



UP TO
1.6 MILLION S.F.
MULTI-PURPOSE
BUSINESS PARK

1551 SE 36th Avenue
Building A
Homestead, Florida 33035



±24,000 s.f. available
May 2018

FOR MORE INFORMATION, PLEASE CONTACT:

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ABOUT THE OWNERSHIP

GBX Capital is the US division of a major Brazilian developer with the experience of a talented team with solid credibility in the financial and real estate market. The group includes executives who specialize in structured financing, asset management, market research and analysis, risk management and construction project management.

OUR REAL ESTATE DEVELOPMENT SERVICES:

- ◆ Entitlement & planning
- ◆ Architecture & engineering management
- ◆ Public-private partnership
- ◆ Build-to-suit
- ◆ Sale and lease-back

GBX Capital's philosophy is based on value-creating principles on the long term.

MEET OUR VENDORS

- ◆ Burke Construction Group
- ◆ Redlands
- ◆ Carlos Diaz & Associates Architects, PA.
- ◆ Ludovici & Orange



AMENITIES & TENANTS AT THE PARK



MODERN AND FUNCTIONAL DESIGN AND CONSTRUCTION

MODERN DESIGN

- ◆ Modern, aesthetic design with attractive landscaping throughout the Park
- ◆ Buildings will include state-of-the-art features such:
 - ◆ ±32' clear ceiling height
 - ◆ Efficient column spacing
 - ◆ Build to suit offices that incorporate the latest design features to enhance the workplace experience
 - ◆ Generous truck courts for ease of maneuvering
 - ◆ Surplus trailer storage
 - ◆ Expansion land

STATS AT-A-GLANCE

- ◆ More than 117 acres available for development
- ◆ Warehouse/office space from ±5,000 square feet to more than ±250,000 square feet
- ◆ Traditional office space and other commercial uses permitted within the Park
- ◆ Leasing and ownership opportunities
- ◆ Directly accessible from the Florida Turnpike and US 1
- ◆ 15 restaurants within 5 miles
- ◆ Unmatched security
- ◆ Close proximity to the Florida Keys
- ◆ Excellent, abundant labor force nearby



24

miles to Miami International Airport, approximately 20 minutes.



26

miles to Port Miami, approximately 25 minutes.



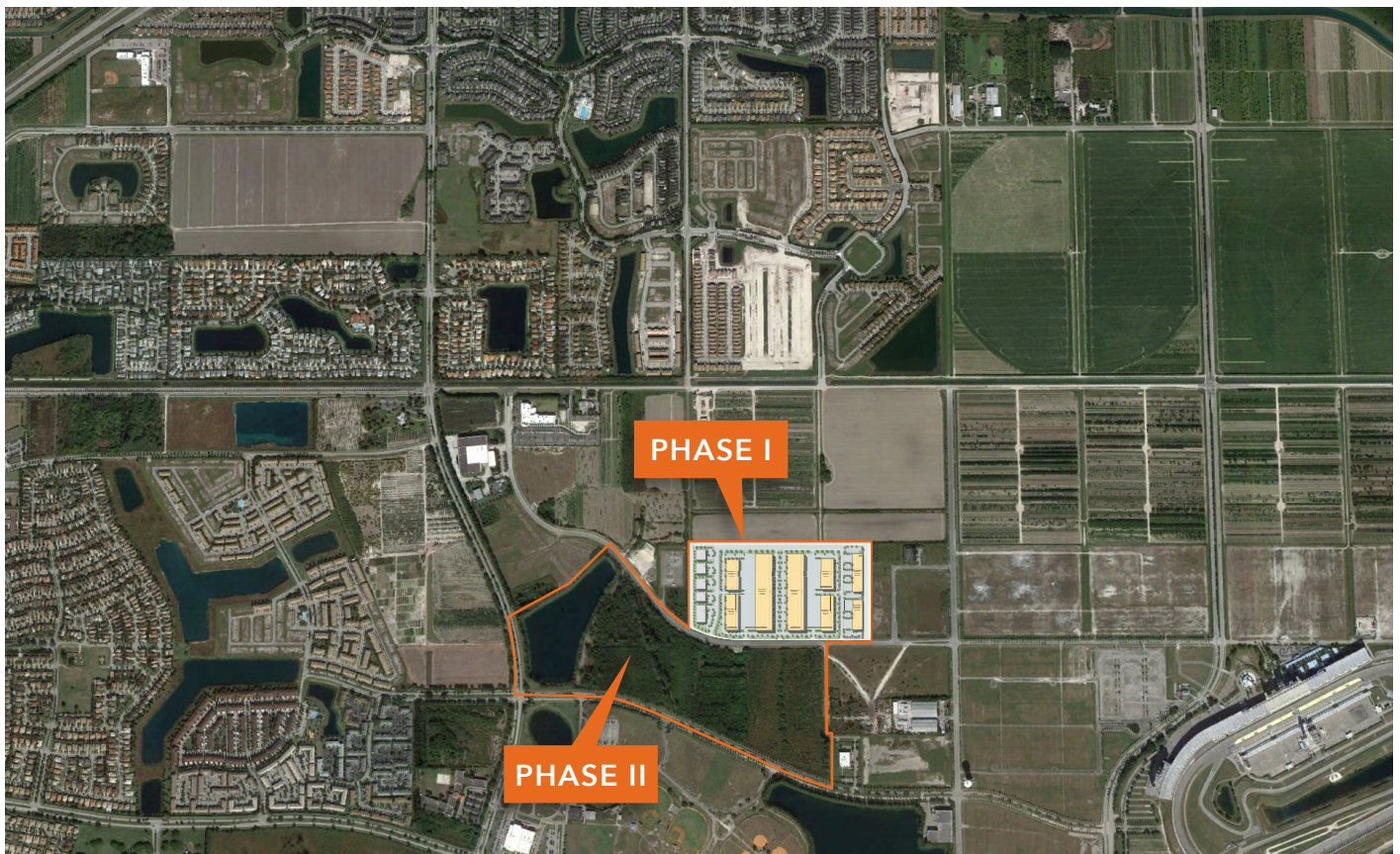
15

restaurants within 5.5 miles



LABOR POOL

excellent labor pool in immediate vicinity and along Turnpike corridor



MULTI-PURPOSE MASTER PLAN

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