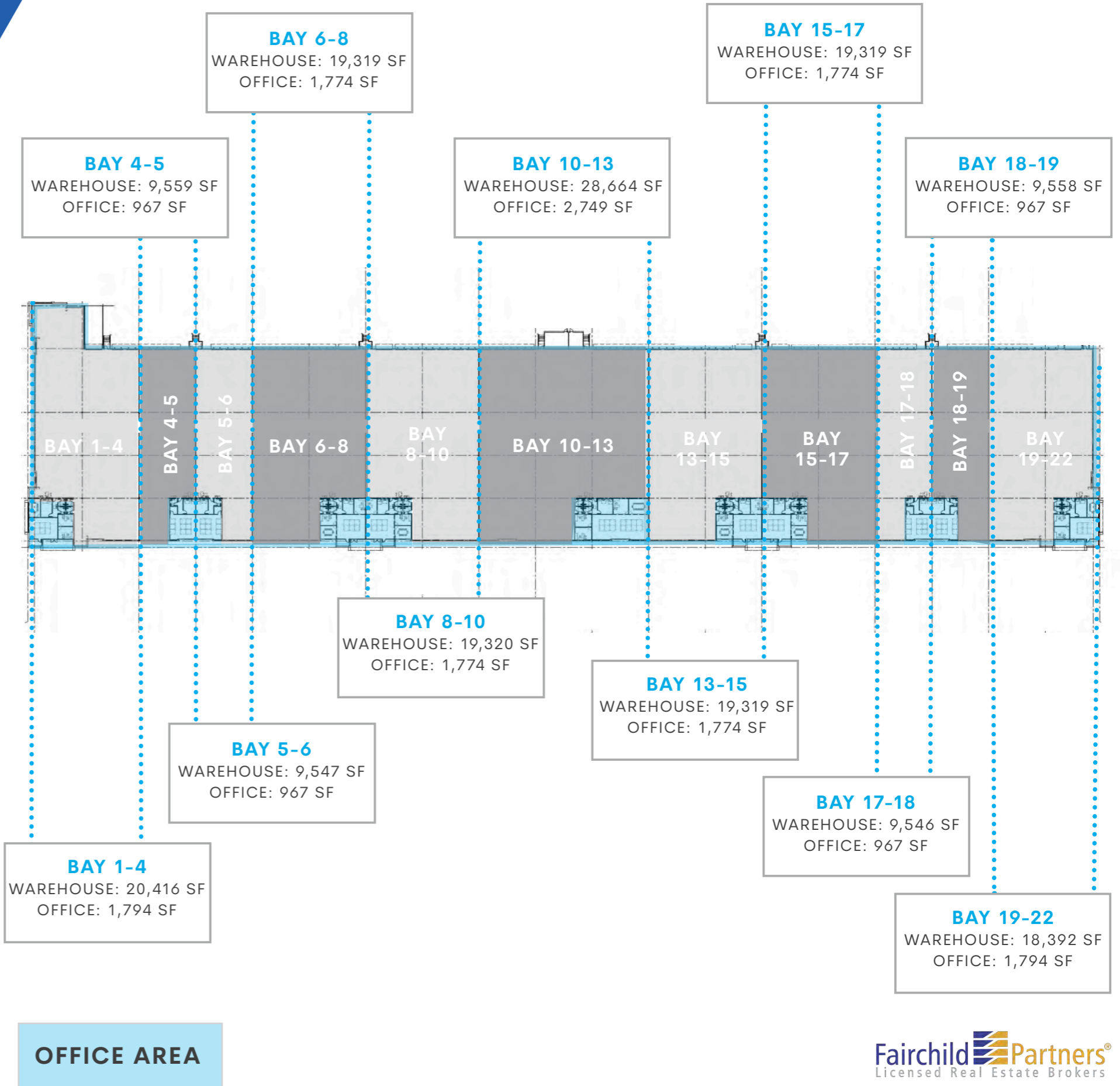
### BUILDING 2

BUILDING SIZE	±183,161 SF
MIN DIVISIBLE	±9,546 SF
TENANCY	Multi-Tenant; Various Configurations Available
PARKING	1 per 1,000 SF
LOADING	Rear-Loading
CLEAR HEIGHT	36'
COLUMN	54' Typical
DOCK DOORS	3 per Bay, Typical
RAMPS	2 Drive-Ins



## FLOOR PLAN

### BAY PER BAY BREAKDOWN



NOTE: Warehouse SF shown includes meter room and pump room allocation; all square footage to be confirmed with final plans/BOMA.



