

Stabilized Industrial Outdoor Storage For Sale

7040 SW 22 Court, Davie, FL 33317

5-Year Lease • 3% Escalators • Modified Gross • PG

OFFERING MEMORANDUM



Stabilized Industrial Outdoor Storage

Davie Industrial Corridor | Broward County, FL

QUICK FACTS

STABILIZED, IN-PLACE CASH FLOW

- 5-year lease with Aqua Gunite, Inc. (executed Dec 2024) producing \$70,452 in Year 2 contractual rent. 3% annual escalators provide built-in income growth through 2029.

TRUE IOS ASSET IN A TOP-TIER US INDUSTRIAL MARKET

- 0.32-acre industrial outdoor storage yard in Davie's SW 22nd Court industrial corridor — minutes from I-595, I-95, FL Turnpike, and the Fort Lauderdale-Hollywood International Airport.

RARE RAC-RTW ZONING UNLOCKS REDEVELOPMENT OPTIONALITY

- Davie Regional Activity Center / Research & Technology West designation permits a far wider range of higher-and-better uses than typical industrial dirt — research, tech, office, residential, mixed-use — providing exit optionality at lease expiration.

MODEST LANDLORD BURDEN

- Lease passes through all tax increases over 2024 base year, plus insurance, maintenance, and sales tax. Landlord obligation: 2024 base RE taxes only (\$2,055/year per 2023 actual).

STRONG TAILWINDS IN IOS AS AN ASSET CLASS

- IOS rents have grown 123% since 2020. Institutional capital — Alterra IOS / Blue Owl (\$150M facility, 21 properties), Zenith / JPMorgan (\$1.5B GAV), Blackstone — continues to drive cap rate compression in primary markets.

PROPERTY ADDRESS	7040 SW 22nd Court Davie, FL 33317
FOLIO	5041 15 09 0100
LEGAL DESCRIPTION	Lot 10, Nova Enterprises II (PB 104, Pg 27, Broward County)
LAND AREA	0.322 acres (14,027 SF)
ZONING	RAC-RTW (Davie Regional Activity Center, Research & Technology West)
CURRENT USE	Outdoor Material Storage (IOS Yard)
TENANT	Aqua Gunite, Inc. (FL Corporation)
GUARANTEE	Personal Guarantee

\$990,000

ASKING PRICE

3%

ESCALATORS

5-Yr Lease

MODIFIED GROSS • PG

About the Tenant: Aqua Gunitite

Aqua Gunitite, Inc. is the concrete and shotcrete division of Aqua Escapes, a Florida-based design-build firm founded in 2008 by Mike McKenzie, a specialty contractor with more than 30 years of experience building custom waterfalls, pools, and commercial water features worldwide. Launched in 2020 to bring gunitite production in-house, Aqua Gunitite operates a substantial network of trucks and field crews and maintains the capability to produce its own ready-mix concrete — precisely the fleet-and-materials-intensive operation that depends on secured yard space like the subject property. The parent organization holds both a Florida Commercial Pool Contractor license (CPC 1457918) and a General Contractor license (CGC 1514637), serving residential and commercial clients throughout South Florida.

Location

The Subject is located in Davie's SW 22nd Court industrial pocket, an established light-industrial corridor 3.5 miles south of Florida's Turnpike, 3.5 miles east of I-595, and 6 miles west of I-95. The Fort Lauderdale-Hollywood International Airport is 9 miles east, providing immediate access to one of South Florida's primary cargo and passenger gateways.

Surrounding uses include warehouses, outdoor storage yards, equipment contractors, and adjacent residential. The Davie Industrial Center — a new 226,699 SF speculative IOS / distribution project developed by Industrial Outdoor Ventures — is located approximately 1 mile away, demonstrating institutional demand for the submarket.

Zoning — RAC-RTW (Material Competitive Advantage)

The Property is zoned RAC-RTW — Davie Regional Activity Center / Research & Technology West District. RAC-RTW is a flexible, mixed-use zoning category established by the Town of Davie to encourage research, technology, office, residential, mixed-use, and accessory retail — substantially broader than the typical light-industrial classification. This zoning unlocks substantial post-lease value.



