



NEW CONSTRUCTION, CLASS-A INDUSTRIAL PARK

Three Building Industrial Park
Totaling ±113,900 SF

New Construction:
State-of-the-Art Industrial/Flex Facility
on ±6.84 AC

Various Floor Plans
Available from
±3,600 SF Bays to
±67,800 SF Full Building

Spec Offices
with Class A Finishes

Clear Height
18' to 24' Clear

Strategic Location Adjacent
to Miami Executive Airport
Proximate to FL Turnpike



CONVENIENT
LOCATION



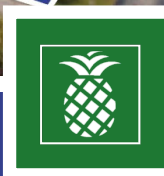
Strategic location within the South Dade/Tamiami Submarket, directly adjacent to Miami Executive Airport (KTMB) in a growing area within Miami, FL



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



Recent infrastructure improvements to FL's Turnpike and surrounding corridors have enhanced connectivity and reduced travel times to PortMiami and Miami Int'l Airport



Major tenants in the area include Baptist Health, Lexus, Dell Technologies, Fortiline Waterworks, APO Auto Parts Outlet, Swisher, Lumium, Santen, GDi, and Worldpac



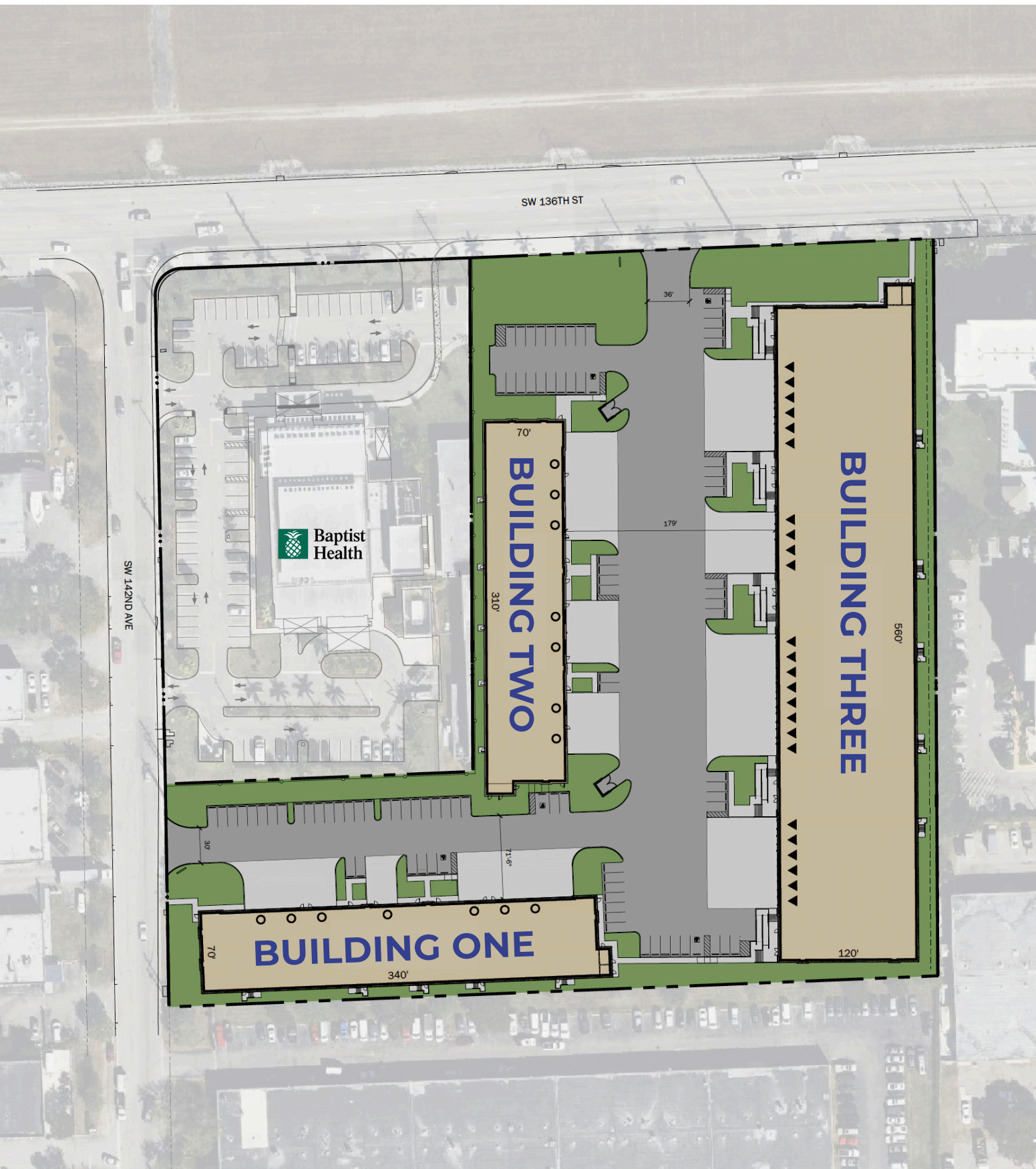
Dense demographics with access to a strong and diverse labor pool; Over 127k residents within a 3-mile radius