# BUILDING 3

## HOMESTEAD COMMERCE PARK

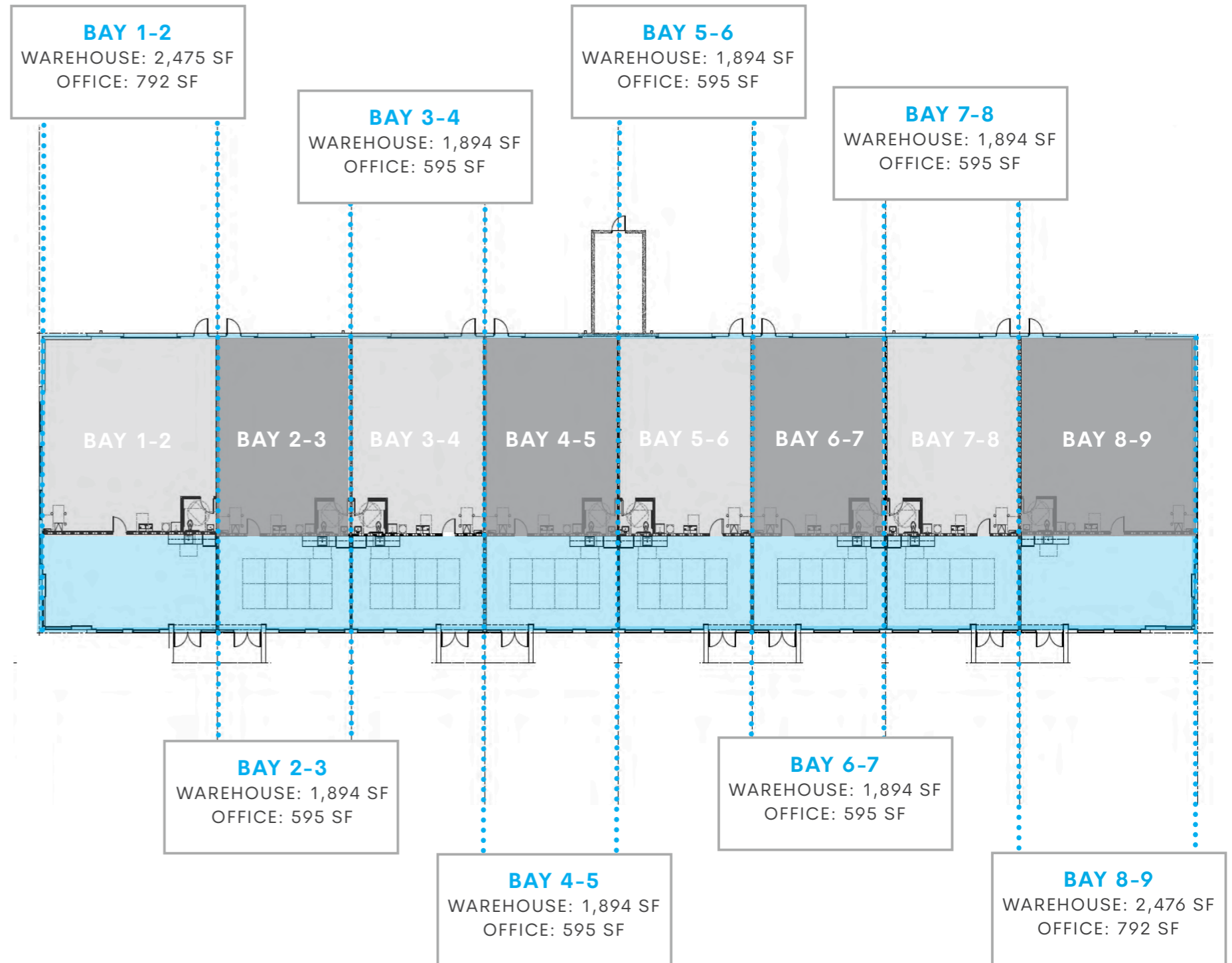
### BUILDING 3 (FLEX BUILDING)

BUILDING SIZE	±16,314 SF
MIN DIVISIBLE	±1,893 SF
TENANCY	Multi-Tenant; Various Configurations Available
PARKING	1 per 1,000 SF
LOADING	Rear-Loading
CLEAR HEIGHT	18'
COLUMN	54' Typical
DOCK DOORS	1 per Bay
RAMPS	TBD



## FLOOR PLAN

### BAY PER BAY BREAKDOWN



OFFICE AREA

NOTE: Warehouse SF shown includes meter room and pump room allocation; all square footage to be confirmed with final plans/BOMA.



