



FOR SALE

# NESTLE DREYER'S FREEZER BUILDING

3255 MERIDIAN PARKWAY • WESTON, FL 33331

**CBRE**

# PROPERTY OVERVIEW

## RARE IN-FILL INDUSTRIAL FREEZER WAREHOUSE OPPORTUNITY

CBRE, as exclusive representative, is pleased to present the opportunity to acquire the Nestle Dreyer's Ice Cream freezer warehouse. This property is approximately ±37,873 sf of freezer warehouse located on ±2.94 acres strategically located adjacent to Interstate 75 in Weston, Florida. This institutional-quality property features market-leading design specifications, including 6 Dock Doors / 1 Drive-In Ramp, ±23'11" - 26'8" clear heights, 15% office finish, and an ample parking ratio of 1.0 spaces per 1,000 SF. The property features 14 cooling unit plugins, a fully fenced and secure truck loading area and trailer storage. The property is situated in an ideal location in Weston, right off Weston Road with great access to I-75. Nearby tenants include TEVA Pharmaceutical Industries, Office Depot, Cardinal Health, Royal Caribbean and KeHE.

**Asking Price:** \$8,500,000 (\$225 PSF)



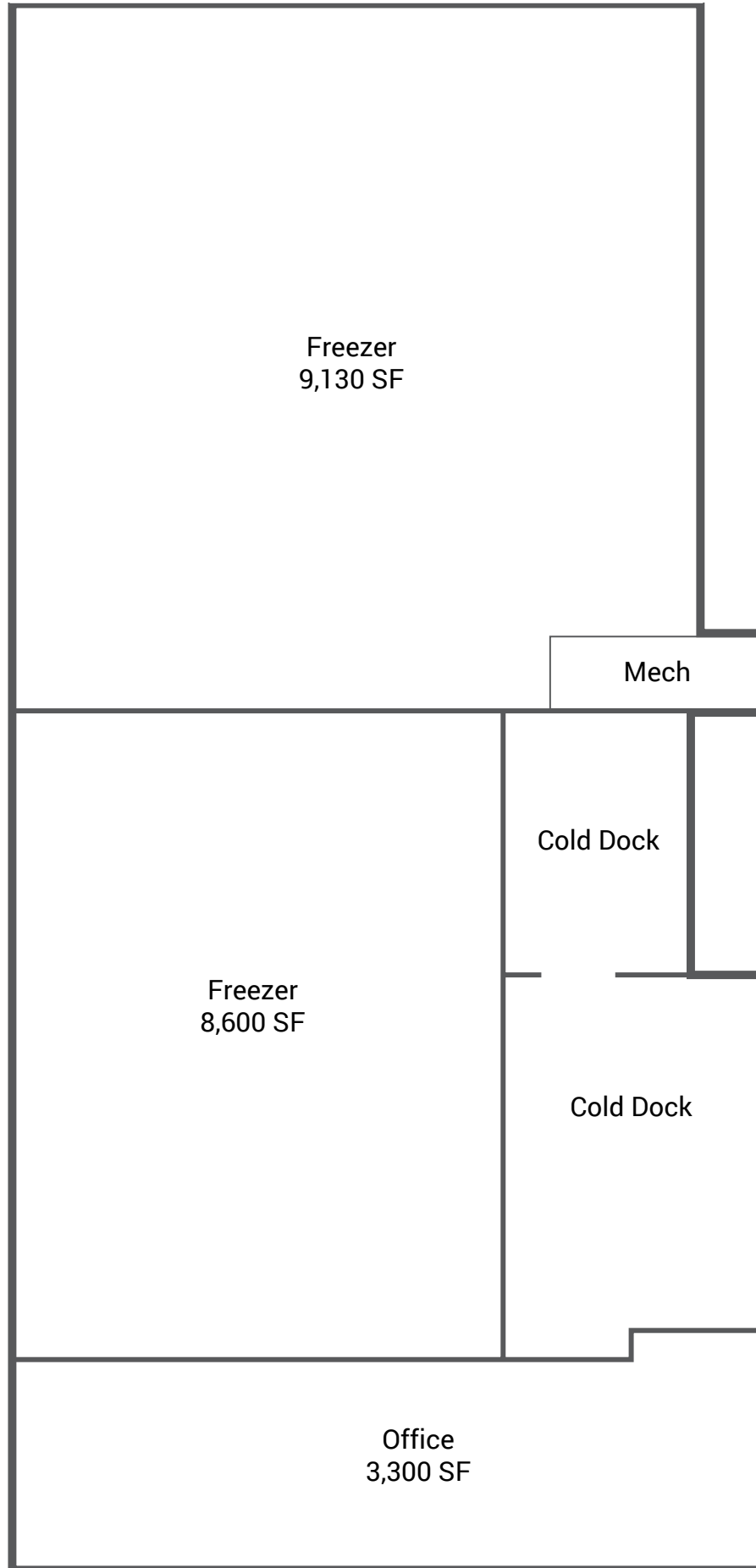
<b>PROPERTY ADDRESS</b>	3255 Meridian Parkway – Nestle Dreyer's Ice Cream, Weston, FL 33331
<b>PARCEL NUMBER</b>	5040 20 02 0140
<b>TOTAL BUILDING SIZE</b>	±37,873 sf (Per County Records)
<b>FREEZER STORAGE</b>	±18,730 sf (2 sections)
<b>DRY/COOL DOCK/ MECH</b>	±14,643 sf
<b>OFFICE</b>	±4,500 sf
<b>PALLET COUNT</b>	±1,500
<b>LOT SIZE</b>	± 2.94 Acres (Per County Records)
<b>YEAR BUILT</b>	1995
<b>CLEAR HEIGHT</b>	± 23'11"-26'8"
<b>ZONING</b>	I-1
<b>LOADING</b>	Six (6) dock-high doors and one (1) drive in door
<b>PARKING RATIO</b>	1.00 / 1,000 sf
<b>UTILITIES</b>	Florida Power and Light, full back up generator (Hospital across the street.)
<b>TAXES</b>	\$93,420.64 (2017)
<b>POWER</b>	1600 Amps, 480V, 3 Phase
<b>SPRINKLERS</b>	Half dry pipe, half wet (never gone wet)