Over the last decade, The Tamiami corridor has seen significant commercial and residential development along with strong YOY population growth

Site Plan

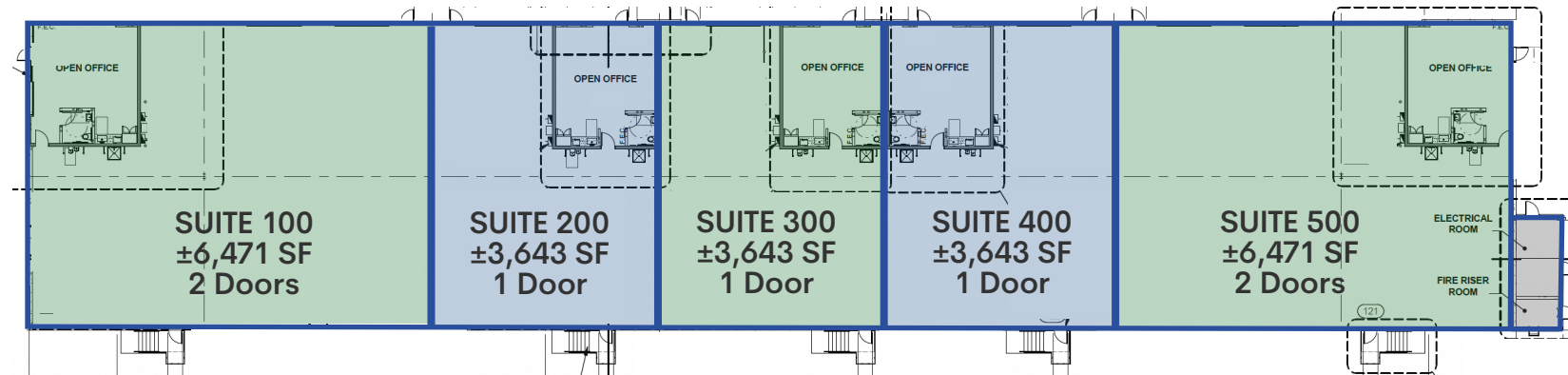
NEW, CLASS A INDUSTRIAL



NEW CLASS A INDUSTRIAL PARK WITH SPEC OFFICE
VARIOUS SIZES + CONFIGURATIONS AVAILABLE
DELIVERING SUMMER 2026

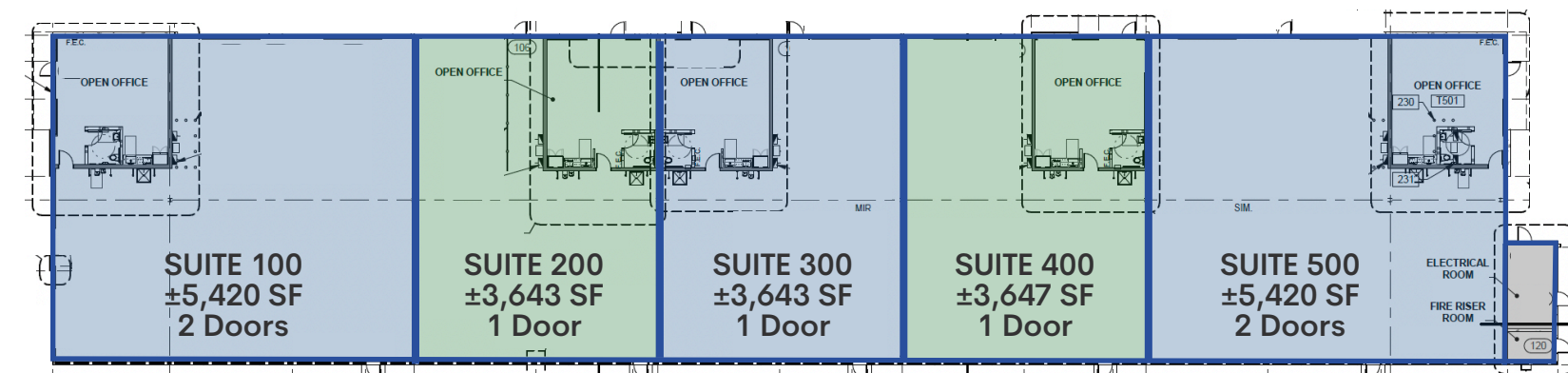
BUILDING ONE

From ±3,643 to ±24,100 SF Available | 18' Clear Height | Grade-Level



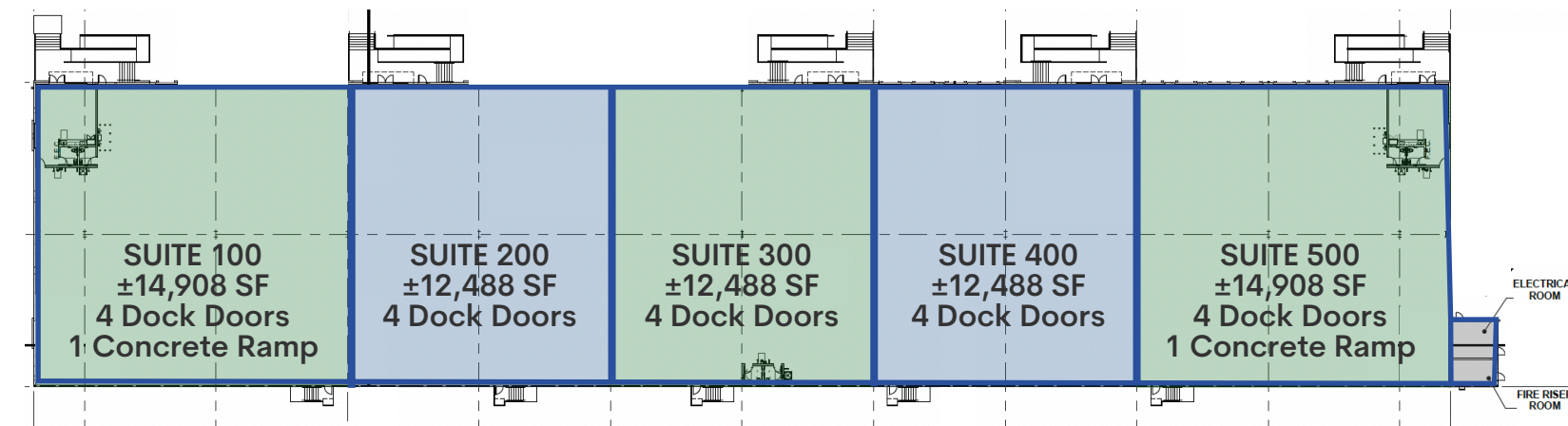
BUILDING TWO

From ±3,643 to ±22,000 SF Available | 18' Clear Height | Grade-Level



BUILDING THREE

From ±12,488 to ±67,800 SF Available | 24' Clear Height | Dock-High



Tamiami Submarket

MIAMI, FL

The South Dade/Tamiami submarket, situated in the southwestern portion of Miami-Dade County between Miami's core and Homestead, has emerged as one of South Florida's most dynamic industrial corridors. Anchored by proximity to Miami Executive Airport (KTMB) and Florida's Turnpike, the submarket offers an ideal environment for businesses in warehousing, logistics, light manufacturing, and last-mile distribution. With steady population growth and ongoing commercial development, South Dade/Tamiami has become a strategic location for companies seeking modern facilities with excellent regional connectivity.

