

# COLD STORAGE

3220 SW 2nd Ave, Fort Lauderdale, FL 33315

**For Sale or Lease**  
**Industrial Opportunity**  
Offering Memorandum

IMMEDIATE ACCESS TO I-95, I-595, PORT EVERGLADES, AND FORT LAUDERDALE INTERNATIONAL AIRPORT



**MATTHEWS™**

## Exclusively Listed By



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# Property Overview

- Unique building layout featuring an approximately 70% site coverage ratio—an efficient design that would not be permissible under current zoning regulations.
- ±20' clear heights supporting three-level racking
- ±2,500 total pallet positions upon completion of freezer renovations
- Main dock: four insulated dock-high doors plus one insulated elevated door (~2'), spanning ~90' in length
- Secondary dock: two insulated dock-high doors with ±30' dock width
- Flexible refrigeration configuration allowing a portion of the space to convert between cooler and freezer use
- Expanded freezer capacity up to ±30,000 SF upon reconfiguration
- Frontage road designed to accommodate semi-truck circulation and temporary trailer parking
- Capability to service up to four 53' trailers simultaneously at the main dock
- 16 on-site parking spaces with additional overflow parking
- New compressor systems recently installed
- Backup generators installed, providing operational redundancy
- New transfer switch installed
- Fully upgraded electrical system, including new panels and conduit infrastructure
- New electric doors serving both freezer and cooler areas
- Renovations scheduled for completion in Q3 2026
- The property successfully completed its 10-year electrical and structural inspection last year, with the next inspection scheduled for 2035.

## 3220 SW 2nd Ave, Fort Lauderdale, FL 33315

APN	50-42-22-19-0220 50-42-22-19-0210 50-42-22-19-0200
RBA	±35,959 SF
Lot Size	±1.17 AC
Coverage	70%
Zoning	I (Industrial)
Construction	Masonry
Year Built	1963
Insulated Dock Doors	6
Insulated lower-level door	1
Ceiling Height	±11' in cold storage bays; ±20' in fridge/freezer
Insulated Bays	2
Freezer Space	±27,600 SF
Cooler Space	±5,100 SF
Office Space	±900 SF
Pallet Capacity	±2,500
Parking	16 spots with overflow; 4 53' trucks on docks

