



HEAVY INDUSTRIAL • COLD STORAGE

1.78 Acre Heavy Industrial Cold Storage Facility

901 NW 9th St, Belle Glade, FL 33430

OFFERING PRICE

\$3,999,000

\$116 PSF • 34,456 SF • DELIVERED VACANT



Confidentiality & Disclaimer

CONFIDENTIALITY AGREEMENT

This Offering Memorandum has been prepared by Synergy Realty Advisors ("Broker") solely for the use of prospective purchasers in evaluating a potential acquisition of the property described herein. It is being delivered on the express condition that its contents be held in strict confidence and not be disclosed, reproduced, or distributed, in whole or in part, without the prior written consent of Broker.

By accepting this memorandum, the recipient agrees to return it to Broker upon request and to use the information contained herein solely for the purpose of evaluating the described transaction.

DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters. Broker makes no guarantee, warranty, or representation as to the accuracy or completeness of the information.

All financial projections and forward-looking statements are provided for general reference and are based on assumptions relating to the general economy and other factors beyond the control of Broker and the owner. Prospective purchasers should conduct their own independent investigation and rely solely on their own analysis and that of their advisors.

CONTENTS

01	Executive Summary	03
02	Investment Highlights	04
03	Property Gallery	05
04	Financial Analysis	14
05	Location & Market	15
06	Demographics	16
07	Accessibility & Logistics	17
08	Specifications & Tenancy	18
09	Advisory Team	19

Executive Summary

\$3.999M

OFFERING PRICE

\$116

PRICE / SF

34,456

BUILDING SF

16,000

COLD STORAGE SF

Synergy Realty Advisors is pleased to present an exceptional heavy industrial (I-2) zoned cold storage opportunity in western Palm Beach County, Florida — immediately available, delivered fully vacant and priced at \$3,999,000, or \$116 per square foot.

The 34,456 SF building includes 16,000 SF of dedicated cold storage built new in 2023 and split into three separate cold storage warehouses, cooling to 35°. Ownership invested \$4 million in refrigerated equipment in 2023 — more than the entire asking price today — along with a new roof the same year.



THE OFFERING

In-Place Income	— (vacant)
Price / SF	\$116.06
Status	Vacant / available
Renovated	2023
Building SF	34,456
Zoning	I-2 Heavy Industrial

Investment Highlights

\$4M

REFRIGERATION, 2023

16,000

COLD STORAGE SF

I-2

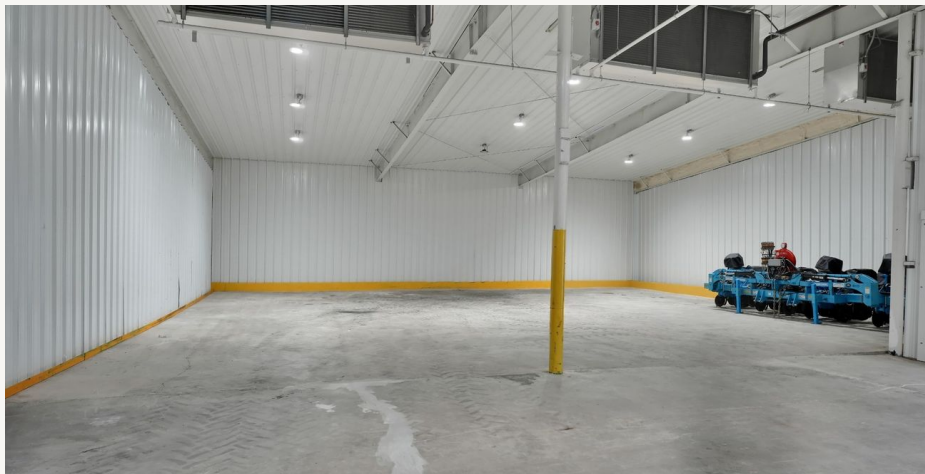
HEAVY INDUSTRIAL ZONING

- 01 Priced below equipment cost.** Ownership installed \$4 million in refrigerated equipment in 2023. At \$3,999,000 the entire real estate is priced below that figure alone.
- 02 Turnkey cold storage, delivered vacant.** 16,000 SF of cold storage built new in 2023, split into three separate warehouses cooling to 35°, available for immediate occupancy.
- 03 Heavy industrial I-2 zoning.** Supports refrigerated and cold storage use plus a wide range of heavy industrial operations — a hard-to-replicate entitlement in the submarket.
- 04 Proven seasonal income history.** Leased January through June at approximately \$42,000 per month, establishing a documented track record without encumbering a new owner.
- 05 Expansion capacity on site.** The covered packing area can be enclosed for additional cold storage, and the 1.78-acre site has room for further building area.
- 06 Positioned in the produce belt.** Much of the region's produce is grown in the immediate area, with routing to Miami, Broward and Palm Beach distribution.

