

**HOMESTEAD
COMMERCE
PARK**

**NEW CONSTRUCTION
CLASS-A INDUSTRIAL/FLEX**
AVAILABLE FOR IMMEDIATE OCCUPANCY

**FOR
LEASE**

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Top-of-the-Line Class-A Industrial Facilities in South Dade's Emerging Logistics Corridor

Homestead Commerce Park is a newly completed, three-building Class-A industrial development totaling ±281,625 SF, strategically located in Miami's rapidly expanding South Dade submarket at Park of Commerce Blvd Homestead, Florida 33035. The project offers immediate availability across a range of suite sizes, accommodating both small-bay users and full-building requirements, with modern configurations designed to support logistics, distribution, and light industrial operations.

Designed to meet today's industrial user demands, the development features 36' clear heights, rear-loading configurations, 54' column spacing, and multiple dock-high positions with drive-in capability, providing efficient functionality for a wide range of occupiers. Complementing the project's institutional-quality design, Homestead Commerce Park features a custom sculpture installation by internationally renowned artist Romero Britto at the entrance to the Property, creating a distinctive sense of arrival and reinforcing the development's prominent identity within South Dade's emerging logistics corridor.

The development has already achieved strong leasing momentum, with Building 3 fully leased, reinforcing demand for new construction industrial space in the area. Buildings 1 and 2 provide remaining availability with flexible demising options suited to both local and regional users.

Positioned with direct access to Florida's Turnpike and US-1, the Property offers efficient connectivity throughout Miami Dade County, Homestead and the Upper Keys. Reverse commuting patterns offer tenants the ability to avoid heavy traffic congestion in northern Miami Dade County. Homestead Commerce Park provides a strategic, cost-effective alternative to the supply-constrained Airport West and Hialeah submarkets while maintaining access to one of the Southeast's largest and fastest-growing consumer bases.



For tenants seeking modern functionality, flexible configurations, and access to South Florida's growing labor force, **Homestead Commerce Park** offers a compelling solution in a supply-constrained market.

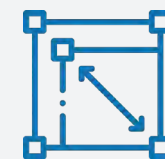




Three-Building
Class-A
Industrial Park
Totaling $\pm 281,625$ SF



Newly Completed
State-of-the-Art
Industrial/Flex Facility



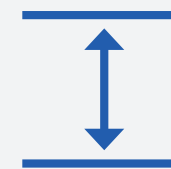
Various Floor Plans
with Flexible Bay Sizes
from $\pm 8,368$ SF to
 $\pm 183,000$ SF



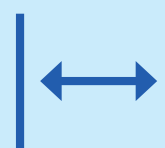
Rear Loading Truck Court With The Ability For
53' Container Trucks To Access Truck Court
Offering Excellent Inflow/Outflow Road Circulation



Both Spec and
Build-to-Suit
Opportunities Available



'Above Market' Clear
Height With Up to
36' Clear



54' Column Spacing
Allowing for Ample
3-Aisle, 6-Rack Systems
Within Columns

**Institutional-Quality
Design Built for
Modern Industrial Users**



BUILDINGS 1 & 2: FOR LEASE

AVAILABLE FOR IMMEDIATE OCCUPANCY

Homestead Commerce Park is designed to meet modern industrial demands, featuring best-in-class specifications and efficient layouts that support high-throughput logistics, distribution, and light manufacturing. The project offers flexible suite configurations within one of Miami-Dade County's fastest-growing submarkets, where limited new supply and continued population and infrastructure growth are driving demand for high-quality industrial space.



HOMESTEAD COMMERCE PARK

Modern, Flexible Configurations
Designed to Support a Wide Range of
Industrial Users



THREE (3) BUILDINGS

±281,625 TOTAL SF



BUILDING 1
1300 Park of Commerce Blvd
±183,161 SF

Building 1 totals ±183,161 SF and provides highly flexible configurations for users seeking larger footprints or contiguous space. Designed to support efficient operations, the building includes 36' clear heights, rear-loading access, 54' column spacing, and multiple loading positions ideal for distribution, warehousing, and logistics users.



BUILDING 2
1360 Park of Commerce Blvd
±82,157 SF

Building 2 offers ±82,157 SF of Class-A industrial space with flexible demising to accommodate a range of tenant sizes. Features include 36' clear heights, rear-loading design, 54' column spacing, and multiple dock-high doors with drive-in capability. Ideal for logistics, distribution, and light manufacturing within a modern, institutional-quality setting.