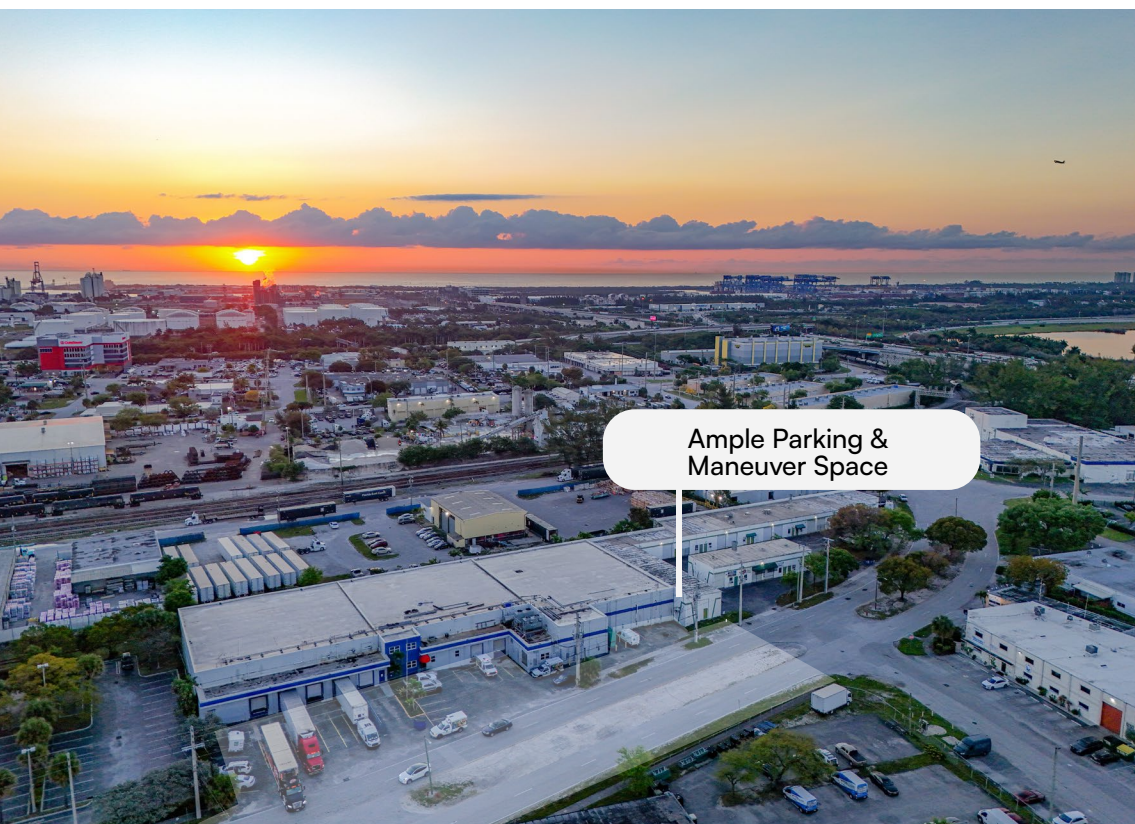


Hollywood, FL (±8.2 Mi)  
Dania, FL (±4 Mi)

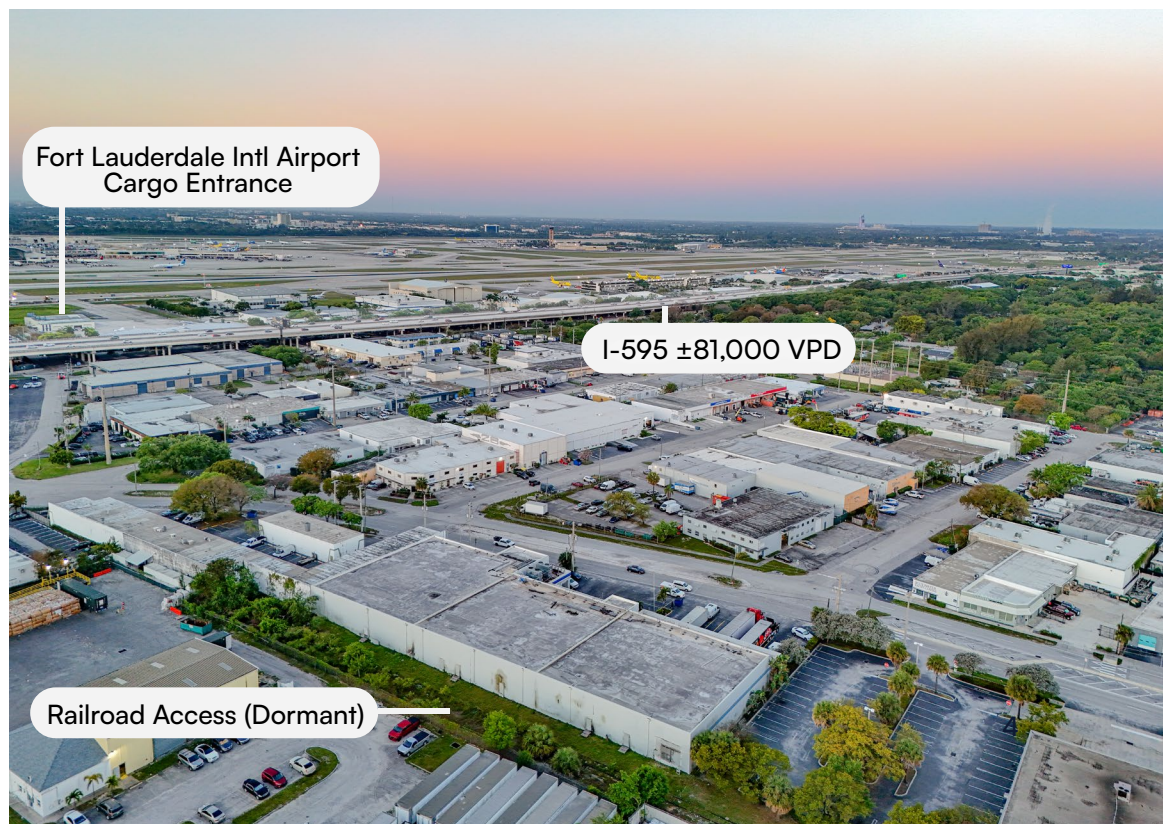
Fort Lauderdale Intl Airport



Port Everglades



Ample Parking & Maneuver Space



Fort Lauderdale Intl Airport  
Cargo Entrance

I-95 ±81,000 VPD

Railroad Access (Dormant)







