GATEWAY
SOUTH DADE

3175-3275 PARK OF COMMERCE BOULEVARD
HOMESTEAD, FL 33035

17,000 SF to 30,000 SF Available

FIRST 400K SF CLASS A DEVELOPMENT
DESIGNED FOR MULTI TENANT USE IN HOMESTEAD

Owned by
EASTGROUP PROPERTIES

www.gatewaysouthdade.com

JLL

GATEWAY SOUTH DADE

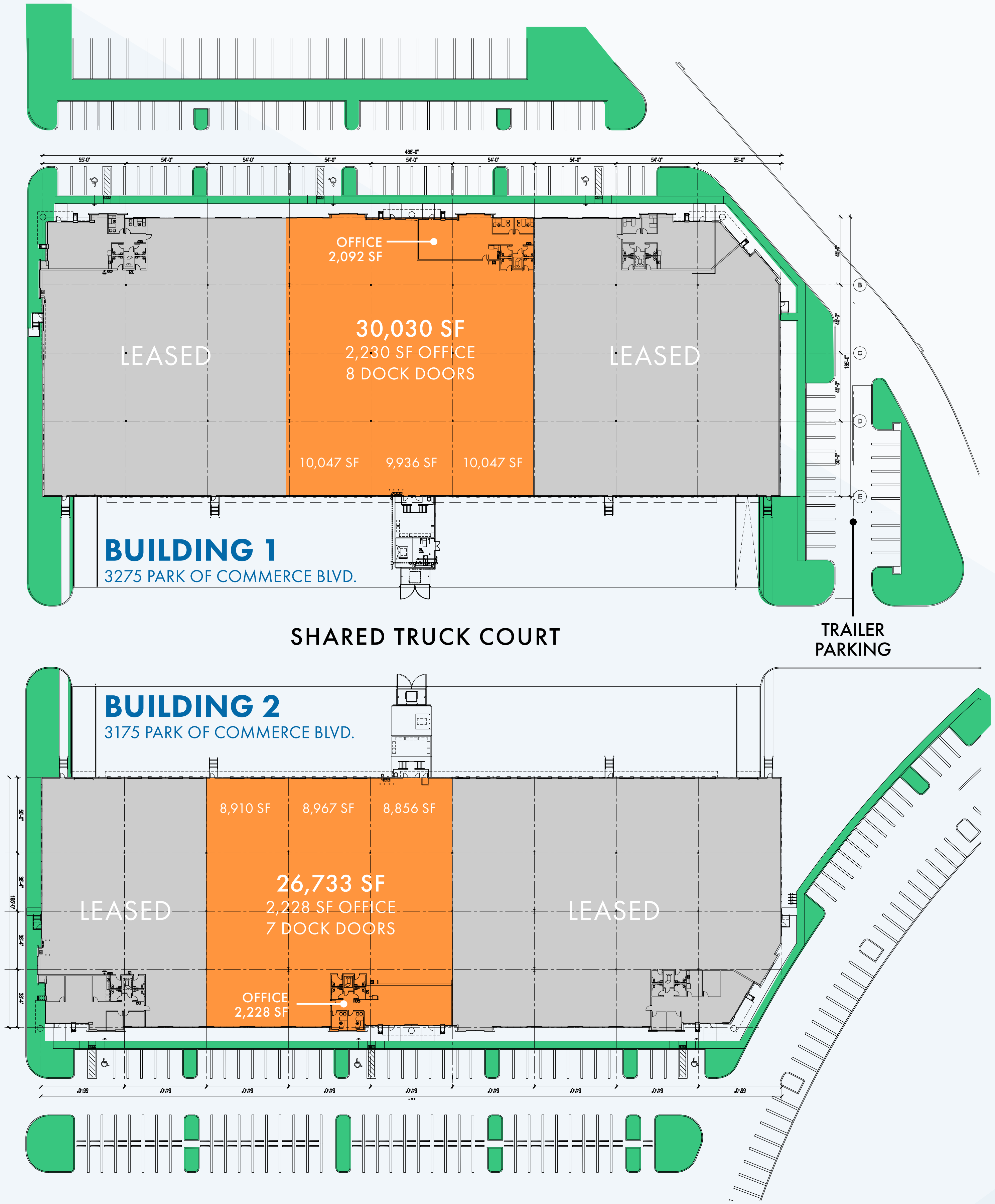
3175-3275 PARK OF COMMERCE BLVD. HOMESTEAD, FL 33035

Positioned for easy access to Miami Dade County, Homestead and the Upper Keys with the project located a mile from major interstate networks. This location provides excellent transportation dynamics and inflow/outflow road circulation.

