

48,342 SF BUILDING

40800 CARD SOUND RD
HOMESTEAD, FL 33035

FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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Matthew Rotolante, SIOR, CCIM

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PRESENTED BY:

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Vice President

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EXECUTIVE SUMMARY

40800 Card Sound Rd, Homestead, FL 33035



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	48,342 SF
Available SF:	48,342 SF
Lot Size:	168.7 Acres
Year Built:	1961
Zoning:	GU
Market:	South Florida
Submarket:	South Miami Dade

PROPERTY OVERVIEW

Lee & Associates South Florida presents a 48,342 SF office building located on 168.7 acres that were previously used as a radio transmission tower for the US Naval Security Group. The building is 100% available with flexible zoning for a variety of uses. The property would be ideal for education, government, and tactical military training. The site is fully gated and secure and offers plenty of parking. Tenant Improvement Package is available.

PROPERTY HIGHLIGHTS

- 48,342 SF Office Building
- Abundant Parking
- Located at the entrance to the Florida Keys
- Gated and Secure
- Flexible Zoning

PROPERTY DETAILS

40800 Card Sound Rd, Homestead, FL 33035

LOCATION INFORMATION

Building Name	48k SF Building on Card Sound Rd
Street Address	40800 Card Sound Rd
City, State, Zip	Homestead, FL 33035
County	Miami-Dade
Market	South Florida
Sub-market	South Miami Dade
Cross-Streets	Card Sound Road
Market Type	Rural
Nearest Highway	US-1 and Florida's Turnpike
Nearest Airport	US Air Force Air Reserve Base / Miami International Airport

PROPERTY INFORMATION

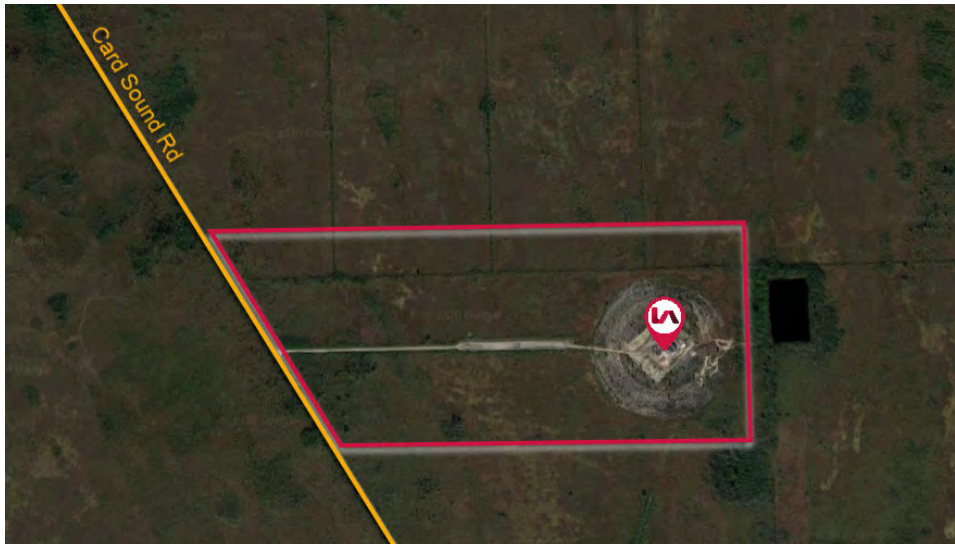
Property Type	Office
Property Subtype	Office Building
APN #	30-8915-000-0075
Lot Frontage	2,000 ft
Lot Depth	4,500 ft
Power	Yes

BUILDING INFORMATION

Occupancy %	0.0%
Number of Floors	2
Year Built	1961
Number of Lots	1
Free Standing	Yes
Number of Buildings	1
Walls	CBS