Property Gallery



Interiors & Amenities



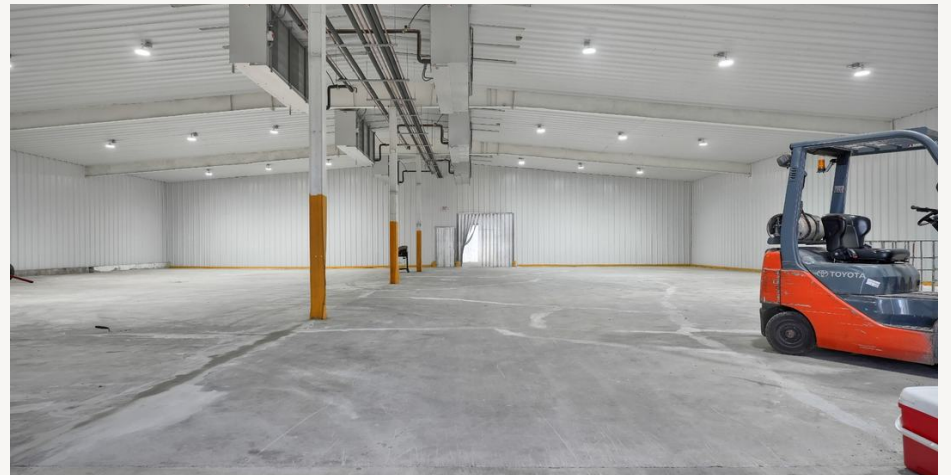
Aerial & Site



Cold Storage — Room One



Cold Storage — Room Two



Cold Storage — Room Three



Packing & Processing Area



Loading, Yard & Access



Office & Support Areas



Financial Analysis

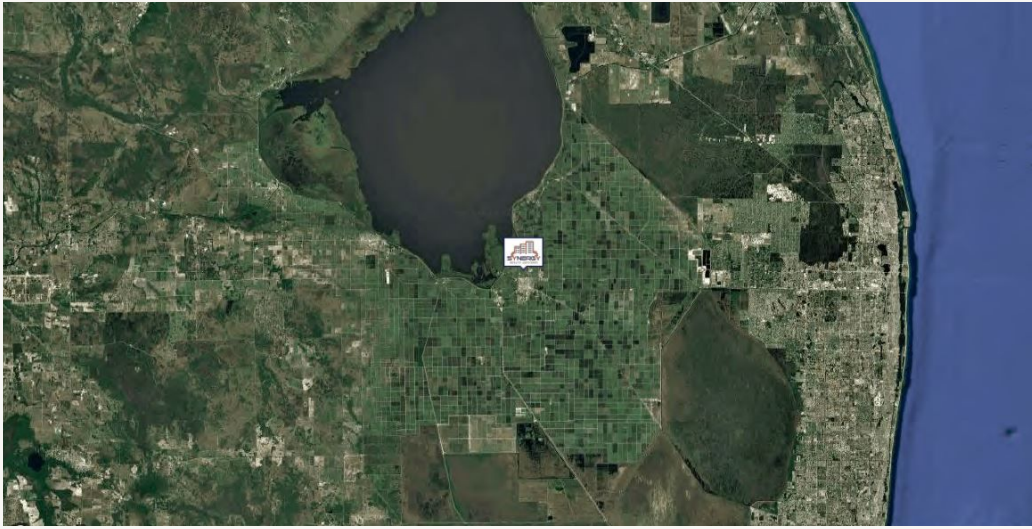
BUILDING COMPOSITION

COMPONENT	ROOMS	SF	BUILT	TEMP
Cold storage warehouses	3	16,000	2023	35°
Balance of building	—	18,456	—	Ambient
Covered packing area	1	incl.	—	Ambient
Total building	—	34,456	2023	—