 Fort Lauderdale-  
Hollywood Airport



 I-595  
±81,000 VPD



**Subject  
Property**

SW 2nd Ave ± 6,200 VPD

 Florida East Coast Railway  
Rail Access



**Fort Lauderdale**  
Brightline Station

**Fort Lauderdale**  
Tri Rail Station

**Downtown Fort Lauderdale**  
±4 Miles Away

**Las Olas Beach**

**Subject Property**

**Port Everglades**  
±2 Miles Away

**Fort Lauderdale-Hollywood Airport**  
±30M Annual Passengers

**Fort Lauderdale Airport**  
Tri Rail Station

**Downtown Hollywood**  
±8 Miles Away

842

842

441

736

736

595

595

818

818

848



±144,000 VPD

±306,000 VPD

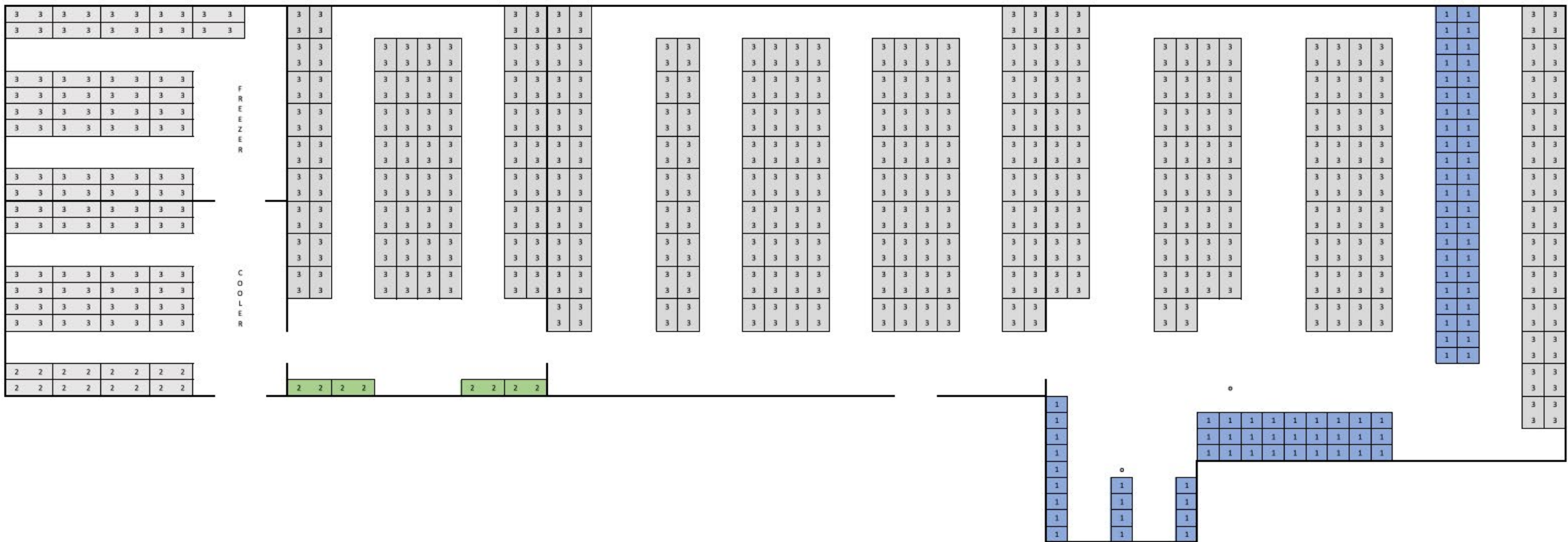
±63,000 VPD

±81,000 VPD

±283,000 VPD



# Pallet Position Plan



# Financial Overview

## For Sale Pricing

Sales Price                      \$11,575,000

Price/SF                              \$321.89

## For Lease Pricing

Lease Rate/SF                      \$23.00

Monthly Rent                      \$68,921

Lease Type                              NNN



# MARKET OVERVIEW

3220 SW 2nd Ave  
Fort Lauderdale, FL 33315



# Fort Lauderdale, FL

**183,000**

Total Population

**\$73,000**

Median HH Income

**80,000**

# of Households

**95,000**

Employed Population

**36**

Median Age

**\$420,000**

Median Property Value



## Local Market Overview

Fort Lauderdale is a primary logistics and distribution hub within South Florida, supported by sustained population growth, strong in-migration trends, and above-average household incomes. The broader Broward County region continues to benefit from domestic migration and international inflows, contributing to a steadily expanding labor force and consumer base. The area's proximity to major transportation corridors, including Interstate 95, Interstate 595, and Florida's Turnpike, enhances accessibility across the tri-county region, making it highly desirable for industrial users seeking efficient last-mile distribution capabilities.