ADDITIONAL PHOTOS

40800 Card Sound Rd, Homestead, FL 33035



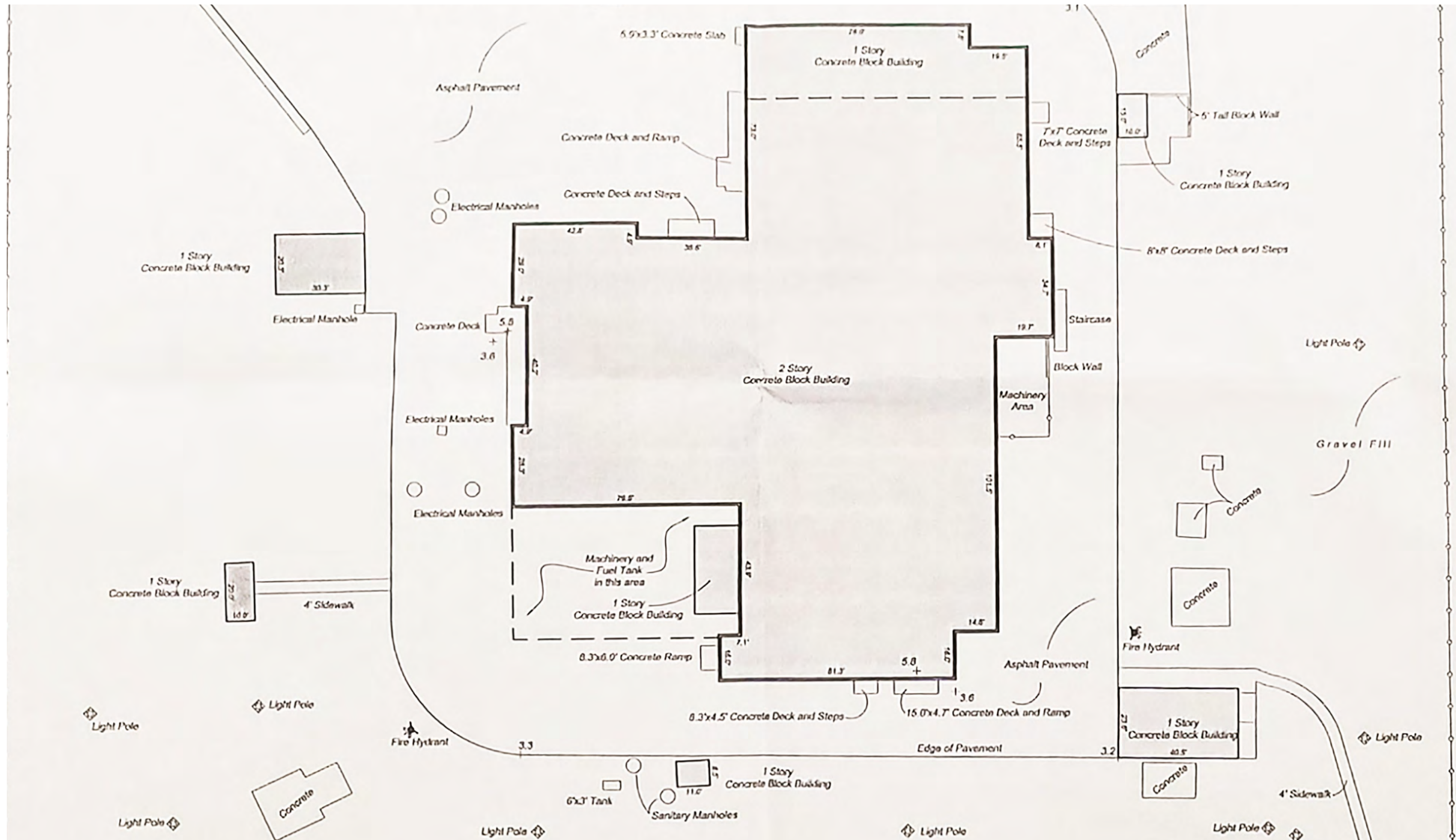