FINANCIAL OVERVIEW

	CURRENT	PRO FORMA
Offering Price	\$3,999,000	—
Price per SF	\$116.06	—
Operating Expenses	(\$39,723)	—
In-Place NOI	— (vacant)	—
Historical seasonal rent	±\$42,000/mo	Jan–Jun
Collected per season	±\$252,000	6 months
MARKET LEASE SCENARIO	\$15.00/SF Gross	\$516,840

Location & Access



The property sits in Belle Glade in western Palm Beach County, on a key thoroughfare between Florida's east and west coasts — well positioned for cold storage operations seeking multi-county access across South Florida with routing to the major distribution hubs, seaports and airports.

Rail access is potentially available directly behind the property, which was once served by a rail spur. Much of the region's produce is grown in the immediate area, making the location well suited to low-cost cold storage and shipping into the Miami, Broward and Palm Beach markets.

PROXIMITY

Port of Palm Beach	44 mi
Florida's Turnpike	35 mi
Interstate 95	41 mi
Downtown Miami	83 mi

55 MIN

TO PORT OF PALM BEACH

1 HR 25

TO DOWNTOWN MIAMI

Demographics

182,534

POPULATION • 30-MI

\$57,603

AVG HH INCOME • 3.3-MI

6,588

HOUSEHOLDS • 3.3-MI

METRIC	3.3 MILES	18.5 MILES	30 MILES
Population	19,731	46,530	182,534
Average HH Income	\$57,603	\$61,551	\$108,697
Average Age	38	37	41
Persons per Household	3.0	3.2	3.0
Total Households	6,588	14,673	61,274
Average Home Value	\$179,564	\$193,445	\$447,267

Source: 2020 American Community Survey (ACS). Figures should be independently verified.

Accessibility & Logistics

DESTINATION	MILES	DRIVE TIME	ROUTE	TYPE
Port of Palm Beach	44 mi	55 min	SR-80	Seaport
Florida's Turnpike (Exit 97)	35 mi	40 min	SR-80	Highway
Interstate 95 (Exit 68)	41 mi	45 min	SR-80	Highway
Palm Beach Int'l Airport	39 mi	50 min	SR-80	Air
Downtown Miami	83 mi	1 hr 25 min	US-27 S	Metro
Port Everglades	80 mi	1 hr 30 min	US-27 S	Seaport
Miami Int'l Airport	85 mi	1 hr 35 min	US-27 S	Air

US-27 / SR-80

PRIMARY CORRIDORS

RAIL

POTENTIAL SPUR ACCESS

Belle Glade sits on the corridor **between Florida's east and west** coasts, with direct routing to **the seaports, airports and** distribution hubs of South Florida.

Specifications & Tenancy

35°

COLD STORAGE TEMP

18–20 ft

CLEAR CEILING HEIGHT

8

TRUCK DOCK POSITIONS

2023

ROOF & EQUIPMENT

BUILDING SPECIFICATIONS

Cold storage rooms	3 · 16,000 SF
Refrigeration investment	\$4,000,000 (2023)
Loading	8-truck platform + ramp
Power	Heavy
Zoning	I-2 Heavy Industrial

TENANCY HISTORY

Historical season	Jan 1 – Jun 30
Seasonal rent	± \$42,000 / mo
Collected per season	± \$252,000
Current status	Vacant — available now

The property is offered vacant. Seasonal figures above are historical and are not in place today; they are shown to evidence the building's demonstrated demand from produce-season operators.

Advisory Team

**Andros Sarduy**

CEO & Managing Broker

Synergy Realty Advisors

305.297.3557

asarduy@synergyrealtymiami.com

**Giovanni Vasquez**

President & Managing Partner

Synergy Realty Advisors

786.202.3303

gvasquez@synergyrealtymiami.com

**Valeria Martinez**

Analyst

Synergy Realty Advisors

561.757.9670

vmartinez@synergyrealtymiami.com

GET IN TOUCH

Schedule a tour or request the full due diligence package.

305.297.3557 · asarduy@synergyrealtymiami.com · synergyrealtymiami.com



CONFIDENTIAL · This Offering Memorandum is intended solely for qualified investors and may not be reproduced or distributed without the written consent of Synergy Realty Advisors.