# LOCATION

## HOMESTEAD COMMERCE PARK



Strategic location within the South Dade Submarket just a 1/2-mile from Homestead-Miami Speedway and 5-mi from Homestead Air Reserve Base

Located within an advantageous distribution point to service Homestead, Miami-Dade County and the Florida Keys convenient access to the FL Turnpike

Recent improvements to Florida's Turnpike and immediate area have reduced travel times to the Port(s) and Miami International Airport

Major tenants in the area include Amazon (±1M SF Fulfillment Center), FedEx (238k SF Center), PepsiCo/Frito Lay, Goodman Distribution, and Dunham-Bush USA

Dense demographics with access to a strong and diverse labor pool; Over 90k residents within a 3-mile radius

Over the last decade, Homestead has had significant housing and retail development along with strong YOY population growth



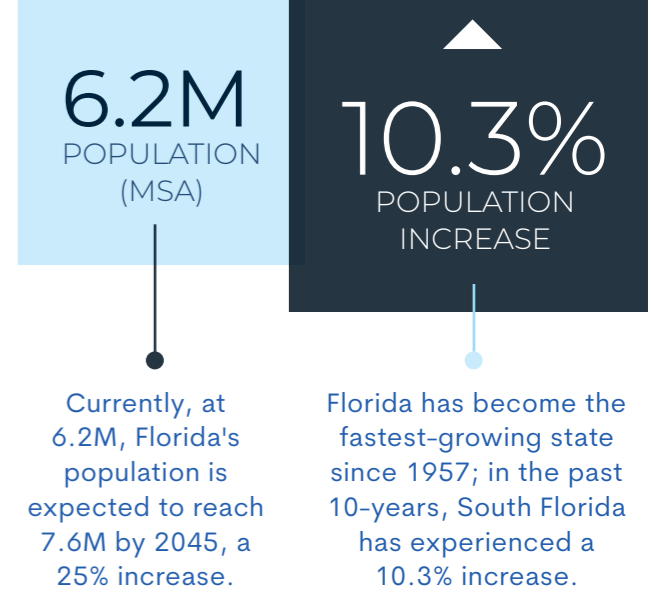
# Centrally located in **Homestead** within the **South Dade** submarket in **Miami-Dade County, FL**

## GREATER MIAMI

Covering 34 municipalities, the Greater Miami metro area is home to a population of ±6.2 million and provides access to a regional workforce of ±3.1 million. Miami is the most populous city, with slightly more than 400,000 residents, and is the cultural, economic, and financial center of South Florida. According to the U.S. Census Bureau, Greater Miami was the country's top city for inbound moves from 2019 to 2022.

Averaging 77 degrees year-round and boasting 248 sunny days per year, Miami is home to top-rated beaches, professional sports teams, the second busiest cruise ship port in the world (Port Canaveral is #1), and Miami International Airport (MIA), which serves as the leading economic engine for Miami-Dade County and the State of Florida, with an overall impact of nearly \$32 billion annually.

With the lowest cost of living compared to major cities such as New York, Chicago, San Francisco, and Boston, Miami's quality-of-life assets include distinct neighborhoods, cultural institutions, dining options crafted by celebrity chefs, and family-friendly attractions. The city has received numerous annual accolades and is frequently recognized as a "Top Place to Live" and a "Best City to Retire" by national ranking publications. Miami offers a strong employment market and was recognized by CIO Magazine as the fourth fastest-growing U.S. tech hub for IT in 2022. Additionally, WalletHub recently ranked Miami as the fourth fastest-growing large city in the USA.



## SOUTH FLORIDA'S ECONOMIC ENGINES

Aside from excellent population growth, South Florida also benefits from being a critical logistics hub, with some powerful economic engines fueling further industrial demand. In particular:



**MIAMI INT'L AIRPORT**  
±1-hour from Property

Post-COVID, MIA became the nation's busiest airport and the 11th busiest in the world. MIA ranks #1 in the nation regarding international freight and #3 in cargo traffic. An estimated ±83% of all imports and ±79% of all exports between the US and Latin America flow through MIA.