ADDITIONAL PHOTOS

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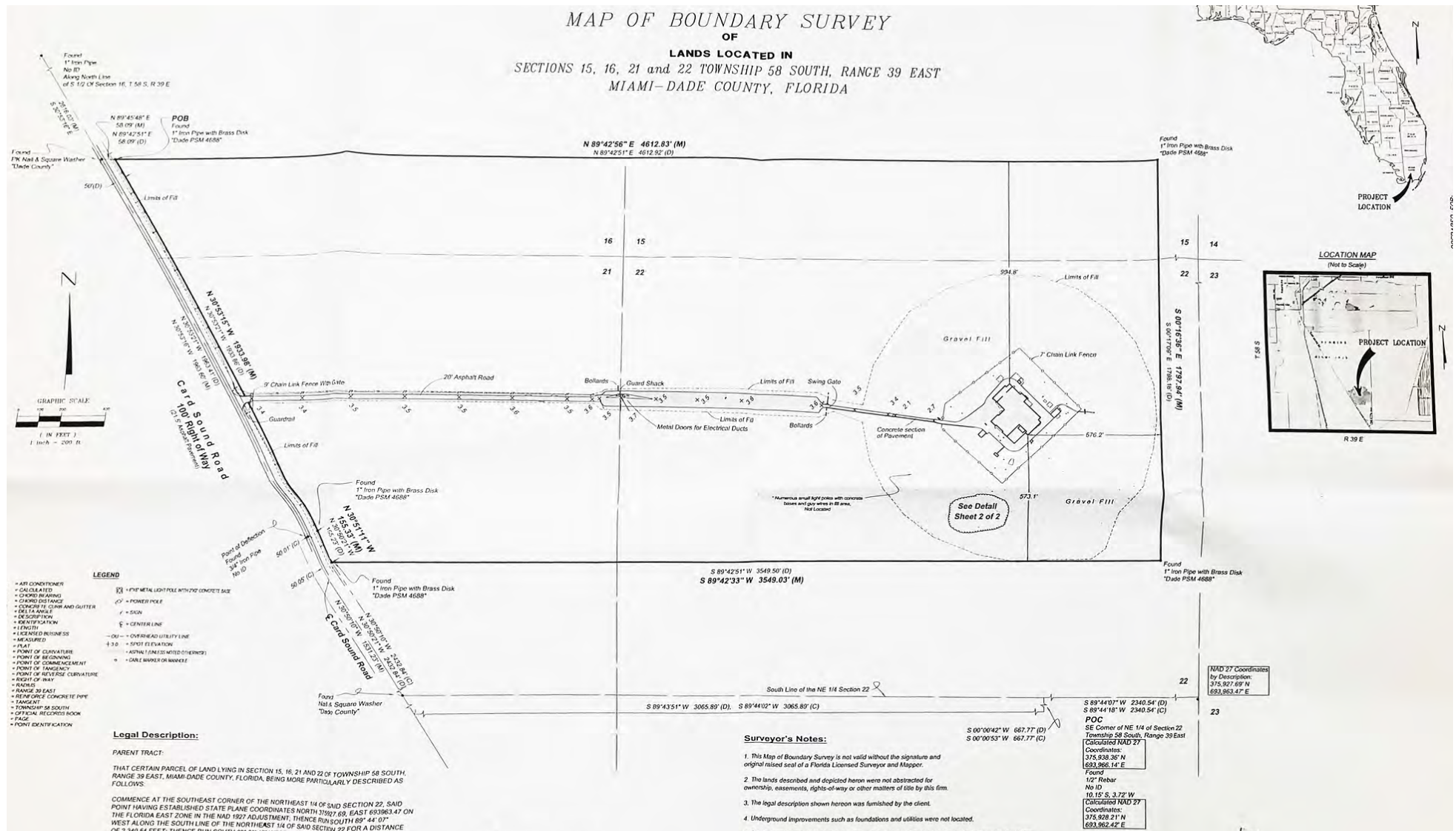


