



FIRST GATE
LOGISTICS CENTER
MARGATE | FLORIDA

5301 West Copans Road, Margate, Florida 33063



FOR LEASE

**LAST MILE CLASS A INDUSTRIAL
BUILDING WITH RETAIL FRONTAGE**

Delivering up to ±131,683 SF in Broward County



FIRST
INDUSTRIAL
REALTY • TRUST



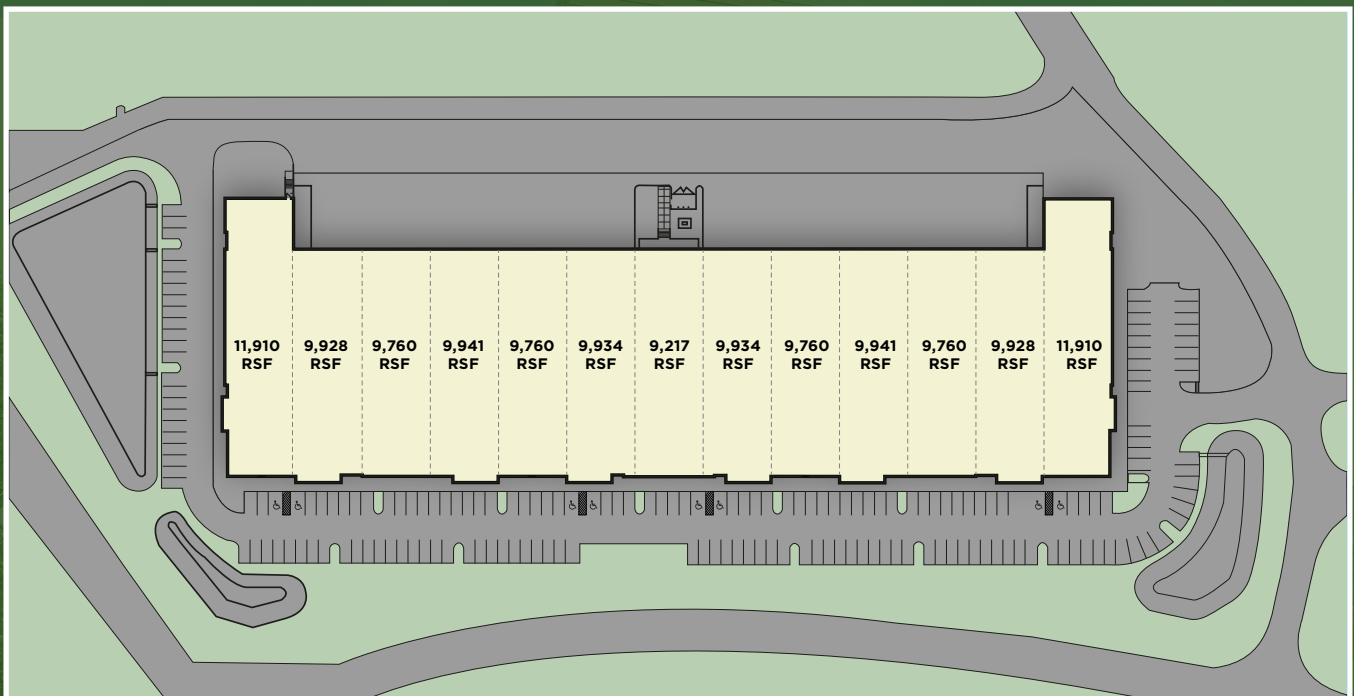
Building overview

First Gate Logistics Center | 2

First Industrial Realty Trust is pleased to offer for lease First Gate Logistics Center, a newly constructed Class "A" rear load, dock-high warehouse facility with office/showroom frontage at the NW corner of Copans Road and Banks Road in Margate, Broward County, Florida.

First Gate, a non-shared truck court, 32' clear height, state-of-the-art warehouse/distribution facility offers retail type frontage along Copans and Banks Road with multiple access points for quick access to Florida's Turnpike, the Sawgrass Expressway and Interstate 95.