The area's advantageous location places it within ±30-minutes of Miami International Airport (MIA) and ±40-minutes of PortMiami, two of the nation's busiest air and seaport facilities, supporting seamless access to domestic and international markets. The submarket also benefits from proximity to major thoroughfares, including US-1, SR-826 (Palmetto Expressway), and Krome Avenue, facilitating efficient distribution throughout South Florida. The Property is well-positioned to capitalize on the submarket's robust fundamentals. With a population of over 450,000 residents within a 5-mile radius, South Dade/Tamiami provides access to a growing labor pool and strong consumer base. The area's workforce is diverse and multilingual, offering a competitive advantage for industrial users with significant staffing needs. South Dade/Tamiami contains more than 18 million square feet of industrial space, with continued demand for Class A facilities driving new construction and redevelopment. As businesses increasingly prioritize proximity to Miami's core and transportation infrastructure, South Dade/Tamiami offers an exceptional combination of location, accessibility, and long-term growth potential.

SOURCE: <https://fdotwww.blob.core.windows.net>



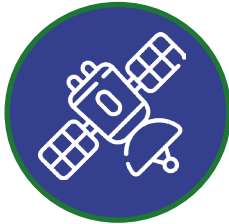
Miami Executive Airport (KTMB)

Across from The Property

Driving Aviation, Trade and Job Creation

Miami Executive Airport (formerly known as Kendall-Tamiami Executive Airport until 2014; IATA: TMB, ICAO: KTMB, FAA LID: TMB) is a public airport operated by the Miami-Dade Aviation Department and ranks among Florida's busiest general aviation facilities. Serving as a key hub for corporate aviation, flight training, recreational flights, and government agency operations, KTMB plays a vital role in South Florida's transportation network. Strategically located directly across from the Property, KTMB offers immediate access to Florida's Turnpike, South Miami-Dade's business centers, and leisure destinations such as Ocean Reef and the Florida Keys.

As an FAA-designated reliever to Miami International Airport (MIA), KTMB alleviates air traffic congestion while supporting the region's growing demand for private and corporate aviation. Its three runways—including a 6,000-foot main runway—accommodate a wide range of aircraft, while modern fixed-base operator (FBO) facilities provide premium services for expanding business and corporate interests. With 24/7 operations and on-site customs clearance, KTMB stands as a critical component of Miami-Dade's aviation infrastructure.



Spaceport Potential at KTMB

Positioning Miami-Dade as a Future Aerospace Hub

In 2025, discussions around granting spaceport designation to Miami Executive Airport (KTMB) have gained momentum, following the FAA's approval of Homestead Air Reserve Base as Florida's newest commercial spaceport. With a 10-2 commissioner vote, regional leaders and aviation stakeholders view KTMB's strategic location, modern infrastructure, and active aviation operations as ideal for supporting horizontal launch vehicles and next-generation aerospace technologies. A spaceport designation would align with Miami-Dade's vision of becoming a hub for aerospace innovation, advanced manufacturing, and high-tech industries. This initiative could attract high-value companies, create skilled jobs, and expand trade and logistics networks—further strengthening South Florida's position as a global economic leader. Located in the South Dade/Tamiami industrial corridor, KTMB is uniquely positioned to support future aerospace operations while maintaining its role as one of Florida's busiest general aviation airports.