BUILDING PLAN

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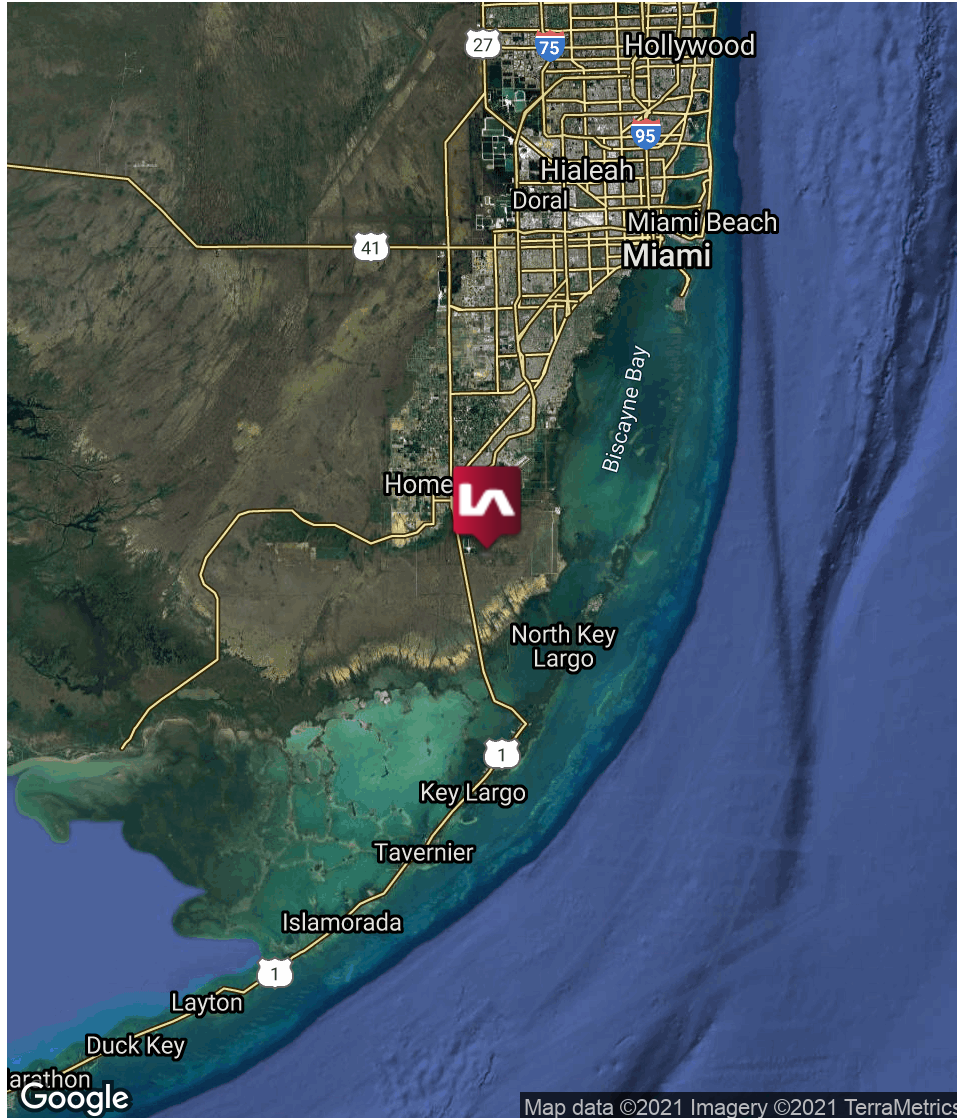


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LOCATION MAPS

40800 Card Sound Rd, Homestead, FL 33035



LOCATION OVERVIEW

Located directly off of Card Sound Road and 408th Street between Florida City and Key Largo. The property has excellent excess just 7 miles south of Florida's Turnpike start at US-1, just 15 minutes south of Historic Downtown Homestead, and 7 miles north of Monroe County Bridge at Card Sound Rd into North Key Largo. The property is less than 13 miles from the US Air Force Homestead Air Reserve Base and just 40 miles south of Miami International Airport.

