



BROKERAGE TEAM



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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 SALE
2401-2403 North State Road 7, Margate, FL
±6,500 SF

FOR SALE
31 Northeast 22nd Avenue, Pompano Beach,
19,575 SF LOT

FOR SALE
1290 SW 30th Ave, Pompano Beach, FL
45,500 SF

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

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

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

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

TRI-COUNTY INDUSTRIAL MARKET

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▼ 12 Mo. Net Absorption SF	(53,248)	2,812,335	1,375,709	3,122,339
▲ Vacancy Rate	4.8%	4.4%	4.1%	3.3%
▼ Avg NNN Asking Rate PSF	\$17.10	\$17.17	\$17.27	\$17.34
▲ Sale Price PSF	\$244	\$234	\$202	\$223
▲ Cap Rate	6.70%	6.29%	5.86%	5.99%
▲ Under Construction SF	7,077,233	5,441,999	8,074,815	9,005,821
▲ Inventory SF	491,254,685	490,479,696	488,002,632	484,507,655

BROWARD LEASE RATES
2024 Q4

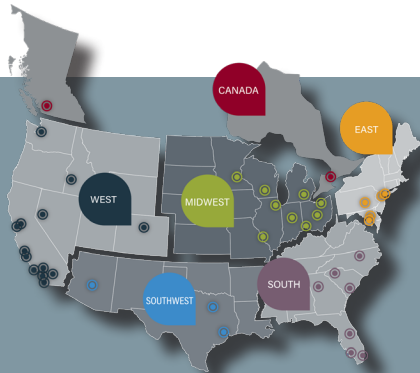
\$15.50 SF/yr
NNN
AVERAGE
LEASE RATE

BROWARD SALE PRICES
2024 Q4

\$211 PSF
AVERAGE
SALE PRICE

2024 CLOSED DEALS

<p>LEASED</p> <p>110165 USA Today Way, Miramar, FL 33025 20,016 SF</p>	<p>SOLD</p> <p>1721 Blount Road, Pompano Beach FL 32,567 SF</p>	<p>SOLD</p> <p>102 East Parkway, Egg Harbor NJ 34,000 SF</p>	<p>SOLD</p> <p>1701 Blount Rd, Pompano Beach, FL 33069 33,000 SF</p>	<p>SOLD</p> <p>5251 NW 103rd Ave, Sunrise, FL 33351 24,050 SF</p>
<p>SOLD</p> <p>8806 Venture Cv Tampa, FL 17,156 SF</p>	<p>SOLD</p> <p>6630 NW 16th Ter, Fort Lauderdale, FL 29,574 SF</p>	<p>SOLD</p> <p>2601 Reese Rd, Davie, FL 8,400 SF</p>	<p>SOLD</p> <p>1830 2nd Ave N, Lake Worth Beach, FL 22,118 SF</p>	<p>SOLD</p> <p>900-901 N Andrews Ave, Fort Lauderdale, FL 3,941 SF</p>



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