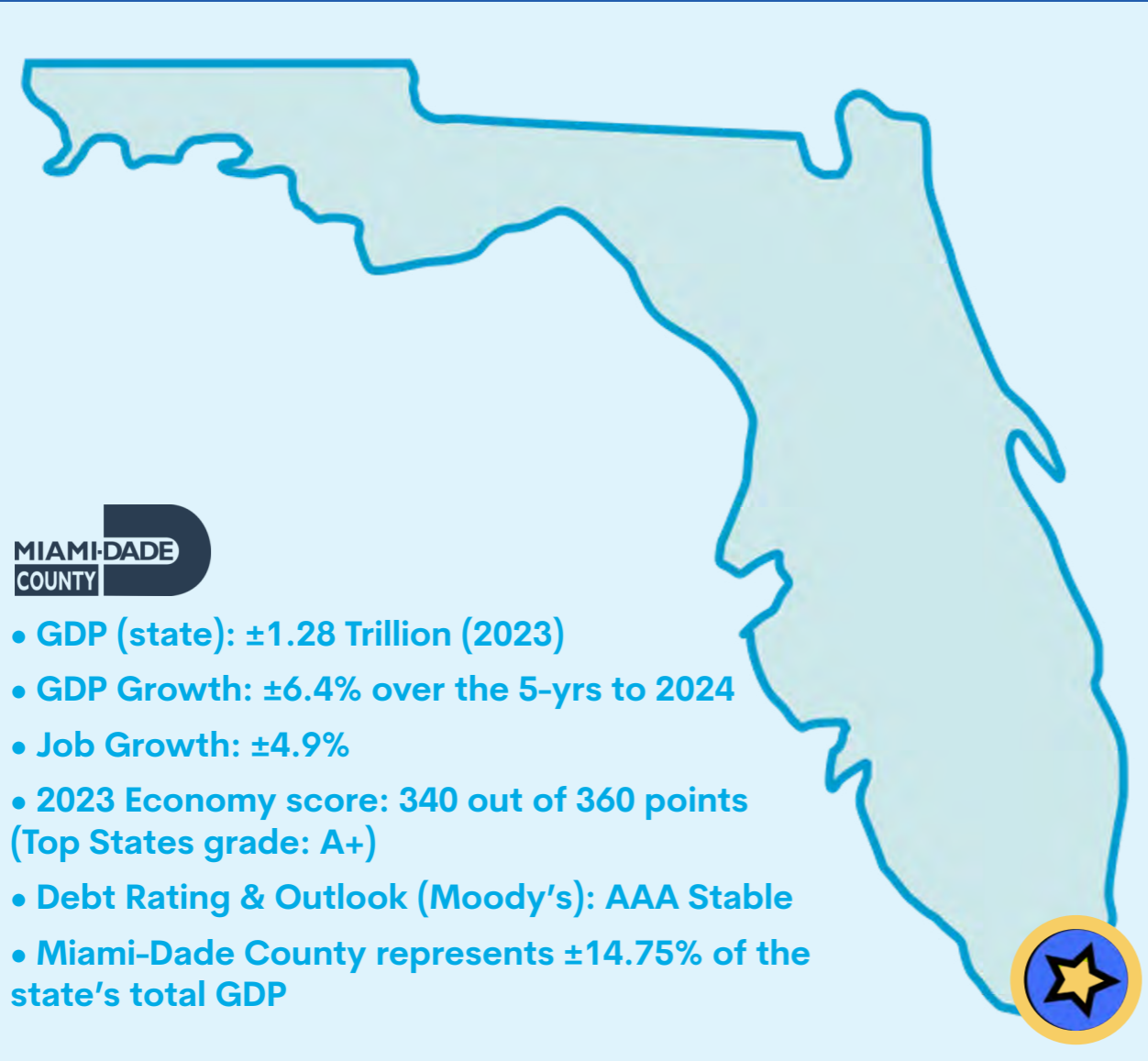
**PORT MIAMI**  
±40-mi from Property

It currently handles over 1.1M TEUs and has experienced a tremendous ±18% increase in volume in recent years. The Port contributes an estimated \$43B to the economy, which is continuously growing.



