

expoalimentaria



# PORT MIAMI

Warehouses in Miami, USA



# New Warehouse Construction in Miami, USA

***Over 200,000 square meters of new warehouse buildings constructed in 2012, 2013 and 2014!!!***



**The Miami Herald** 

Posted on Mon, Jul. 23, 2012

**Industrial real estate on the move in Miami-Dade**

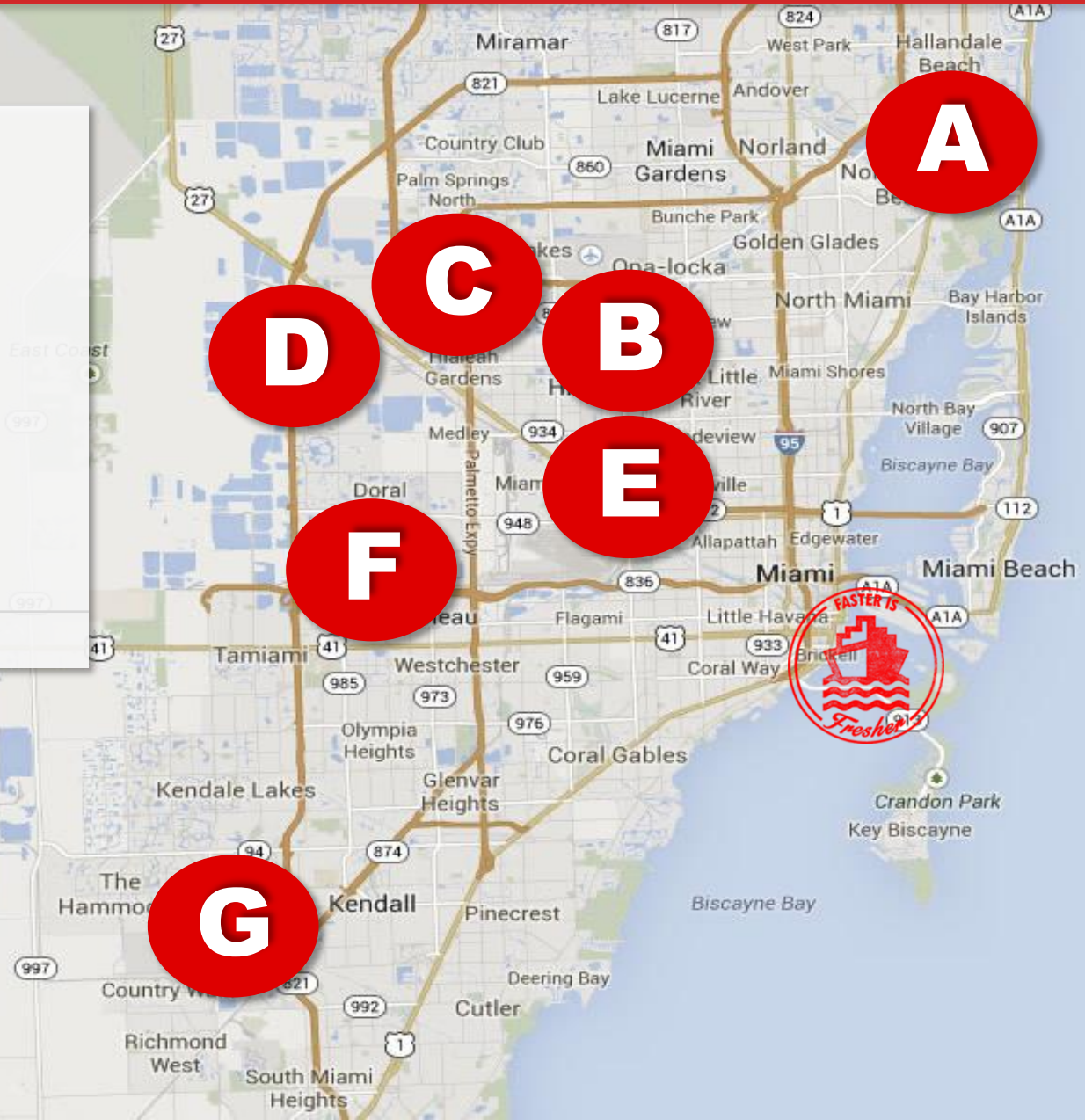
***Vacancy is only 5.5%.***

***Total Warehouse Space Over  
21,300,000 square meters.***

# Miami Areas with Refrigerated Warehouses

## 7 Major Sub-Markets:

- A.** North Miami.
- B.** Gratigny
- C.** Miami Lakes.
- D.** Medley
- E.** Hialeah
- F.** Airport West
- G.** South Dade



