



BROKERAGE TEAM



GREG MIROPOULOS
Principal
M: 954.558.1220
gmiropoulos@lee-associates.com



CHRISTIAN BAENA
Senior Vice President
M: 954.682.4030
cbaena@lee-associates.com



TEAM RESOURCES

Sheena Sabatier
Marketing Director
O: 305.235.1500 x1001
ssabatier@lee-associates.com

Tatiana Castaneda
Senior Marketing Coordinator
O: 305.235.1500 x1000
tcastaneda@lee-associates.com

INDUSTRIAL SERVICES



INVESTMENT SALES

Working with property owners to assist in maximizing real estate values during acquisitions and dispositions through a variation of tactics.



STRATEGIC CONSULTING

Team services include but not limited to real estate analysis for valuations, construction consulting, National account representation and asset repositioning.



TENANT REPRESENTATION

We handle site selections, relocations, renewals, lease restructures, and dispositions. We provide world-class value added real estate services that meets our client's changing needs.

ACTIVE DEALS | CLICK ON THE PROPERTY FOR MORE INFO

FOR LEASE
3030 Burris Rd, Davie, FL
1-2 ACRES

FOR SALE
1290 SW 30th Ave, Pompano Beach, FL
49,215 SF

FOR LEASE
6630 NW 16th Ter, Fort Lauderdale, FL
29,574 SF

FOR LEASE
5251 NW 103rd Ave, Sunrise, FL
24,390 SF

FOR SALE
1101-1103 S Andrews Ave, Fort Lauderdale, FL
0.73 Acres

SOUTH FLORIDA Industrial Market

TRI-COUNTY INDUSTRIAL MARKET

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	2,822,531	1,560,518	3,243,498
▲ Vacancy Rate	4.5%	4.1%	3.4%
▼ Avg NNN Asking Rate PSF	\$17.18	\$17.27	\$17.35
▲ Sale Price PSF	\$218.00	\$202.00	\$226.00
▲ Cap Rate	6.84%	5.86%	5.99%
▼ Under Construction SF	4,935,919	7,471,630	8,529,863
▲ Inventory SF	492,557,715	490,106,089	486,645,672

BROWARD LEASE RATES

2024 Q3

\$15.35 SF/yr
NNN
AVERAGE
LEASE RATE

BROWARD SALE PRICES

2024 Q3

\$213 PSF
AVERAGE
SALE PRICE

2024 CLOSED DEALS

LEASED

110165 USA Today Way, Miramar, FL 33025
20,016 SF

SOLD

1701 Blount Rd, Pompano Beach, FL 33069
33,000 SF

SOLD

5251 NW 103rd Ave, Sunrise, FL 33351
24,050 SF

SOLD

8806 Venture Cv Tampa, FL
17,156 SF

SOLD

6630 NW 16th Ter, Fort Lauderdale, FL
29,574 SF

SOLD

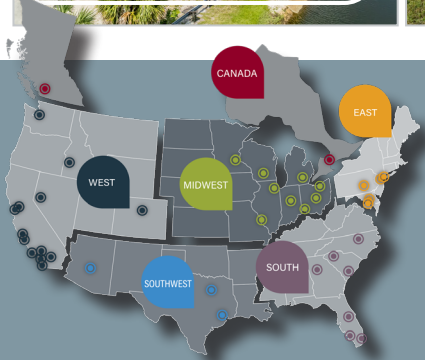
2601 Reese Rd, Davie, FL
8,400 SF

SOLD

1830 2nd Ave N, Lake Worth Beach, FL
22,118 SF

SOLD

900-901 N Andrews Ave, Fort Lauderdale, FL
3,941 SF



Nationwide INDUSTRIALEE

Industrial owners and users are faced with new challenges every day, including changing regulations, international competition, new technologies and a shortage of efficient, cost-effective space. Our experienced industrial professionals are specialists in their local marketplaces who can help you with your property requirements and optimize the operation of your business.

\$15+
BILLION
2021 INDUSTRIAL
TRANSACTIONS

1-IN-7
LEE AGENTS ARE AN
SIOR

279+
MILLION SF
2021 INDUSTRIAL
TRANSACTIONS

12%
OF ALL INDUSTRIAL
TRANSACTIONS
INVOLVED A
LEE AGENT

636
NATIONAL NETWORK
OF INDUSTRIAL
LEE AGENTS