BUILDING 3
1390 Park of Commerce Blvd
Fully Leased (Vitas)

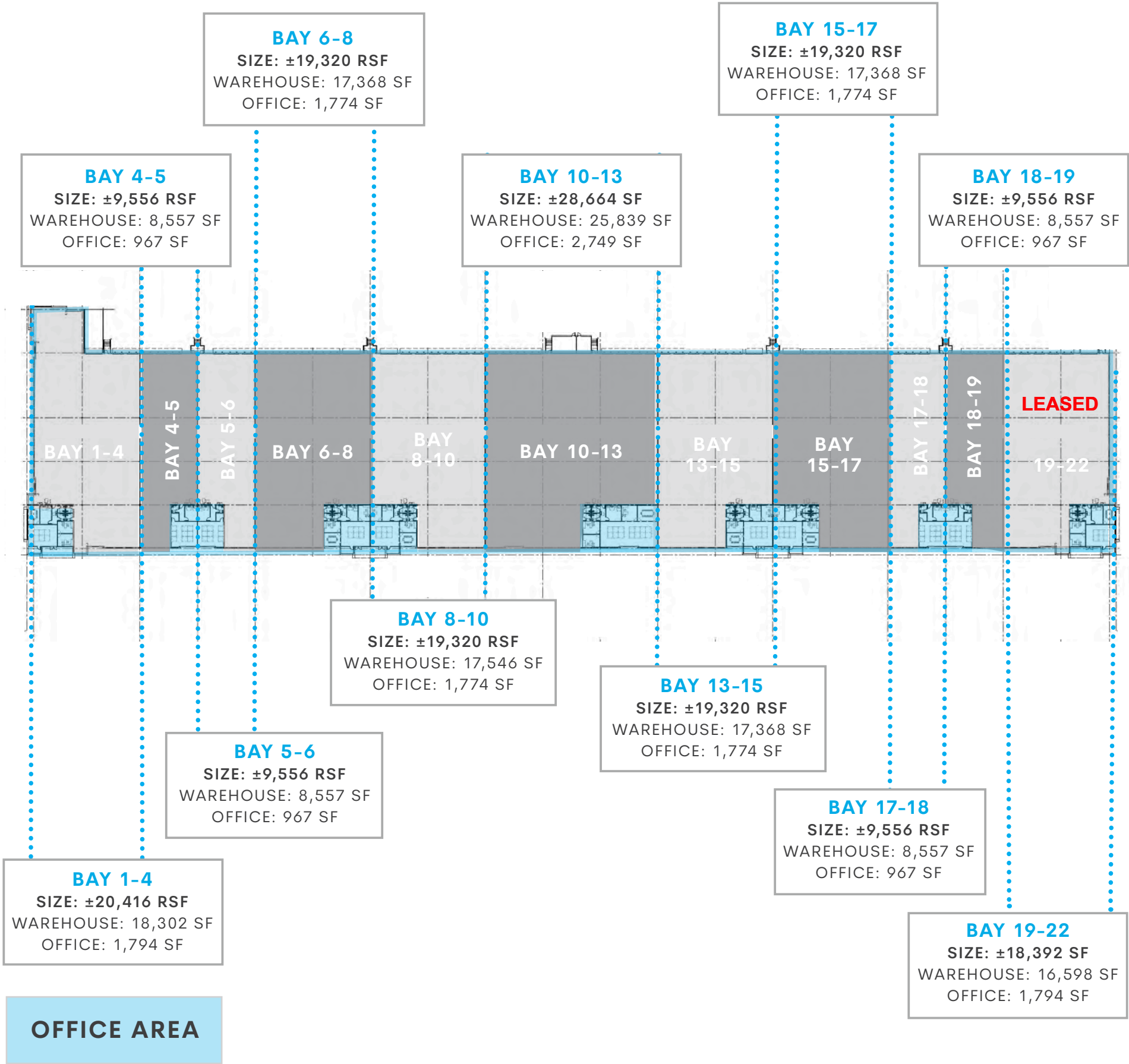
Building 3 is fully leased, demonstrating strong demand for new construction industrial space within the South Dade submarket and reinforcing the Property's leasing momentum.