# LEASING Refrigerated Warehouses

<u>CLASS</u>	<u>SIZE IN SQ. FT.</u>	<u>AVG. LEASE RATE PER SQ. FT.</u>	<u>PER MONTH</u>	<u>SIZE IN SQ. MTRS.</u>	<u>AVG. LEASE RATE PER SQ. MTR.</u>	<u>PER MONTH</u>
<b>A</b>	100,000	\$12.00	\$100,000	<b>9,290</b>	<b>S/. 30</b>	<b>S/. 280,000</b>
<b>B</b>	100,000	\$10.00	\$83,000	<b>9,290</b>	<b>S/. 25</b>	<b>S/. 233,000</b>
<b>C</b>	100,000	\$8.00	\$66,000	<b>9,290</b>	<b>S/. 20</b>	<b>S/. 185,000</b>

NOTES: 1 Square Meter = 10.7639 Square Foot  
 1 Square Foot = .092903 Square Meter  
 1 US Dollar = 2.803 Nuevo Soles  
 1 Sol = .35676 US Dollar

# PURCHASING Refrigerated Warehouses

<u>CLASS</u>	<u>SIZE IN SQ. FT.</u>	<u>AVG. SALES PRICE PER SQ. FT.</u>	<u>AVG.SALES PRICE</u>	<u>SIZE IN SQ. MTRS.</u>	<u>AVG. SALES PRICE PER SQ. MTR.</u>	<u>AVG. SALES PRICE</u>
A	100,000	\$130	\$13,000,000	9,290	S/. 3,922	S/. 36,440,000
B	100,000	\$100	\$10,000,000	9,290	S/. 3,017	S/. 28,030,000
C	100,000	\$70	\$7,000,000	9,290	S/. 2,112	S/. 19,621,000

NOTES: 1 Square Meter = 10.7639 Square Foot  
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# Americas' Gateway Park Building



For Sale or Lease

1800 NW 89<sup>th</sup> Place  
Doral, Florida, USA

*Used by Esmeralda  
Farms y Connectaflor*

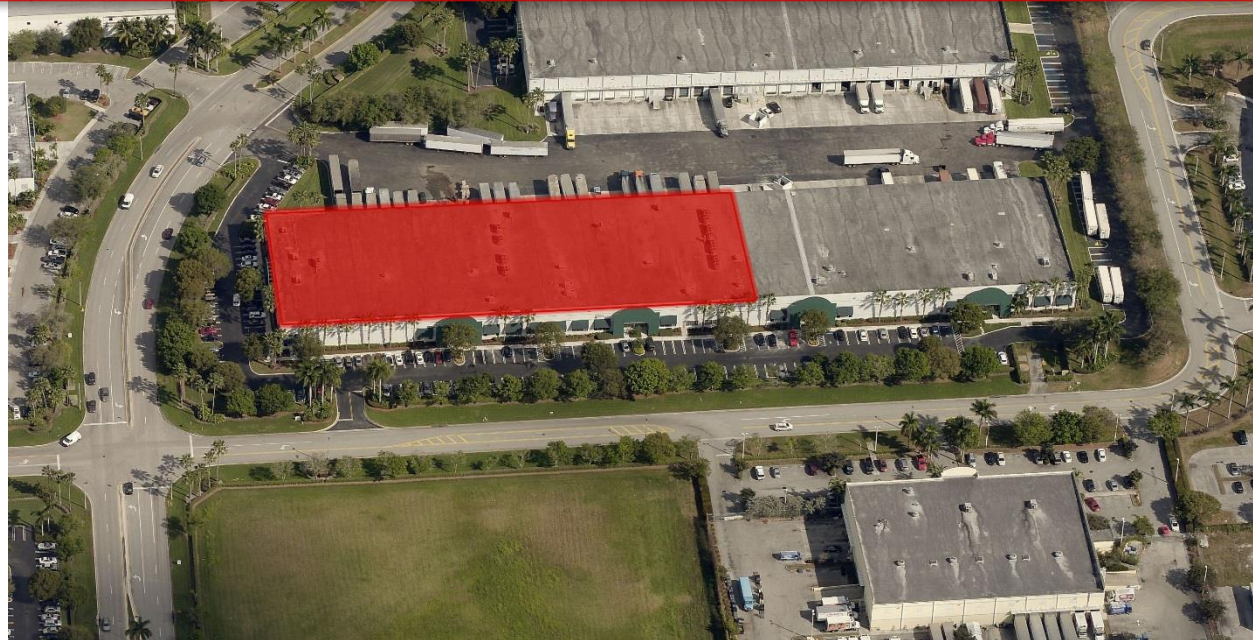


# Americas' Gateway Park Building



<b>±9,476 TOTAL SQ. MT.</b>	2,932 SQ. MT. Office Space 1,672 SQ. MT. Dry Storage 4,900 SQ. MT. Refrigerated
<b>PRICE / LEASE RATE</b>	S/. 39,240,000 or S/. 357,000 per month
<b>BUILDING TYPE</b>	Class A Cold Storage/Refrigeration
<b>SPECIAL FEATURES</b>	19 Dock Loading Doors ; 2 Drive-In Ramps; 2 Backup Generators; 6 Acre Lot; 180° Lake View; Sprinklers; Business Park Setting