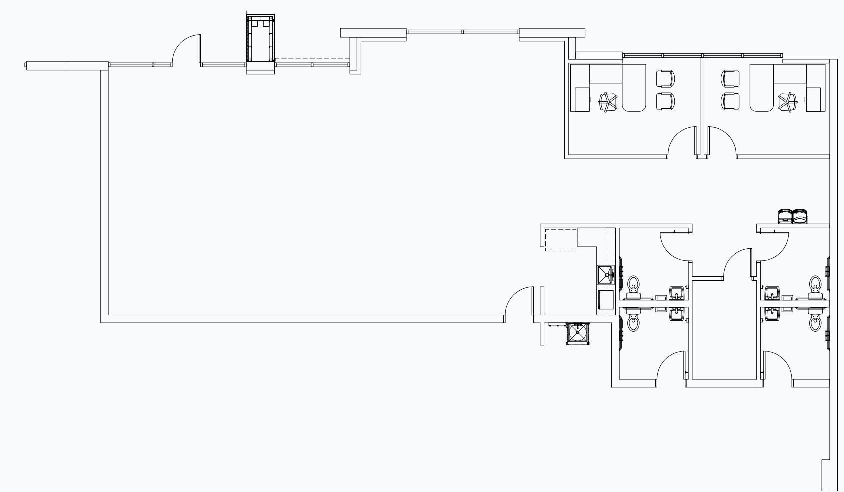
Reverse commuting patterns avoid heavy traffic congestion in northern Miami Dade County. Florida Keys and South Florida's population can be reached within a 90-minute drive time.

Gateway South Dade is located and designed to be ideally suited for local and regional manufacturing and distribution companies.

400K TOTAL SF	4 BUILDINGS
▼	▼
80K MIN BLDG SF	132K MAX BLDG SF

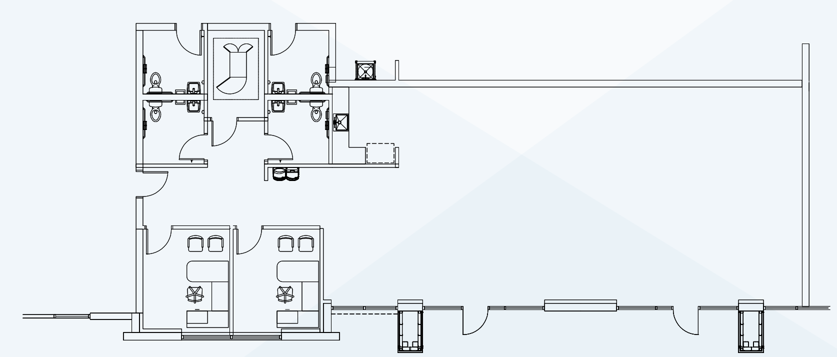


BUILDING 1
CENTER OFFICE: 2,092 SF



Building 1 RBA	89,427 SF
Available	30,030 SF
Minimum divisible	19,000 SF
Dimensions	185′ W x 488′L
Clear height	32′
Dock doors	24
Slab	6″ concrete
Ramps	2 drive ins
Car parking stalls	98 (1.10/1,000 SF)
Truck court	185′ (shared)
Fire Suppression	ESFR
Power	200/480v, 3 phase
Trailer Parking	51 spaces (shared)