BUILDING ONE

FLOOR PLAN BAY PER BAY BREAKDOWN

BUILDING 1 FEATURES

BUILDING SIZE	±183,161 SF
MIN DIVISIBLE	±9,546 SF
TENANCY	Multi-Tenant; Various Configurations Available
PARKING	1 per 1,000 SF
LOADING	Rear-Loading
CLEAR HEIGHT	36'
COLUMN	54' Typical
DOCK DOORS	3 per Bay, Typical
RAMPS	2 Drive-Ins

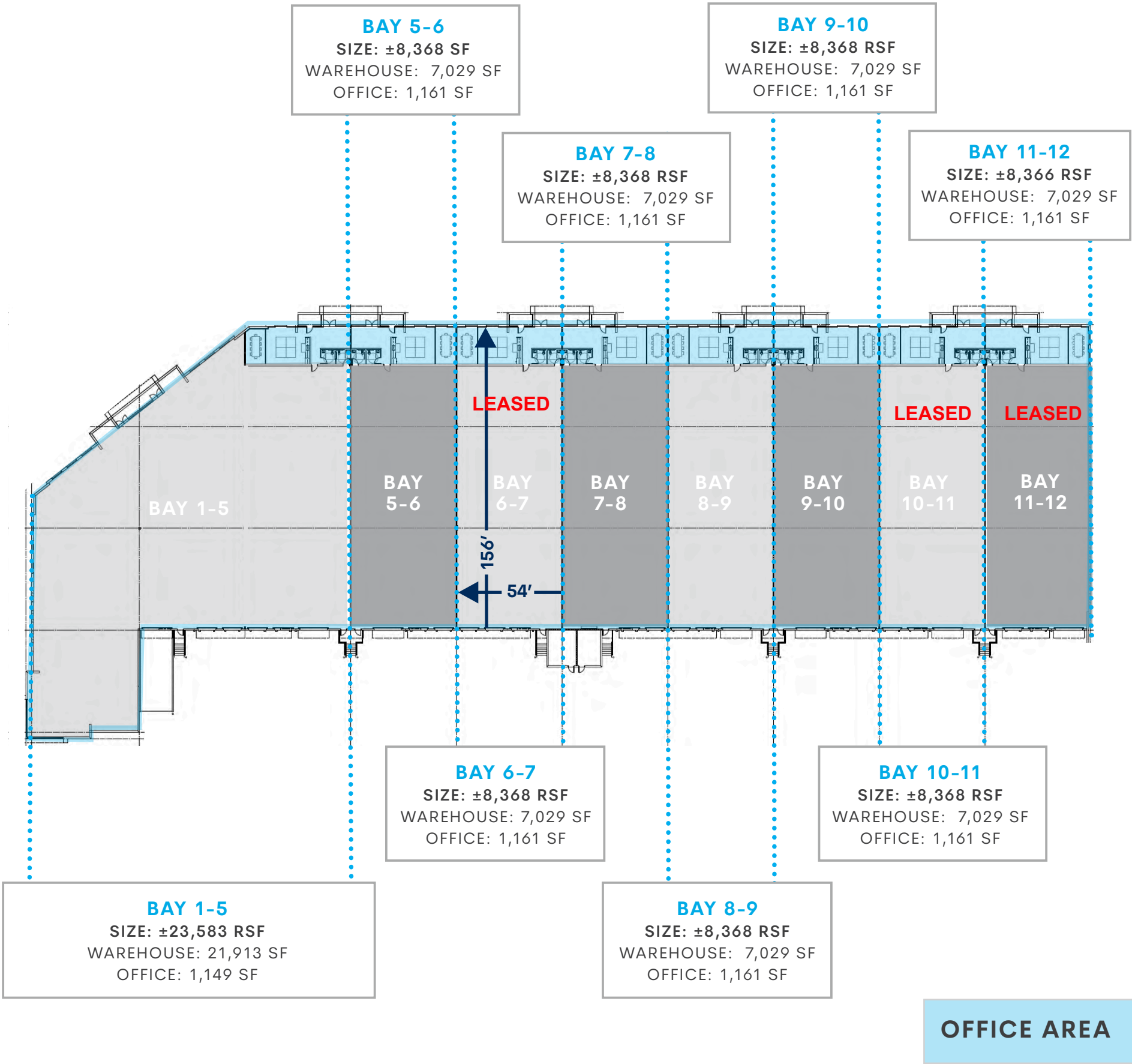


BUILDING TWO

FLOOR PLAN BAY PER BAY BREAKDOWN

BUILDING 2 FEATURES

BUILDING SIZE	±82,157 SF
MIN DIVISIBLE	± 8,368 SF
TENANCY	Multi-Tenant
PARKING	1 per 1,000 SF
LOADING	Rear-Loading
CLEAR HEIGHT	36'
COLUMN SPACING	54' Typical; No columns inside the space
DOCK DOORS	3 per Bay, Typical
TRUCK COURT DEPTH	180' Between Buildings