KTMB

Three runways, including a 6,000-ft main runway

135 based aircraft, from corporate jets to helicopters

Supports 3,320 jobs, \$157M payroll, and \$498M economic output (2024)

Part of Miami-Dade's \$30B+ airport economic system

FAA discussions underway to designate KTMB as a spaceport

2024 DEMOGRAPHICS

3-MILES



±127,000
POPULATION



±\$96,000
AVERAGE
HH INCOME



±7,000
TOTAL
BUSINESSES

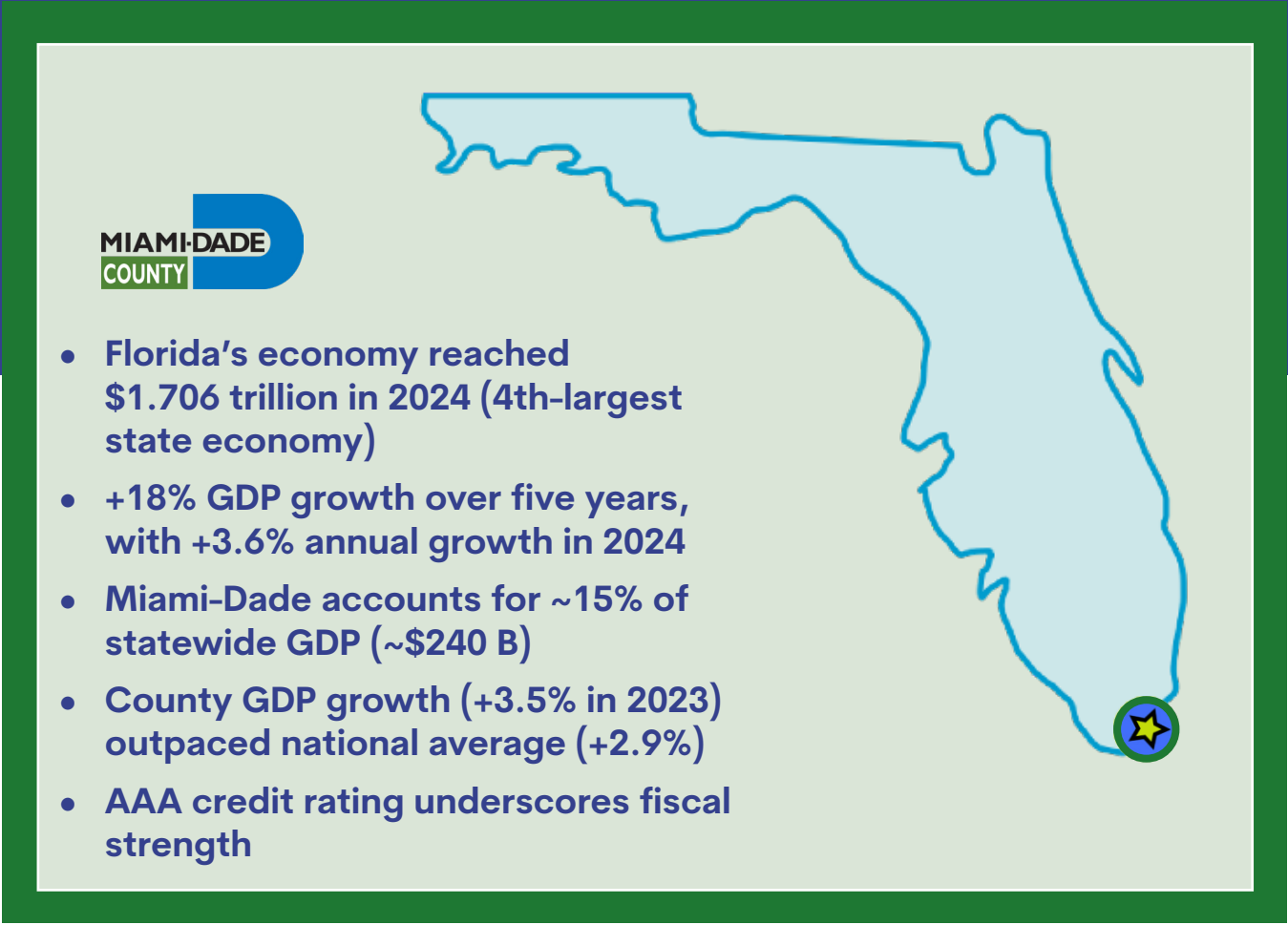


±48,000
TOTAL
EMPLOYEES

MAJOR TENANTS IN THE SUBMARKET



Centrally located within the Miami-Dade County, FL



THRIVING BUSINESS MARKET

Florida continues to rank among the top states for business, driven by its pro-business tax policies, competitive cost structures, and efficient regulatory environment. The state offers a cost-effective alternative to high-tech regions, with more affordable land, labor, and capital.