CITY INFORMATION

Market:	South Florida
Submarket:	South Miami Dade
Nearest Highway:	US-1 and Florida's Turnpike
Nearest Airport:	US Air Force Air Reserve Base / Miami International Airport

NEIGHBORHOOD MAP

40800 Card Sound Rd, Homestead, FL 33035



CONTACT US



MATTHEW ROTOLANTE, SIOR, CCIM

Lee & Associates South Florida



MATTHEW ROTOLANTE, SIOR, CCIM

President

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PROFESSIONAL BACKGROUND

Matt Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. Prior to joining Lee & Associates as President of the South Florida office, Matt was Managing Director of SVN South Commercial Real Estate located in Miami, FL where his accumulated knowledge of commercial real estate and superb customer service skills earned him the SVN rank of #1 Producer in Florida and the #7 Producer Nationwide in 2014, and also rank of #2 in Florida and #16 Nationwide in 2015.

Matt has held his real estate license in Florida since 2004, and in this tenure has been involved in over \$500 million in sale and lease transactions. As the Broker for Miami's office, Matt focuses on Industrial properties, yet still has a full grasp of all asset types including Office, Retail, Multifamily, and Land. Over the past 7 years he has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballestero, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

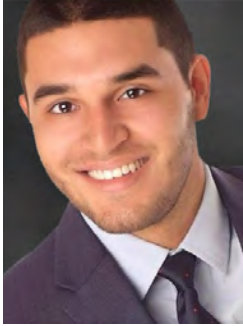
Matt is fluent in Spanish. He earned the prestigious designation of SIOR (Society of Industrial and Office Realtors) in February of 2013. He also earned his CCIM (Certified Commercial Investment Member) designation in 2006 and is the past President of the Miami's CCIM Chapter (2012 & 2013). Matt is a longstanding member of many associations including NAIOP, NAR (National Association of Realtors), CIASF (Commercial Industrial Association of South Florida), and FCBF (Florida Customs Brokers & Forwarders Association).

EDUCATION

MBA, Economics, University of Miami

MICHAEL AVENDANO

40800 Card Sound Rd, Homestead, FL 33035



MICHAEL AVENDANO

Vice President

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PROFESSIONAL BACKGROUND

Michael Avendano serves as Vice President with Lee & Associates specializing in Industrial Sales and Leasing.

Prior to joining Lee & Associates South Florida, Michael worked for Beacon Commercial Realty, a Commercial Real estate firm where he helped manage multiple portfolios of over half a million sf of industrial, Office and Retail space. During his time at Beacon, he along with the rest of his team were responsible for the acquisition, negotiation, leasing, management and disposition of said assets with the ultimate goal being minimize risk and cost while maximizing profits for our clients. Through this effort, Michael developed a strong understanding of property values, cap rates, property management, zoning and land-use, development codes and ordinances, as well as state and local permitting.

Michael also has a deep understanding with the tech and marketing side of the business working for CREXi, the fastest growing CRE marketplace in the US. In this position he was faced with an unprecedented economic downturn which he was successfully able to navigate helping the team achieve their best quarter since their launch. The adversity he faced in his time there highlighted the importance of utilizing all the tools at one's disposal as well as challenging the norm. It also showed him the importance of being able to quickly adapt to any situation and having a plan to do so.

Michael was Born and raised in Miami, FL and speaks both English and Spanish. He graduated from the Florida International University with a Bachelor's Degree in Hospitality Management. When he is not busy servicing his clients, Michael is probably on a coastline somewhere surfing, playing basketball, or traveling somewhere with his friends and family.

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