

FOR SALE - INCOME PRODUCING INVESTMENT PROPERTY

Chrysal Building

3063 NW 107th Avenue, Doral, FL 33172



Property Overview:

The Chrysal Building is a free standing +/-14,592 SF office warehouse building adjacent to 107th Avenue in Doral, Florida. The property is currently occupied by Chrysal International BV's American affiliate, Chrysal USA.

Property Highlights:

- The building is located on ± 0.58 acres within the Pharmed Industrial Park.
- The property is approximately 4 miles to Miami International Airport.
- Minutes from 826 (Palmetto Expressway); 836 (Dolphin Expressway) and Florida's Turnpike



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Tenant Information:

The Chrysal Building offers the opportunity to purchase a triple -net property that is occupied by Chrysal USA. Chrysal is a specialized manufacturer of cut flower food, from grower to consumer products. Since 1949 Chrysal develops chain solutions for their customers in the horticultural business for improving quality of cut flowers after harvesting until they are placed in a vase by the consumer. Chrysal has manufacturing and offices at 4 sites around the world: Holland, Columbia, Kenya and Japan. With additional offices located in: Germany, France, UK, Sweden, USA, China, Russia and Australia. Additionally, they work closely with local partners who distribute their products.

For over 80 years, Chrysal has supplied premium flower care products which prepare cut flowers for optimal quality. In the last few years, Chrysal has used their extensive knowledge of flower care to develop a line of plant care products. As a result, Chrysal now has a more complete line of products to help optimize flower and plant quality from grower to consumer.

Using Chrysal in all steps of the chain, guarantees a sustainable approach and consumer satisfaction with every horticultural product purchase.

Tenant Summary:

Tenant:	Chrysal USA
Company Website:	www.chrysalusa.com
Leased Premises:	+/-14,592 Square Feet
Lease Type:	NNN; Sale-Leaseback
Lease Commencement Date:	Close of Escrow
Current Expiration Date:	5 Years from Close of Escrow
Renewal Options:	Annual



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Investment Overview:

Property Address:	3063 NW 107 th Avenue Miami, FL 33172
Offering Price:	\$2,400,000
Price Per Square Foot:	\$164.47
Net Rentable Area:	+/-14,592 Square Feet
Annual Income:	\$120,000
Lease Term:	5 years
Cap Rate:	5.00%
Lease Type:	NNN

Property Information:

	+/- 14,592SF inclusive of +/- 4,600SF of office
Doors:	2 dock high loading doors
Clear Height:	+/- 22'
Parking:	25 spaces
Year Constructed:	1996
Parcel Size:	0.58 Acres (25,387 SF)
Property Folio #:	35-3029-097-0010
Zoning:	7700 Industrial - Restricted
Land Use:	Warehouse Terminal or STG: Condominium - Commercial



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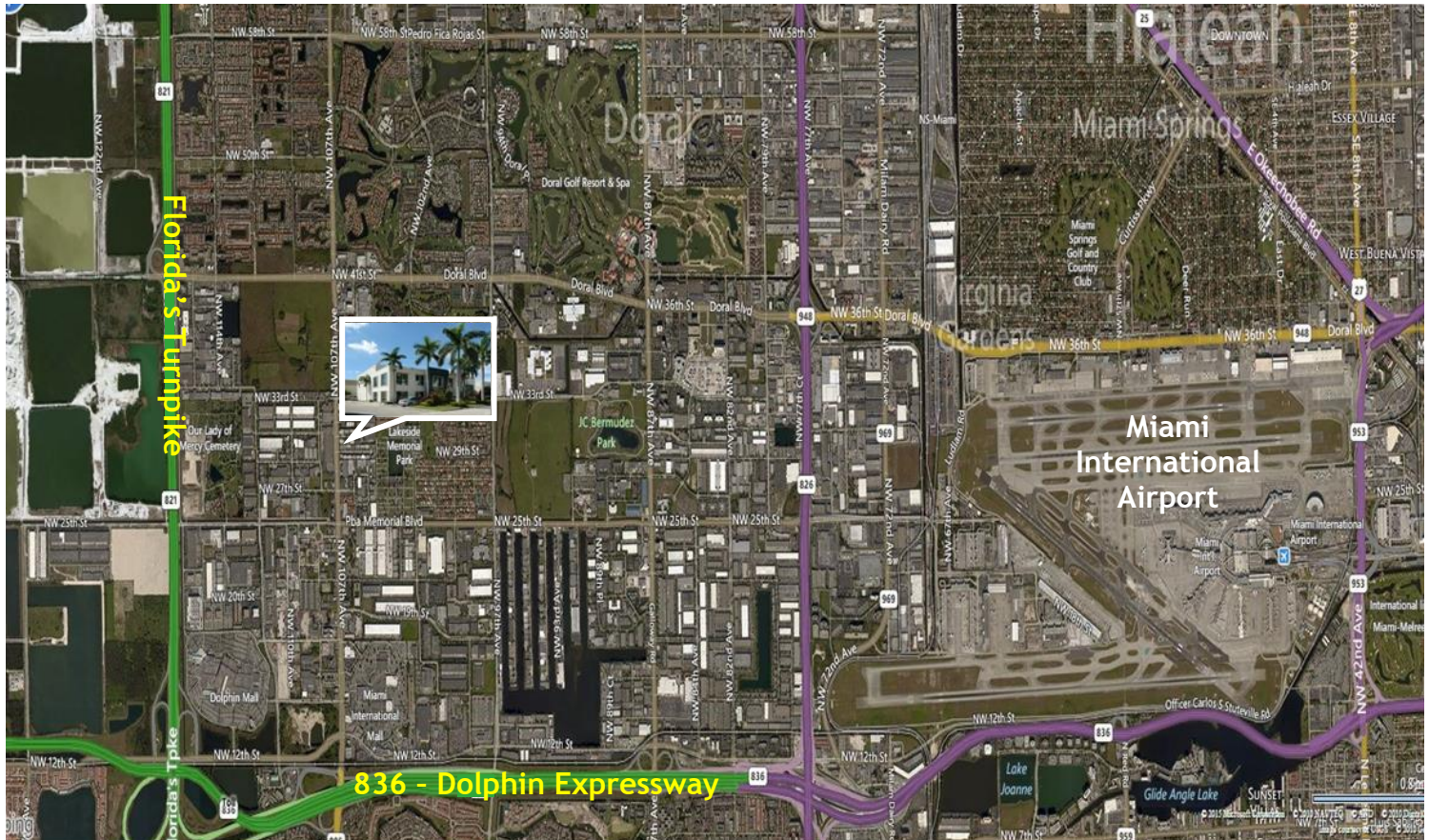
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Location Overview:

- The Chrysal Building is centrally located in the Airport West/Doral submarket just east of NW 107th Avenue.
- The City of Doral was the third fastest growing city in the nation in 2014.
- Florida's Turnpike is 1.7 miles away
- 836 (Dolphin Expressway) is 1.9 miles away
- 826 (Palmetto Expressway) is 3.5 miles away
- Nearby amenities include various restaurants, banks, hotels and shopping centers.

For further information or to schedule a property tour, please contact

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