- **Record new business formation:** Since 2019, over 3.2 million new businesses have launched in Florida, including 424,144 in 2024 alone—making it the top state for business formation in the U.S.
- **High concentration of entrepreneurs:** In 2024, Florida ranked 3rd nationally in business applications per population—2,714 per 100,000 people Robust economic engine: With a \$1.705 trillion GDP, Florida ranks as the 4th-largest U.S. state economy—larger than countries like Spain
- **Strong job and small business growth:** In 2024, Florida small businesses recorded 1.3 million job gains, with a \$304 million in capital secured, \$3.8 billion in sales gains, and nearly 20,000 jobs impacted via SBDC programs
- **Steady housing appreciation:** Home prices rose ~5% in 2023, pushing the median to approximately \$410–415K; projected to grow by ~4–5% annually through 2026

GREATER MIAMI

Covering 34 municipalities, the Greater Miami metro area (Miami-Fort Lauderdale-West Palm Beach MSA) is home to ±6.37 million residents in 2025, with Miami proper—Florida’s most populous city—anchoring the region as its cultural, economic, and financial core.

Greater Miami ranked #1 among U.S. metros for inbound migration from 2019–2022, driven by strong domestic and international relocation. The regional workforce continues to grow, with the metro adding 42,900 nonfarm jobs (+1.4%) year-over-year in May 2025, including 13,500 jobs (+2.1%) in trade, transportation, and utilities.

With a tropical average of 77°F and 248 sunny days annually, Miami offers world-class beaches, professional sports franchises, and PortMiami—the second busiest cruise port globally. Miami International Airport (MIA) serves as a vital economic engine, generating \$118 billion in annual impact and supporting 700,000 jobs statewide.

Greater Miami’s cost of living remains lower than major U.S. cities like New York and San Francisco. With vibrant neighborhoods, world-class dining, cultural institutions, and family-friendly attractions, the city is frequently recognized as a “Top Place to Live” and “Best City to Retire.” Miami has also emerged as a top U.S. tech hub, ranked #4 fastest-growing large city by WalletHub.

SOUTH FLORIDA'S ECONOMIC ENGINES

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



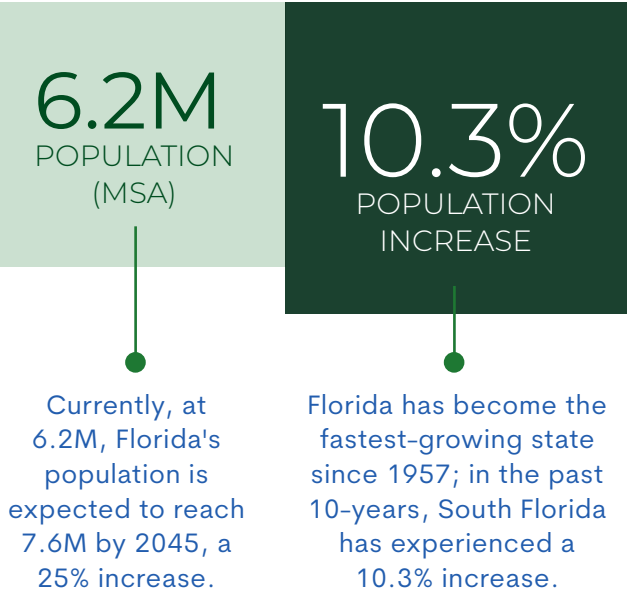
MIAMI INTERNATIONAL AIRPORT ±18-mi from Property

- The #1 U.S. airport for international freight, handling 2.78 million metric tons in 2023
- Ranks 11th busiest globally for international passenger traffic



PORT MIAMI ±24-mi from Property

- Processes over 1.25 million TEUs annually, a ~18% jump in recent years
- Generates approximately \$43 billion in economic output for the region.





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