**PORT EVERGLADES**  
±65 mi from Property

Port Everglades is also one of the nation's leading ports, it handles ±1.1M TEUs and has continued to grow in efficiency and total volume. Interestingly, ±69% of the product that enters Port Everglades is destined for Miami.



## THRIVING BUSINESS MARKET

Florida consistently earns top rankings as one of the premier states for business, thanks to its pro-business tax policies, competitive cost structures, and efficient regulatory framework. Florida provides a cost-effective alternative to high-tech states, offering more affordable land, labor, and capital. Florida continues to lead the nation in new business formations, with more than 3 million formed since 2019 and over 266,000 formed already in 2024 (as of June). Overall growth is among the strongest in the nation, with the job market to match as workers flood into the state. Price appreciation is one of the fastest in the nation at around 15%, while construction activity is strong, and foreclosures are still minimal.



# THE CITY OF HOMESTEAD, FLORIDA

Located just before Everglades and Biscayne National Parks, Homestead is celebrated for its expanses of agriculturally rich farmland. As the region's second oldest city, it has the perfect blend of historic sites, natural beauty, locally grown food products, and entertainment to service its diverse and resilient community. With nearly 82k people, Homestead is the 41st most populated city in the state and it has been growing at a rapid pace since 2016.

Homestead's economic landscape is seeing great success, with ±2,651 registered businesses and a robust labor force of more than 32,000 individuals. White-collar professions make up ±65% of the workforce, while ±34% are engaged in blue-collar positions. The leading industries include Retail, Education, Health Care and Social Services, Accommodation and Food Services. Additionally, the Homestead Miami Speedway, located less than 1-mi from the Property, adds to the city's allure, hosting three NASCAR championships and drawing thousands of visitors annually.



## ROBUST MANUFACTURING SECTOR

While Florida has long been known for its diverse industries, manufacturing has quietly emerged as a major economic force, surpassing traditional sectors like tourism and agriculture in economic impact. From 2014 to 2022, Florida's manufacturing output soared from \$43.5 billion to \$73 billion, reflecting a remarkable ±68% growth rate over nine years, outpacing many leading manufacturing states. Employment in the sector reached 422,800 by September 2023, placing Florida among the nation's top 10 states for manufacturing employment, with a notable ±23% increase since 2014. This growth offers substantial opportunities for investors and entrepreneurs to tap into Florida's booming and robust manufacturing sector.



## AEROSPACE & AVIATION INDUSTRY

South Miami-Dade is a vibrant hub for aerospace and aviation excellence, hosting a variety of companies from aircraft manufacturing to maintenance and repair. Numerous global leaders, such as Pratt & Whitney, Collins Aerospace, and SpaceX, have established operations in South Florida, attracted by its rich talent pool and collaborative ecosystem. The Homestead Air Reserve Base (HARB), located just 5-mi from the Homestead Commerce Park, has fueled economic growth in South Miami-Dade County for decades. As a cornerstone of the local community, HARB continues to be a significant contributor to South Florida's economic development, injecting over \$364 million into the local economy in 2023. It is estimated that more than 1,400 indirect jobs were created, valued at approximately \$103 million.



## THRIVING LOGISTICS INDUSTRY

Florida has become a premier logistics hub in the United States, drawing businesses from various industries thanks to its strategic location, robust infrastructure, and efficient transportation network. The state's logistics sector has seen substantial growth in recent years, with shipping and fulfillment being key contributors to its economic success. However, the South-Dade submarket, in particular, is emerging as a premier destination for trade, logistics, and distribution firms seeking regional or global footholds.

South Florida's international trade and logistics ecosystem attracts diverse companies from across the globe—but the biggest, most forward-thinking companies are centering their logistical and distribution operations in South Miami-Dade. Amazon, recently invested nearly \$100M in constructing one of the largest distribution centers containing 1M SF in South Florida near the Homestead Air Reserve Base just 5-mile from Homestead Commerce





As of January 2024, Miami  
Dade year-over-year job  
growth is +4.4%.

Florida, Homestead, FL, Jobs Report

The Homestead area has a YOY  
population growth increase of  
 $\pm 2.4\%$ , compared to Hialeah's  
 $\pm 0.4\%$  and Doral's  $\pm 1.7\%$ .