TYPICAL
VANILLA SHELL
INTERIORS



AERIAL



Strategically located within the South Dade submarket, just ± 0.5 -Mi from Homestead-Miami Speedway and ± 5 -Mi from Homestead Air Reserve Base, providing access to key regional demand drivers

Positioned within a key distribution corridor serving South Miami-Dade County and the Florida Keys, with direct connectivity to FL's Turnpike and US-1

Enhanced connectivity via recent improvements to Florida's Turnpike and surrounding infrastructure, reducing travel times to PortMiami and Miami International Airport

Surrounded by major institutional users including Amazon (± 1 M SF Fulfillment Center), FedEx (± 238 k SF Distribution Facility), PepsiCo/Frito-Lay, and Goodman Distribution

Access to a growing and diverse labor pool, with over $\pm 90,000$ residents within a 3-Mi radius and continued population growth across South Miami-Dade

Rapid residential and commercial expansion throughout Homestead, driven by strong in-migration and sustained population growth trends over the past decade

MARKET OVERVIEW

GREATER MIAMI, FLORIDA

Greater Miami, spanning 34 municipalities, is home to approximately ±6.2 million residents and provides access to a regional workforce exceeding ±3.1 million. Anchored by the City of Miami, Miami-Dade County alone accounts for nearly ±2.8 million residents, serving as the cultural, economic, and financial center of South Florida and consistently ranking among the top U.S. markets for inbound migration and population growth.

With an average annual temperature of ±77 degrees and over 240 sunny days per year, the region offers a high quality of life supported by world-class beaches, dining, and entertainment. Miami also serves as a global gateway market, anchored by Miami International Airport (MIA) and PortMiami, both of which act as critical economic drivers for Miami-Dade County and the broader Southeast United States. Florida continues to outperform nationally across key economic indicators, supported by strong population growth, business-friendly policies, and sustained corporate relocation trends. The state remains a leader in new business formations, job growth, and long-term economic expansion.

THRIVING BUSINESS MARKET

Florida consistently ranks among the top states for business due to its pro-business tax structure, population growth, and cost advantages relative to major coastal markets. The state continues to lead the nation in new business formations, with sustained job growth and strong in-migration supporting long-term economic expansion. South Florida, in particular, has emerged as a key destination for logistics, finance, and technology-driven companies seeking strategic access to global markets.

SOUTH FLORIDA'S ECONOMIC ENGINES

Aside from excellent population growth, South Florida also benefits from being a critical logistics hub, with some powerful economic engines fueling further industrial demand. In particular:



MIAMI INT'L AIRPORT
±1-hour from Property

Miami International Airport is one of the busiest international passenger and cargo airports in the U.S., serving ±50 million passengers annually. MIA ranks among the top U.S. airports for international freight and is a primary gateway for trade between the U.S. and Latin America, handling a significant share of air cargo.