The surrounding submarket is characterized by a dense urban population and limited availability of developable land, which has driven long-term demand for industrial space. Continued expansion in e-commerce, aviation-related logistics, marine trade, and construction sectors supports leasing velocity. Additionally, Port Everglades and Fort Lauderdale-Hollywood International Airport provide critical infrastructure that strengthens the area's role in regional and international trade. These dynamics position the Fort Lauderdale industrial market as supply-constrained, with strong rent growth and sustained investor interest.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	77,865	253,169	1,106,979
2025 Population	89,455	276,550	1,224,808
2030 Population Projection	96,512	295,642	1,314,221
Annual Growth 2020-2030	3.7%	2.3%	2.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	36,807	108,971	451,538
2025 Households	41,870	118,683	498,995
2030 Household Projection	45,115	126,857	535,594
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$120,805	\$108,201	\$98,926

# COLD STORAGE

Cold storage facilities represent a rapidly expanding niche within the industrial sector, fueled by growth in e-commerce grocery delivery, pharmaceutical distribution, and global food supply chains. Properties in infill, port-adjacent locations like 3220 SW 2nd Ave are particularly well-suited for cold storage due to their access to major highways (I-95, I-595), airport cargo terminals, and seaport infrastructure. These facilities require significant capital investment, including specialized refrigeration systems, enhanced insulation, and higher power capacity, which creates barriers to entry and limits new supply. As a result, cold storage assets typically command premium rents and experience lower vacancy compared to traditional warehouse space. In South Florida, strong import/export activity and population-driven demand for perishable goods continue to drive occupancy and investor interest in temperature-controlled logistics facilities.