STDB: Population Trends

Despite the size, as well as  
the significant population growth  
in the Homestead Area, it only  
holds the equivalent to  $\pm 38.6\%$  of  
Doral's,  $\pm 16.9\%$  of Hialeah's,  
and  $\pm 16.2\%$  of Medley's  
Industrial square foot  
inventory.

CoStar: Analytics



From Dec 2022 to Dec 2023,  
Homestead's unemployment rate  
dropped from  $\pm 3.9\%$  to  $\pm 3.7\%$ ,  
suggesting a sustained pace of  
economic growth.

Florida,  
Homestead,  
Jobs Report

From 1Q24 to  
2Q24, Hialeah's  
inventory grew by  $\pm 3M$   
SF, Doral's by  $\pm 900k$  SF, and  
Medley's by  $\pm 600k$  SF, while  
Homestead's didn't grow at all. This lack  
of delivery led to the vacancy to drop  
further, from  $\pm 0.6\%$  to  $\pm 0.4\%$ .

CoStar: Analytics

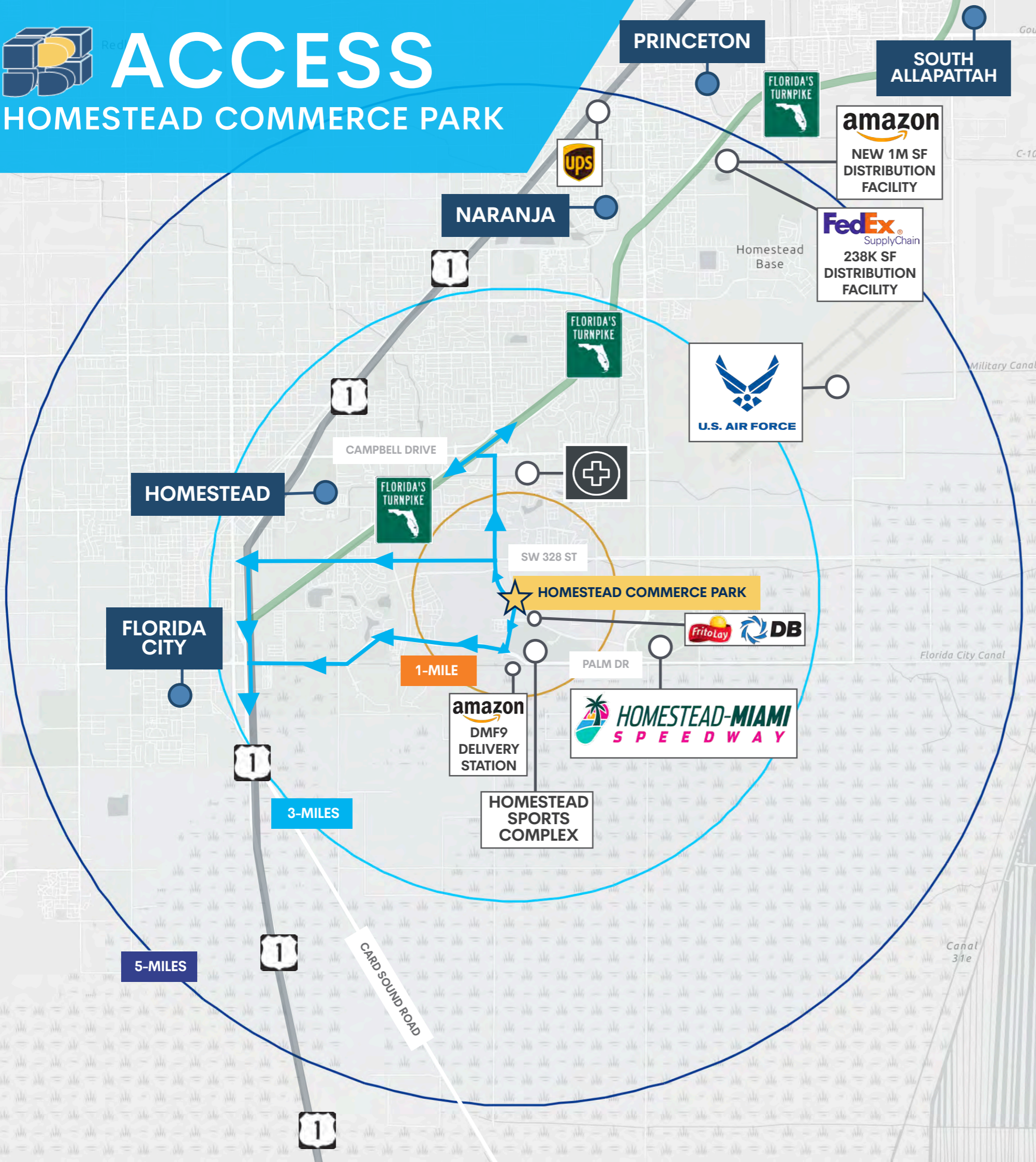
With increased  
demand in South-Dade,  
**Homestead Commerce Park**  
stands to deliver 3 top-of-the line,  
Class-A, industrial facilities in 2025.