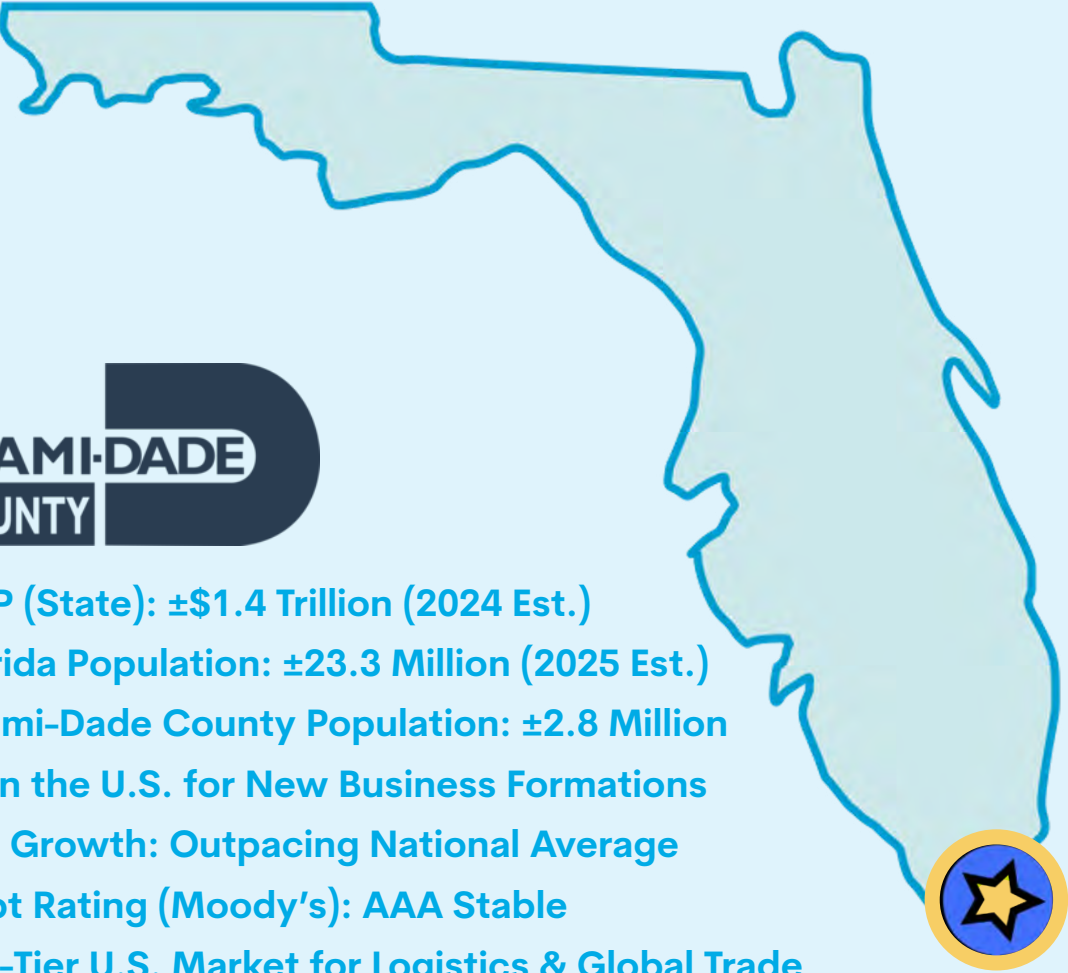
PORT MIAMI
±40-mi from Property

PortMiami is one of the largest container ports in the Southeast, handling over ±1.2 million TEUs annually. It serves as a key gateway for international trade, supporting billions in economic impact and global shipping connectivity.



PORT EVERGLADES
±65 mi from Property

Port Everglades is a major South Florida seaport supporting containerized cargo, petroleum distribution, and cruise operations. The port plays a vital role in regional logistics and serves as a key distribution point for goods throughout South Florida.



MIAMI-DADE COUNTY

- **GDP (State): ±\$1.4 Trillion (2024 Est.)**
- **Florida Population: ±23.3 Million (2025 Est.)**
- **Miami-Dade County Population: ±2.8 Million**
- **#1 in the U.S. for New Business Formations**
- **Job Growth: Outpacing National Average**
- **Debt Rating (Moody's): AAA Stable**
- **Top-Tier U.S. Market for Logistics & Global Trade**

Driven by sustained population growth, record business formation, and global trade connectivity, South Florida ranks among the most dynamic industrial and logistics markets in the United States.

6.2M
POPULATION
(MSA)

Currently, at 6.2M, Florida's population is expected to reach 7.6M by 2045, a 25% increase.

10.3%
POPULATION
INCREASE

South Florida has grown by ±10.3% over the past decade, driven by sustained in-migration and economic expansion.

THE CITY OF HOMESTEAD

Located in southern Miami-Dade County just minutes from Everglades and Biscayne National Parks, Homestead is one of the fastest-growing communities in South Florida. The city's population has grown from approximately 80,000 in 2020 to over ±88,000 residents in 2025, reflecting sustained expansion driven by residential development, infrastructure investment, and increasing commercial activity. As one of the region's oldest municipalities, Homestead offers a unique blend of agricultural roots and modern growth, supporting a diverse and evolving economic base. The Homestead-Miami Speedway, located less than ±1-Mi from the Property, serves as a major regional attraction, hosting nationally recognized events and drawing significant annual visitation.



ROBUST MANUFACTURING SECTOR

Florida's manufacturing sector remains a key driver of economic growth, supporting over ±420,000 jobs statewide and ranking among the top states nationally for manufacturing employment. The sector has experienced steady growth in recent years, driven by expansion in advanced manufacturing, food production, and industrial distribution, supported by strong population growth, infrastructure investment, and access to global trade routes. Continued business formation and in-migration across Florida are further accelerating demand for manufacturing and distribution space, reinforcing the state's position as a leading market for industrial users.