## ECONOMIC DEVELOPMENTS

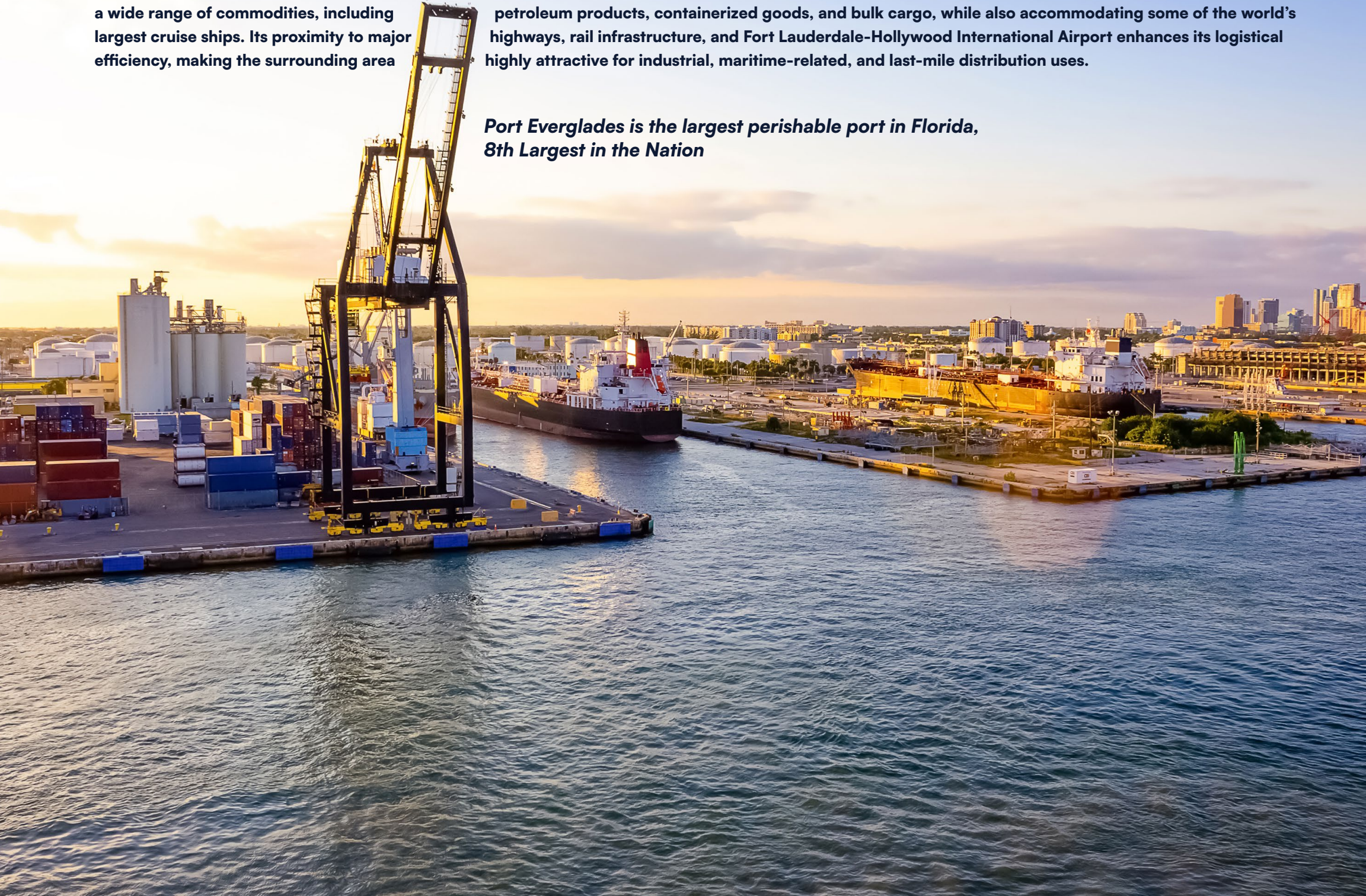
- **Proximity to Fort Lauderdale-Hollywood International Airport (FLL):** Ongoing terminal upgrades and cargo infrastructure improvements continue to reinforce the area as a key logistics hub.
- **South Andrews / Edgewood Industrial Expansion:** Continued infill development and repositioning of older warehouse assets into modern flex and logistics spaces.
- **Port Everglades Enhancements (~1.5 miles):** One of the busiest container ports in Florida, with ongoing capital improvements supporting trade volume growth. Port Everglades is the largest Perishable port in Florida, Ranking 8th Nationally.
- **Downtown Fort Lauderdale & Flagler Village Growth:** Mixed-use and residential density increasing east of the property, driving service demand and last-mile logistics relevance.
- **I-95 Corridor Industrial Demand:** Strong investor and tenant demand along this corridor has led to rising rents and limited vacancy across Broward County.
- Development costs for cold storage facilities are 2–3x higher than standard industrial (often exceeding \$250—\$400 per SF depending on specifications)
- South Florida imports over 40% of its perishable goods through Port Everglades and PortMiami, driving sustained demand for temperature-controlled logistics
- Broward County sits within a 10+ million consumer population base across South Florida, supporting strong last-mile cold distribution needs
- Cold storage facilities typically operate at 90%+ occupancy nationally, with South Florida outperforming due to supply constraints and infill limitations



## **PORT EVERGLADES**

Port Everglades, located approximately 1.5 miles southeast of 3220 SW 2nd Avenue, is one of the most active and diversified seaports in the United States, serving as a critical gateway for international trade, cruise operations, and energy distribution. Ranked among the nation's top container ports and a leading cruise homeport, it supports a steady flow of cargo and passengers that drive significant economic activity throughout Broward County. The port handles a wide range of commodities, including petroleum products, containerized goods, and bulk cargo, while also accommodating some of the world's largest cruise ships. Its proximity to major highways, rail infrastructure, and Fort Lauderdale-Hollywood International Airport enhances its logistical efficiency, making the surrounding area

*Port Everglades is the largest perishable port in Florida,  
8th Largest in the Nation*



## **FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL)**

Fort Lauderdale-Hollywood International Airport, situated less than 1/4 mile south of the subject property, is a major transportation hub serving over 30 million passengers annually and offering extensive domestic and international connectivity. FLL is a key driver of regional economic growth, supporting tourism, business travel, and air cargo operations throughout South Florida. Its close proximity to Port Everglades creates a powerful intermodal logistics corridor, benefiting hospitality, retail, and industrial sectors alike. The airport's ongoing terminal expansions and infrastructure improvements continue to enhance capacity and efficiency, further solidifying its role as a critical asset to the local economy. For nearby properties, this accessibility translates to strong demand from travel-related businesses, workforce housing, and service-oriented commercial uses.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3220 SW 2nd Ave, Fort Lauderdale, FL 33315** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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