# International Corporate Park Building



For Lease

1665 NW 102<sup>nd</sup> Ave  
Doral, FL, USA

Used by Elite Flowers



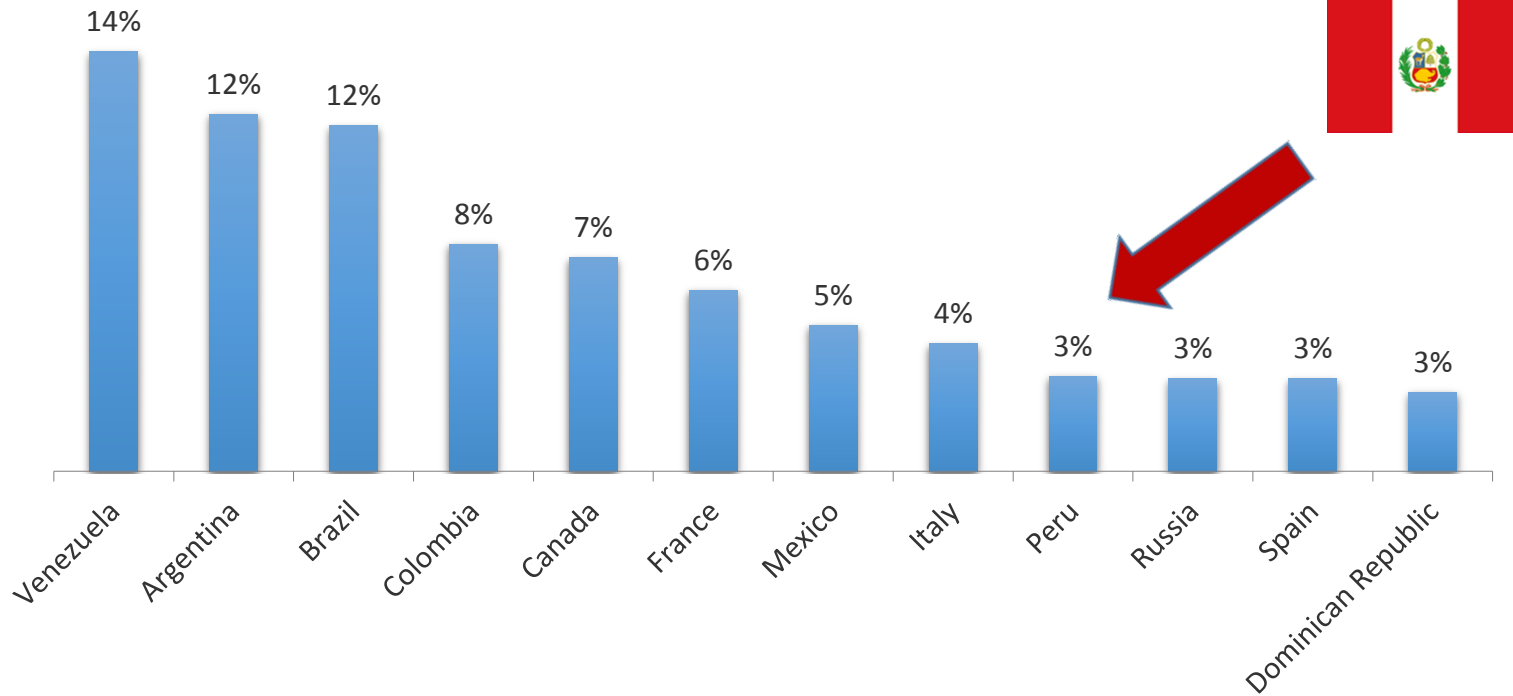
# International Corporate Park Building



<b>From 2,973 to 5,945 TOTAL SQ. MT.</b>	Up to ±1,393 SQ. MT. Office Space
<b>LEASE RATE</b>	From S/. 89,700 to 179,400 per month
<b>BUILDING TYPE</b>	Class A Cold Storage/Refrigeration
<b>SPECIAL FEATURES</b>	17 Dock Height Loading Positions; Located In International Corporate Park; Corner Lot

# Bienvenidos Peru! 9<sup>th</sup> in Property Purchases

## Miami, USA: Top Countries of Client Origin





# *Muchas Gracias!*

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