AEROSPACE & AVIATION INDUSTRY

South Miami-Dade is a growing hub for aerospace and aviation, supporting a range of operations from manufacturing to maintenance and logistics. Numerous global leaders, such as Pratt & Whitney, Collins Aerospace, and SpaceX, have established operations in South Florida, attracted by its rich talent pool and collaborative ecosystem.

The Homestead Air Reserve Base (HARB), located ±5-Mi from the Property, is home to the 482nd Fighter Wing and U.S. Southern Command elements, serving as a major military and economic anchor within the region. The base continues to support significant employment and economic activity across South Miami-Dade County. As a cornerstone of the local community, Homestead Air Reserve Base (HARB) generates \$364+ million in annual economic impact (FY 2023) and supports ±3,000 personnel, reinforcing its role as a major economic and employment driver in South Miami-Dade County. Continued federal investment and planned aircraft modernization initiatives are expected to support long-term growth and sustained economic impact.



THRIVING LOGISTICS INDUSTRY

South Florida has emerged as a premier logistics hub in the United States, driven by its strategic location, infrastructure, and global trade connectivity. The South Dade submarket is gaining momentum as users seek alternatives to the supply-constrained Doral, Medley, and Hialeah markets, where vacancy remains among the lowest in the nation.

Proximity to Florida's Turnpike, US-1, Miami International Airport, and major seaports positions Homestead as an efficient location for regional and last-mile distribution. Continued population growth across Miami-Dade County and limited industrial supply are driving sustained demand for modern logistics space. South Dade has also attracted major institutional users, including Amazon, reinforcing the region's growing importance as a logistics and fulfillment hub.

±2.8M

MIAMI-DADE
COUNTY
POPULATION

±420,000

MANUFACTURING
JOBS
(STATEWIDE)

500,000+

WORKFORCE IN
LOGISTICS
(SOUTH FLORIDA)

#1

U.S. GATEWAY FOR
TRADE WITH LATIN
AMERICA

AAA

STATE CREDIT
RATING
(MOODY'S)

#1

INTERNATIONAL
AIR CARGO
(MIA)

TOP 5

STATE FOR
BUSINESS
(CLIMATE)

#1

STATE FOR NET
IN-MIGRATION

TOP 10

FASTEST-GROWING
STATES
(U.S.)