# ACCESS

## HOMESTEAD COMMERCE PARK



# TRANSIT

<p><b>FLORIDA'S TURNPIKE</b> ±5-MINUTES</p>	<p><b>1</b> ±8-MINUTES</p>	<p><b>TMB</b> MIAMI EXECUTIVE AIRPORT ±20-MI</p>
<p><b>826</b> ±20-MI</p>	<p><b>41</b> ±35-MI</p>	<p><b>MIA</b> MIAMI INTERNATIONAL AIRPORT ±30-MI</p>
<p><b>PORT MIAMI</b> ±35-MI</p>	<p><b>FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT</b> ±60-MI</p>	<p><b>PORT EVERGLADES</b> ±62-MI</p>

Homestead Commerce Park offers outstanding transportation infrastructure with desirable reverse commuting patterns

Homestead Commerce Park is strategically located proximate Florida's Turnpike and US-1 and is ideal for access and distribution citywide to the greater Miami-Dade County and neighboring Monroe County/the Florida Keys. Homestead Commerce Park is located within 1-hour of Miami's 3M population.



# DEMOS

## HOMESTEAD COMMERCE PARK

### 1, 3, and 5-Miles Radius

#### 1-MILE

##### KEY FACTS



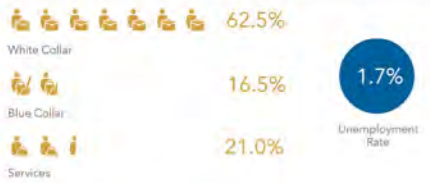
##### EDUCATION



##### BUSINESS



##### EMPLOYMENT



##### INCOME



##### HOUSING STATS

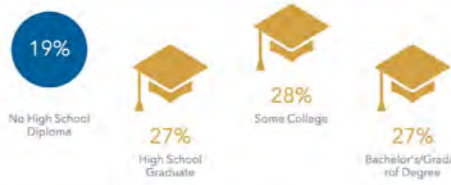


#### 3-MILES

##### KEY FACTS



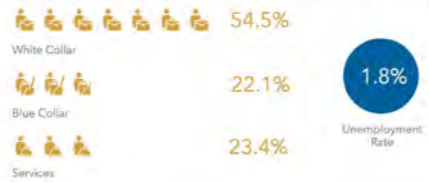
##### EDUCATION



##### BUSINESS



##### EMPLOYMENT



##### INCOME



##### HOUSING STATS



#### 5-MILES

##### KEY FACTS



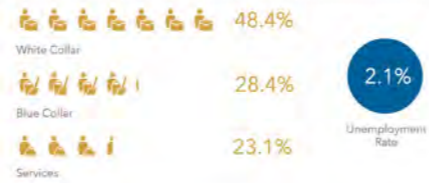
##### EDUCATION



##### BUSINESS



##### EMPLOYMENT



##### INCOME



##### HOUSING STATS



## DRIVE TIME MAP

### 10, 20, 30-Minutes







**Fairchild Partners**<sup>®</sup>  
Licensed Real Estate Brokers



## LEASING CONTACTS



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## THE DEVELOPER



**Berkowitz Development Group, Inc.**, a Florida corporation ("BDG") is a full-service retail development company headquartered in Coconut Grove, Miami, Florida.

**BDG is widely recognized as one of the pre-eminent retail developers in Miami-Dade County** having developed a number of high profile, strategically located and innovative retail projects. BDG specializes in gateway niche projects, involving complex development issues. BDG's expertise includes areas relating to all aspects of development, including leasing, management, construction management, dispute resolution, customer and tenant relations, budgeting, projections and governmental relations. **BDG has developed and is currently managing more than 1,250,000 square feet of retail shopping centers and office buildings, generating estimated gross sales in excess of \$500,000,000.**