BUILDING 2
CENTER OFFICE: 2,228 SF



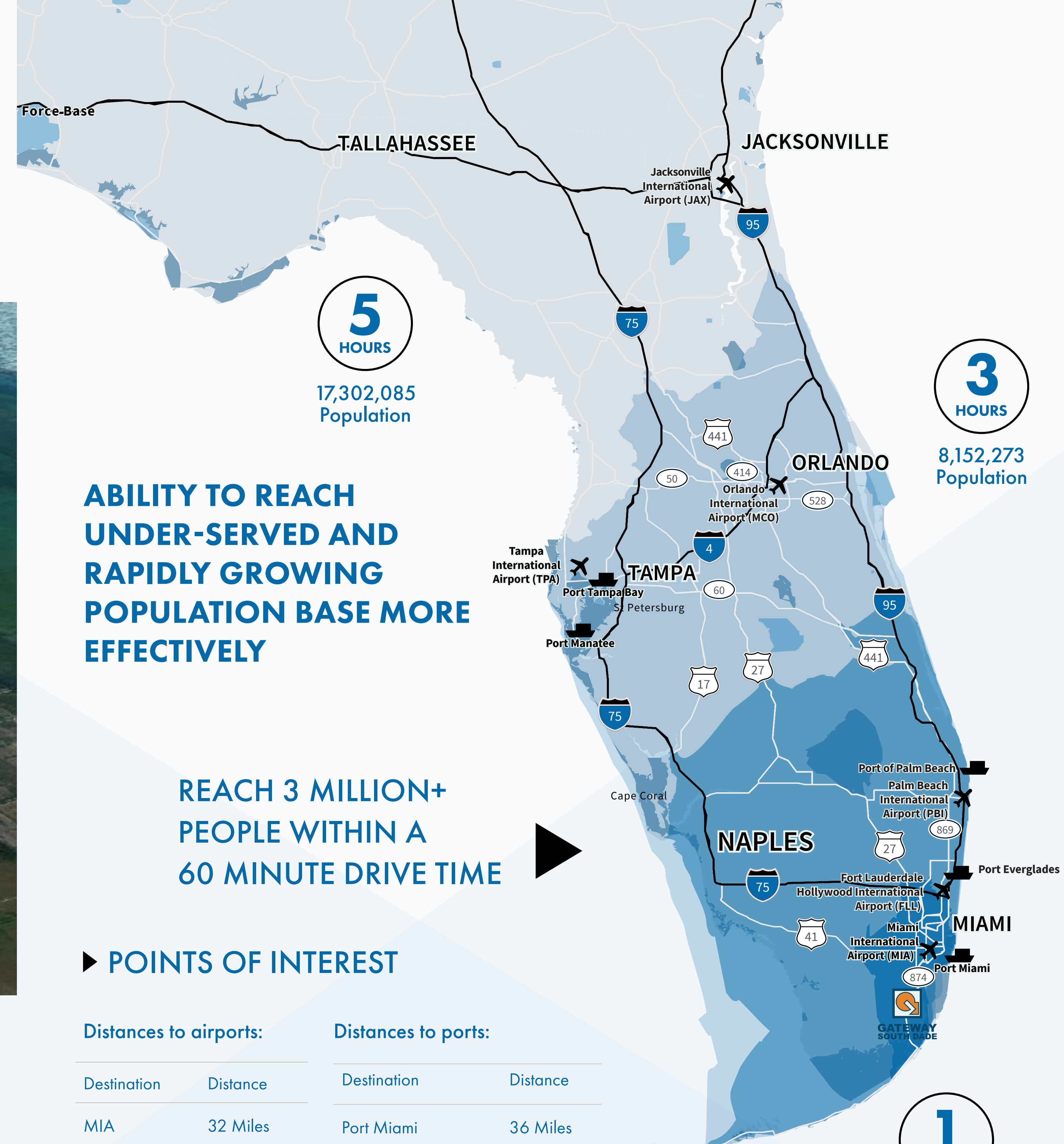
Building 2 RBA	79,626 SF
Available	26,733 SF
Minimum divisible	17,000 SF
Dimensions	165′W x 488′ L
Clear height	32′
Dock doors	24
Slab	6″ concrete
Ramps	2 drive-ins
Car parking stalls	121 (1.52/1,000 SF)
Truck court	185′ shared
Fire Suppression	ESFR
Power	200/480v, 3 phase
Trailer Parking	51 spaces (shared)

EXCELLENT TRANSPORTATION DYNAMICS

South Dade's population growth rate will be **2x** over county-wide and the number of people added will account for **20%** of population growth county-wide.

	Homestead	Miami-Dade County
Population	37,102	2,739,385
Avg Household income	$47,589	$93,839
Households	10,816	984,316
Median Age	31	39.5

	Homestead	Miami-Dade County
Labor Force (16+)	16,139	1,357,454
White collar	41.70%	59.00%
Blue collar	36.60%	21.80%
Services	21.70%	19.20%
Total Businesses:	1,629	187,388
Employee/Residential Population Ratio (per 100 Residents)	37	47



5 HOURS
17,302,085 Population

3 HOURS
8,152,273 Population

1 HOURS
3,089,782 Population

ABILITY TO REACH UNDER-SERVED AND RAPIDLY GROWING POPULATION BASE MORE EFFECTIVELY

REACH 3 MILLION+ PEOPLE WITHIN A 60 MINUTE DRIVE TIME

▸ POINTS OF INTEREST

Distances to airports:

Destination	Distance
MIA	32 Miles
FLL	61 Miles
PBI	101 Miles
MCO	301 Miles
TPA	258 Miles

Distances to ports:

Destination	Distance
Port Miami	36 Miles
Port Everglades	62 Miles
Port of Palm Beach	110 Miles
Port Manatee	259 Miles
Port of Tampa	297 Miles

GATEWAYSOUTHDADE.COM

3175-3275 PARK OF COMMERCE BOULEVARD | HOMESTEAD, FL 33035

FOR LEASING INFORMATION, PLEASE CONTACT:

Brian Smith
305.960.8403
smith.brian@jll.com

Audley Bosch
305.960.8404
audley.bosch@jll.com

Matt Maciag
305.960.8409
matt.maciag@jll.com

Ana Rivera
305.778.7652
ana.rivera@jll.com

JLL

About Eastgroup
National developer with a proven track record

EastGroup Properties, Inc. is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply constrained submarkets. EastGroup's portfolio, including development projects in lease-up and under construction, currently includes 60 million square feet. The Company, which was organized in 1969, is a Maryland corporation and adopted its present name when the current management assumed control in 1983. Four public REITs have been merged into or acquired by EastGroup—Eastover Corporation in 1994, LNH REIT, Inc. and Copley Properties, Inc. in 1996 and Meridian Point Realty Trust VIII in 1998. EastGroup's common shares are traded on the New York Stock Exchange under the symbol "EGP". The Company's shares are included in the S&P SmallCap 600 Index. www.eastgroup.net