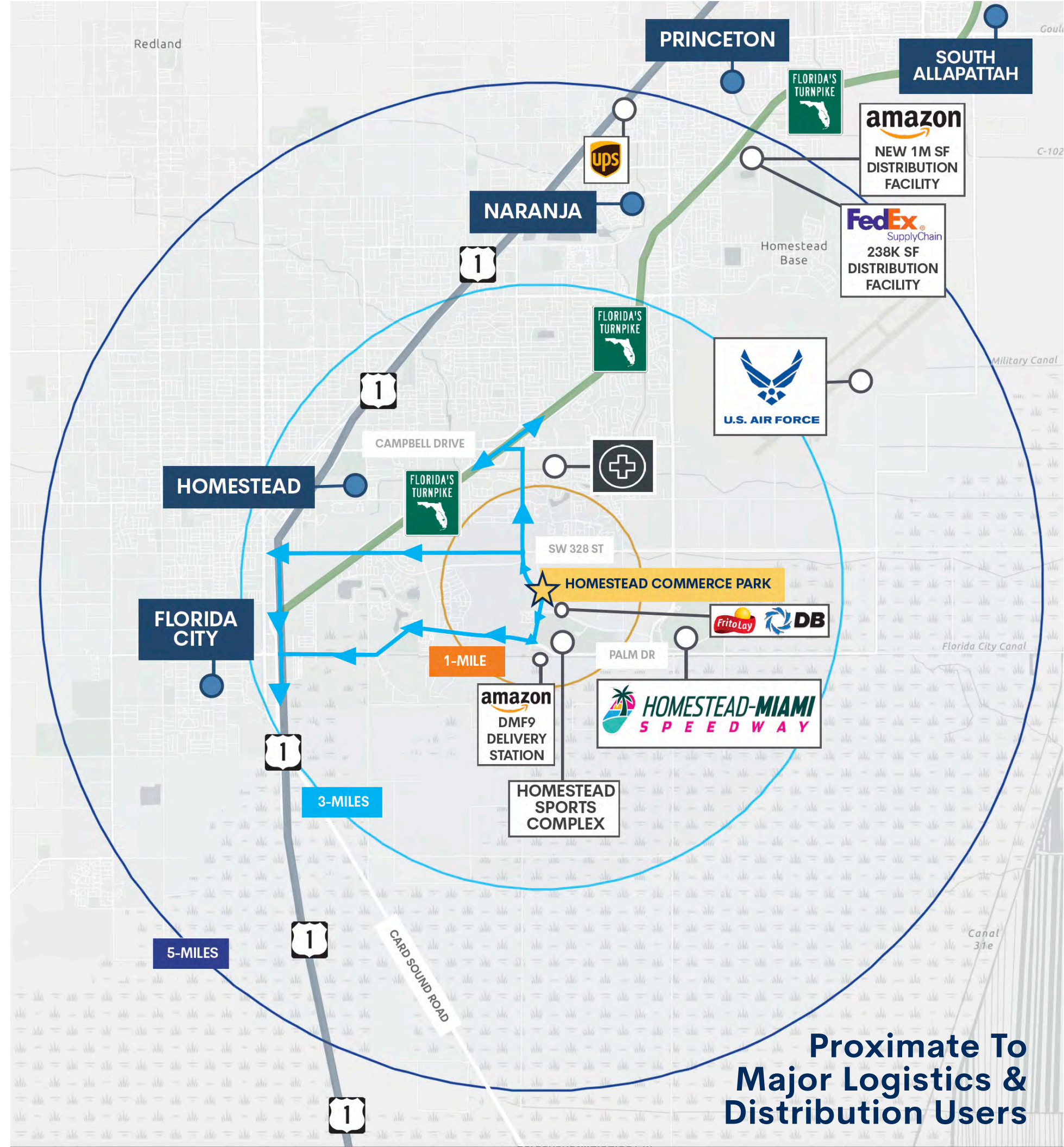
Strategically Positioned for Regional Connectivity and Reverse Commuting Advantages

Homestead Commerce Park is strategically located with direct access to Florida's Turnpike and US-1, providing efficient connectivity throughout Miami-Dade County and south to the Florida Keys. The Property is well positioned to serve regional and last-mile distribution needs while benefiting from reverse commuting patterns that support access to a growing labor pool in South Miami-Dade.

Located within a ± 60 -minute drive of a significant portion Miami's population of nearly 3 million residents, the Property provides access to one of the largest consumer bases in the Southeast while offering a cost-effective alternative to the supply-constrained Airport West and Hialeah submarkets.

TRANSIT

 FLORIDA'S TURNPIKE ± 5 -MINUTES	 1 ± 8 -MINUTES	 TMB MIAMI EXECUTIVE AIRPORT ± 20 -MI
 826 ± 20 -MI	 41 ± 35 -MI	 MIA MIAMI INTERNATIONAL AIRPORT ± 30 -MI
 PORTMIAMI ± 35 -MI	 FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT BROWARD COUNTY, FLORIDA ± 60 -MI	 PORT EVERGLADES ± 62 -MI



