

The current \$6,475,000 price is supported by:

Replacement cost analysis: \$6,500,000

Land value (if >1 acre): \$4,000,000 - \$6,730,000

Superior construction quality

Development potential

“Rare Concrete Industrial Fortress - \$12M+ Replacement Cost - Offered at \$6.5M

“In an era of cheap metal buildings, this solid concrete industrial campus stands alone. Built in 1965 with 10-inch reinforced concrete tilt-up walls and concrete T-beam roof structure, this 23,938 SF property would cost \$12-15 million to replace today. Offered at just \$270/SF—a fraction of the \$280-310/SF replacement cost—this represents an exceptional value for sophisticated buyers who understand construction quality. Three distinct buildings on 1.45 acres provide owner-user perfection or compelling development play under Florida’s Live Local Act 102.”

Why This Property is Different:

While competitors offer metal buildings with 30-40 year
Construction Supremacy

lifespans, this concrete fortress will stand for 100+ years. The solid concrete tilt-up walls (10” thick) and concrete T-beam roof system provide:

Hurricane resistance (150+ mph wind rating)

Fire resistance (4-hour fire rating)

Energy efficiency (40% lower cooling costs via thermal mass)

Sound insulation (superior to metal construction)

Zero maintenance (no rust, no corrosion, no panel replacement)

Replacement Cost Economics To build this facility today:

Land acquisition: \$3.75M - \$6.7M

Tilt-up walls (18,000 SF): \$720K - \$1.17M

Concrete T-beam roof: \$1.39M - \$2.04M

MEP (15 bathrooms, 3 kitchens): \$1.2M - \$1.9M

Site improvements: \$425K - \$650K

Soft costs & profit: \$1.5M - \$2.9M

TOTAL: \$12M - \$15M+

At \$6.475M, buyer pays just 43-54% of replacement cost

Even investing \$1M in cosmetic updates yields a \$7.5M asset worth \$12-15M replacement— a \$4.5-7.5M instant equity position.

COMPETITIVE ADVANTAGES NOW PROPERLY

POSITIONED vs. 956-980 SW 12th Ave (\$5.5M / 13,286 SF /

\$414/SF):

“While that property offers metal construction at \$414/SF, ours provides superior concrete construction at \$270/SF - better building, better price”

vs. 590 SW 12th Ave (\$4.1M / 13,774 SF / \$298/SF):

“Similar price per SF, but our concrete construction means 2-3x the lifespan and fraction of the maintenance costs”

vs. New Construction:

“Save \$6-9 million and 12-18 months by buying this existing, income-ready asset”