Lease Overview

7040 SW 22ND COURT, DAVIE, FL 33317

LANDLORD	Qualcon 13, LLC
TENANT	Aqua Gunite, Inc. a Florida Corporation
GUARANTEE	Personal Guarantee
PREMISES	7040 SW 22nd Court, Davie, FL
PERMITTED USE	Outdoor Material Storage (IOS)
LEASE COMMENCEMENT	December 2024
EXPIRATION	December 2029 (5-year term)
RENEWAL OPTIONS	None
YEAR 2 RENT (IN-PLACE)	\$5,871/mo (\$70,452/yr)
ESCALATION	3% Annually
LEASE STRUCTURE	Modified gross (Tenant pays all increases over 2024 base year RE taxes, insurance, maintenance, sales tax)
LANDLORD EXPENSE	2024 base-year Real Property Taxes (\$2,055/yr per 2024 actual). All increases passed through.
INSURANCE	Tenant Cost
MAINTENANCE & REPAIRS	Tenant Cost & Responsibility

Rent Schedule

(5-Year Term, 3% Annual Escalator)

YEAR 1	YEAR 2 (CURRENT)	YEAR 3	YEAR 4	YEAR 5
\$68,400	\$70,452	\$72,566	\$74,743	\$77,016

Financial Summary

NOI (YEAR 2 IN-PLACE)	AMOUNT
Base Rent (Year 2)	\$70,452
Less: Capped 2024 Base-Year RE Taxes (LL-Paid)	(\$2,055)
Net Operating Income	\$68,397
Value at 6.9%	\$990,000

Market Overview

DAVIE / BROWARD COUNTY

SUBMARKET FUNDAMENTALS

- Broward County Q1 2026 industrial vacancy: 7.2% (Colliers)
- South Florida industrial blended cap rate average expanded to 6.3% in Q1 2026 from a 2022 low of 5.0%, reflecting normalization of borrowing costs while remaining well below national averages.
- Davie is positioned at the heart of Broward County's industrial corridor, with access to I-95, I-595, FL Turnpike, FLL Airport, and Port Everglades. The Subject is approximately 9 miles from FLL Airport and 12 miles from Port Everglades.
- New supply is constrained. Significant 2025-2026 deliveries (Davie Industrial Center, 226,699 SF spec by Industrial Outdoor Ventures; Doka USA leased 42,866 SF service building) demonstrate institutional confidence.

DAVIE / BROWARD DEMOGRAPHIC AND ECONOMIC DRIVERS

- Broward County population: 2.0 million (2025); 5-year forecast growth: 1.2% annually.
- FLL Airport: 39 million passengers in 2025 (top-20 U.S. airport); Port Everglades is South Florida's primary container and cruise port.
- Davie is one of the only Broward submarkets with land available for industrial use due to historical agricultural zoning legacy; this scarcity supports both rent growth and land value.



Net Operating Income

	AMOUNT
Monthly Base Rent (Yr 2, current basis)	\$5,871
Annualized Gross Rent	\$70,452
Less: 2024 Property Taxes (capped)	(\$2,055)
Net Operating Income	\$68,397

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DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum is a solicitation of interest and is intended solely for the recipient. The information contained herein has been compiled from sources deemed reliable, but is not guaranteed. The Seller, its affiliates, and its representatives make no representations or warranties as to the accuracy or completeness of this information. Prospective purchasers should conduct their own independent due diligence.

This OM contains forward-looking statements regarding the IOS market, the Davie submarket, and post-lease upside scenarios. These statements are based on market data and third-party reports available as of the date of this OM. Actual results may differ materially.

By accepting this OM, the recipient agrees to keep its contents confidential and not to distribute the OM, in whole or in part, to any third party without the Seller's prior written consent.

All offers, inquiries, and site visits must be coordinated through the Seller's representative. Direct tenant contact is strictly prohibited.



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Davie, FL 33317



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