Site plan



Key highlights



Site area

9.3 acres
131,683 SF building size



Building dimensions

702' (W) X 180' (D)



Clear height

32'



Car parking

185 spaces



Dock-high doors

38 (10' x 10') with
single vision panel



Ramps

2 (13' x 14')
with vision panels



Concrete slab

6' reinforced, 4,000 PSI



Sprinklers

ESFR sprinkler system



Lighting

LED

Single tenant



- Glass frontage for office
- Non-shared truck court
- Showroom capability along Banks Road
- Signalized Interchange

Multi-tenant



- 4 tenant max scenario from 28,911 SF
- 13 bays total
- Offices/showroom to suit
- Typical baysize ±9,800 SF

Prime location

First Gate Logistics Center | 4

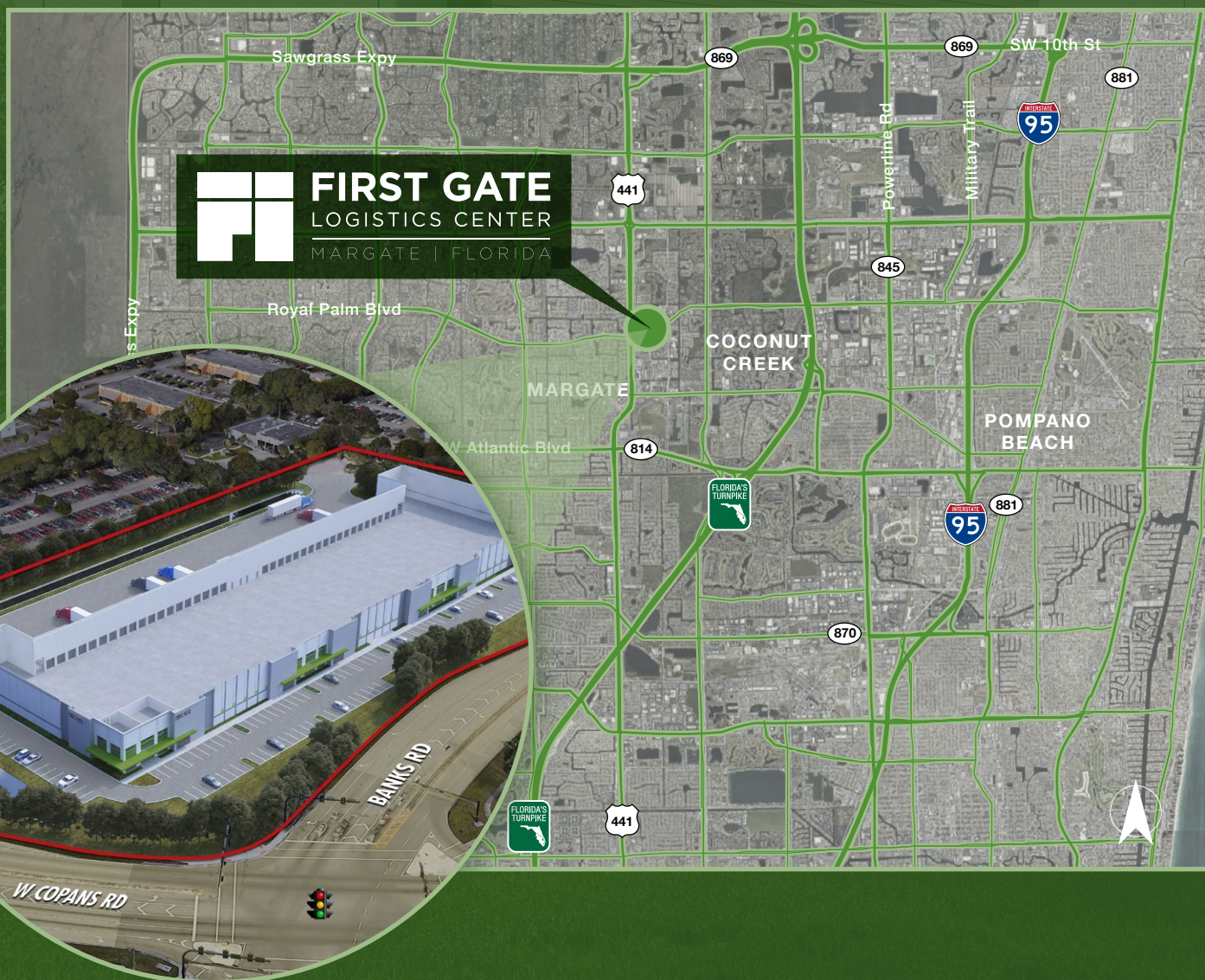
First Gate Logistics provides unparalleled access to nearly 2 million residents within just 30 minutes.

The property also boasts neighborhood amenities including 9 restaurants and a grocery store within walking distance.