# ADDITIONAL PHOTOS



# DRIVE TIME MAP

# FLOOR PLAN



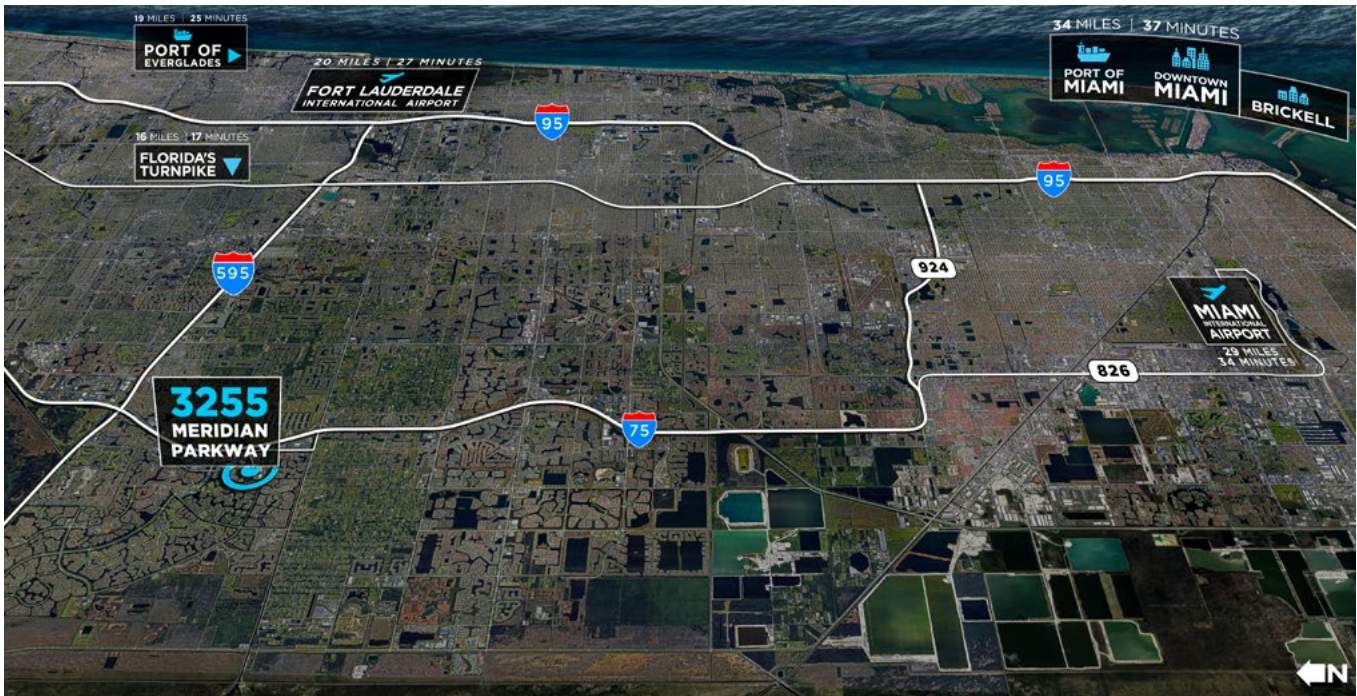
# SITE PLAN



3255  
MERIDIAN  
PARKWAY

MERIDIAN PKWY

# LOCATION ACCESS



## BROWARD COUNTY, FLORIDA

The region's strong ties to Latin America, supported by access to three major airports and a thriving port, is the reason why many of these companies call Broward County home:

- SEACOR Holdings Inc.
- SeaLand
- Total Quality Logistics
- Amerijet International Inc.
- DHL Solutions Americas
- Embraer U.S. Holdings



**PORT EVERGLADES**  
#1 PRODUCING  
PORT IN FLORIDA



**NEW JOBS**  
PORT EVERGLADES  
IS PROJECTED TO SUPPORT  
OVER THE NEXT 15 YEARS



**\$13.2 BILLION**  
ECONOMIC IMPACT OF  
FORT LAUDERDALE  
INTERNATIONAL AIRPORT



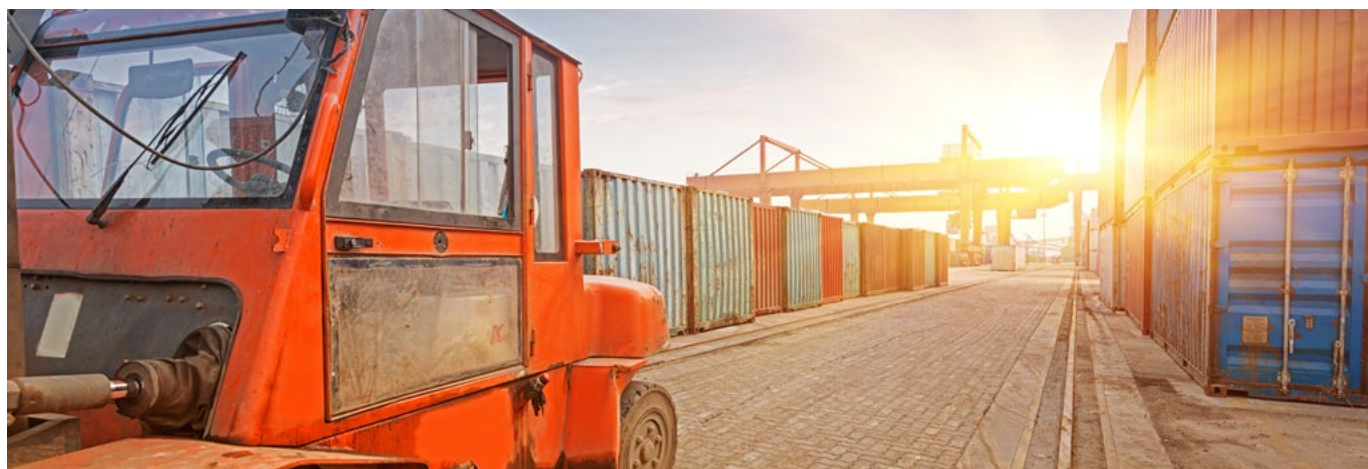
**25K EMPLOYED**  
BY LOGISTICS INDUSTRY IN  
BROWARD COUNTY



**\$66,206** FOR  
AVERAGE EARNINGS SECTOR

Source: Greater Fort Lauderdale Alliance

# INDUSTRIAL MARKET



## BROWARD COUNTY

At the close of Q1 2019, Broward County sales activity finished with 15 transactions totaling 2.1 million sq. ft. which traded for \$281 million or \$135 per sq. ft. According to Real Capital Analytics, buyer composition was institutional (54.4%) and private (45.6%). A notable transaction that occurred in Q1 2019 was the sale of the Meridian Business Campus, located in Weston. Cabot Properties, Inc. acquired the 439,335 sq. ft. property from Clarion Partners for \$63 million or \$144 per sq. ft. The properties were 100% leased at the time of sale. Tenants include KeHe Distributors, Inc. and USL Cargo Services.

The Broward County industrial market remains healthy as new construction is delivered and investor activity increases. With occupancy at high levels coupled with stable asking lease rates and continued tenant demand for modern warehouse space, the industrial market should post further gains for the remainder of 2019.

Submarket	Total Inventory (SF)	Total Vacancy (%)	Total Availability (%)	Q4 2018 Net Absorption (SF)	2018 Net Absorption (SF)	Under Construction (SF)	Avg. Asking Lease Rate (\$/SF/IG)
Central Broward	15,713,511	2.2	3.6	(43,624)	(43,624)	54,791	9.13
Coral Springs	5,579,013	12.8	13.8	(476,824)	(476,824)	0	6.99
Northeast Broward	10,925,477	6.0	6.4	13,761	13,761	0	8.77
Pompano	22,221,831	1.6	3.8	5,618	5,618	612,132	8.09
Southeast Broward	18,210,585	3.3	5.1	6,113	6,113	434,321	9.11
Southwest Broward	17,231,288	5.7	7.3	304,487	304,487	840,053	8.00
West Sunrise	5,709,356	5.7	8.0	23,940	23,940	45,600	8.34
<b>Total</b>	<b>95,591,061</b>	<b>4.2</b>	<b>5.8</b>	<b>(166,529)</b>	<b>(166,529)</b>	<b>1,986,897</b>	<b>8.22</b>

### Industry Product Totals:

Warehouse/Dist	76,860,166	4.4	6.4	(185,938)	(185,938)	1,683,101	8.08
R&D/Flex	12,135,163	1.2	2.8	6,861	6,861	54,791	12.42
Manufacturing	6,595,732	6.4	8.3	12,538	12m538	249,005	7.09



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