Proximate To
Major Logistics &
Distribution Users

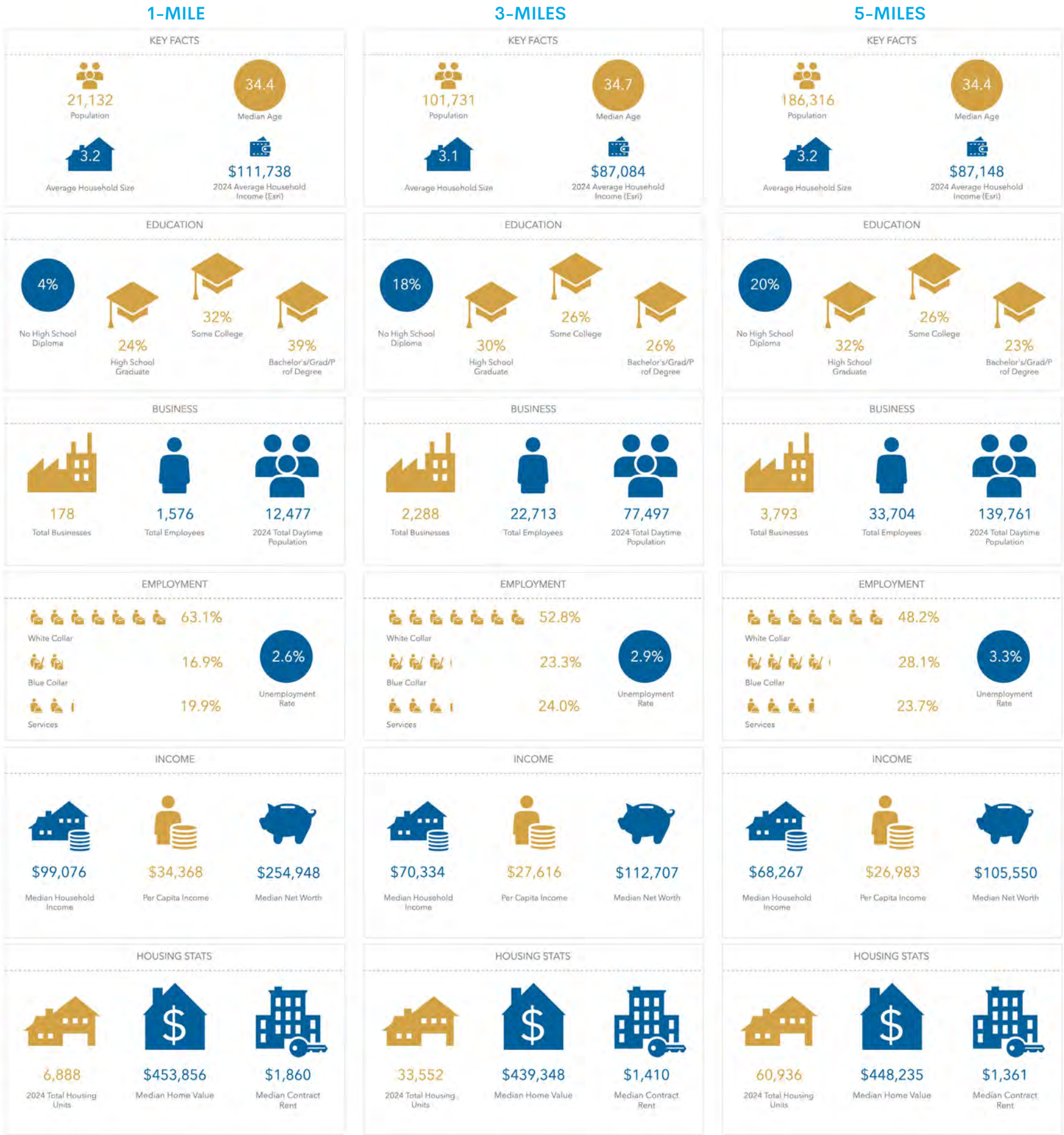
CONNECTIVITY

Homestead Commerce Park is located within ±1-Mi of a Florida's Turnpike interchange, providing seamless access to Miami-Dade County and the broader South Florida region. The area benefits from newer, well-planned roadway infrastructure that supports efficient truck circulation and reduced congestion. This offers a distinct advantage over more mature, supply-constrained submarkets such as Kendall, Doral, Medley, and Hialeah, where aging infrastructure and heavier traffic volumes can limit operational efficiency.



DEMOGRAPHICS

1, 3, and 5-Miles Radius





**DELIVERING
INDUSTRIAL
SOLUTIONS**
FOR LOGISTICS, FLEX,
AND DISTRIBUTION USERS

Buildings 1 & 2 Available
Immediate Occupancy

LEASING TEAM

Fairchild Partners®
Licensed Real Estate Brokers



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ABOUT THE DEVELOPER

Berkowitz Development Group, Inc., a Florida corporation ("BDG") is a full-service retail, industrial and office development company. Headquartered in Coconut Grove, Miami, Florida.

BDG was founded in 1986 by Jeff Berkowitz and is a family-owned real estate developer with extensive experience in multiple asset classes. BDG is widely recognized as one of the pre-eminent retail developers in Miami-Dade County having developed a number of high profile, strategically located and innovative retail projects, such as Dadeland Station, Fifth and Alton, Kendall Village Center, Kendallgate Shopping Center and Aventura Commons. BDG specializes in gateway niche projects, involving complex development issues. BDG's expertise includes areas relating to all aspects of development, including leasing, management, construction management, customer and tenant relations, budgeting, projections and governmental relations. **BDG has developed and is currently managing more than 2,000,000 square feet of commercial real estate**, all of which are owned by its affiliates.





SCAN FOR MORE
INFORMATION



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