Destination

Drive times

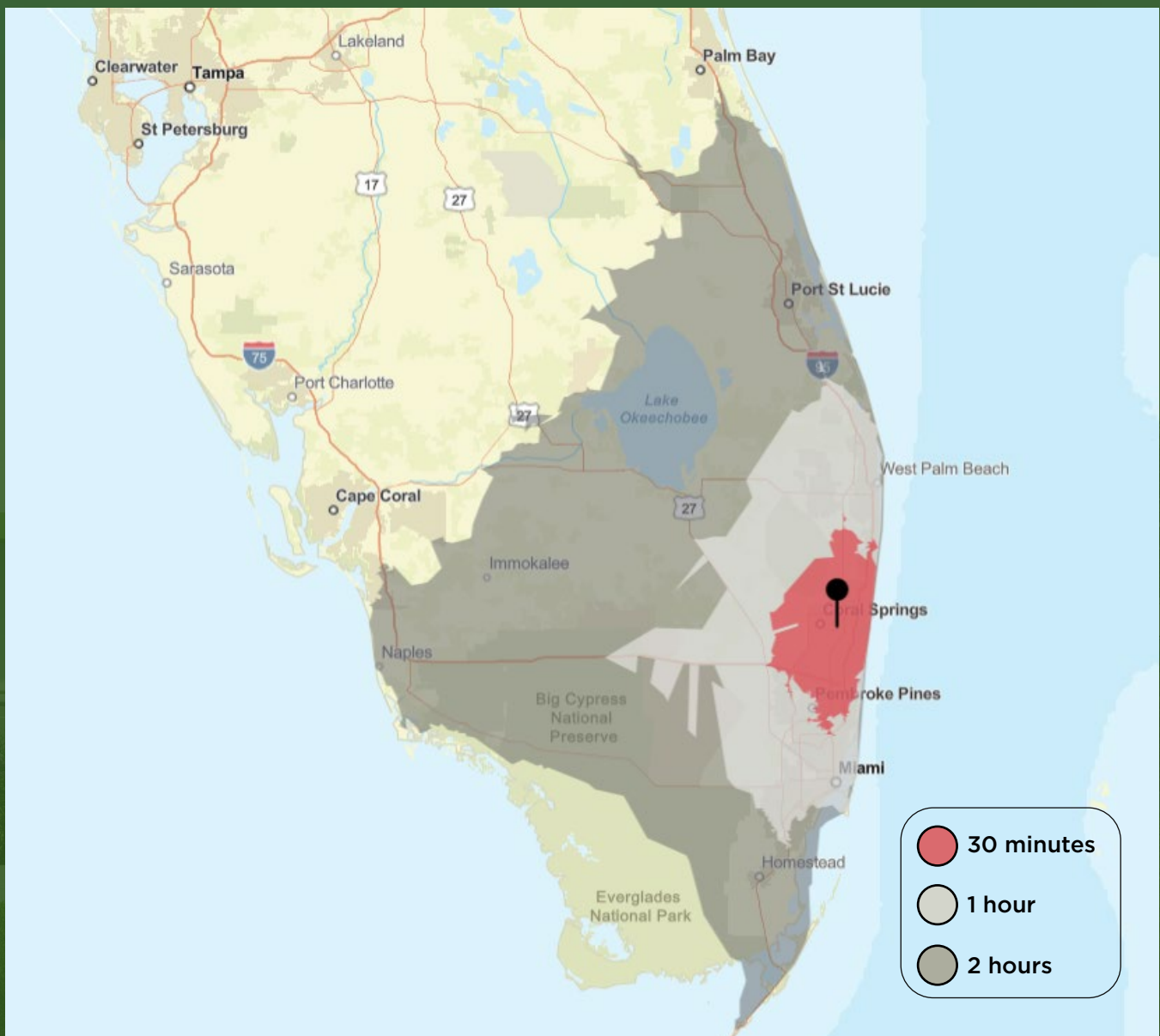
Port Everglades	30 minutes
Port Miami	45 minutes
West Palm Beach	50 minutes
Homestead	70 minutes
Port St. Lucie	80 minutes
Naples	110 minutes
Key West	220 minutes
Jacksonville	280 minutes



Market overview

First Gate Logistics Center | 5

	30 MINUTES	1 HOUR	2 HOURS
 2021 total population	1,969,134	5,583,791	7,283,962
 Total employees	1,030,252	2,720,543	3,333,347
 Blue collar	17.7%	19.1%	19.7%





FIRST GATE
LOGISTICS CENTER
MARGATE | FLORIDA

5301 West Copans Road, Margate, Florida 33063



For more information, please contact

Yuri Quispe

Senior Associate
772.201.5305
yuri.quispe@am.jll.com

Peter Sheridan

Executive Vice President
954.439.4941
peter.sheridan@am.jll.com

Peter Johnston

Associate, Broker Support
954.233.3429
peter.johnston1@am.jll.com

Chris Willson

Executive Director
612.382.8492
cwillson@firstindustrial.com

Developed by:



FIRST
INDUSTRIAL
REALTY • TRUST

Leased by:

