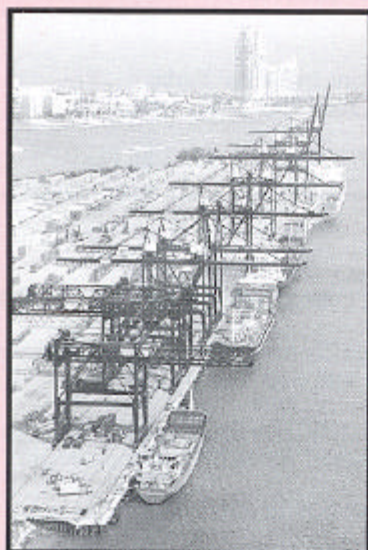




# 1999 Miami-Dade County Industrial Market Report

*Compiled by the*  
**Industrial  
Association  
of  
Dade  
County, Inc.**



# 1999 Miami-Dade County Industrial Market Report

1998 - 1999

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## Summary

- Most regions have balanced levels of supply and demand.
- Buildings in newer industrial parks command the highest rental rates.
- New industrial construction continues to grow at a rate of 3 million SF per year.
- Significant increases in the tonnage of goods shipped through the Port of Miami, with stable trends at Miami International Airport.
- Industrial employment is shifting from manufacturing to wholesale trade and distribution.
- Older less functional buildings are experiencing lower rental rates and higher vacancies.

## Purpose of the Industrial Association of Dade County

The Industrial Association of Dade County, Inc., (IADC), is a non-profit organization of business leaders involved in the development, design, construction, sales and leasing of industrial (warehouses) and commercial real estate in South Florida.

For information call Paul J. Gomez, Executive Vice President, at:  
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## Market Conditions

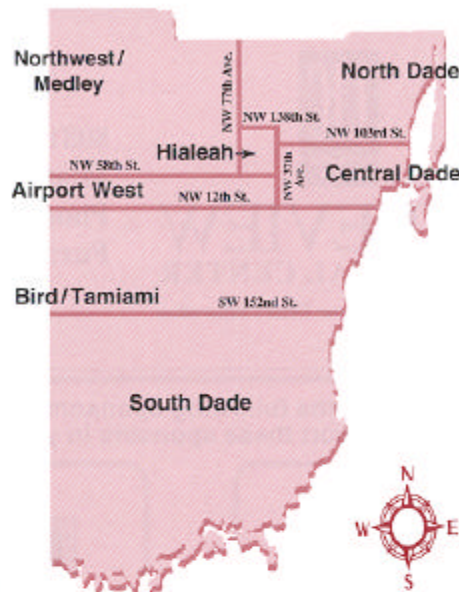
		Demand	Supply	Vacancy Rates	Land Prices	Rental Rates	Sale Prices	% Dock	% Street	% Office	Proposed Space
<b>North Dade</b>	'99	+	=	5-8%	\$5.00-6.00	\$5.00-6.00	\$30-35	75% 25%	10%		400,000+
	'98	+	=	5-8%	\$5.00-6.00	\$4.50-5.50	\$30-35	75% 25%	10%		200,000+
	'97	+	=	3-5%	\$5.00-6.50	\$5.00-6.00	\$30-35				100,000+
	'96	=	=	3-5%	\$5.00-6.00	\$5.00-6.00	\$30-35				None
<b>NW/ Medley</b>	'99	=	+	5-8%	\$5.00-6.00	\$4.50-6.00	\$35-40	75% 25%	10%		1,000,000+
	'98	=	+	5-8%	\$5.00-6.00	\$4.50-6.50	\$35-40	70% 30%	10%		750,000+
	'97	+	+	5-8%	\$5.00-6.50	\$5.00-6.00	\$35-40				500,000+
	'96	=	+	5-8%	\$5.00-6.00	\$4.00-5.00	\$35-38				10-100,000
<b>Hialeah</b>	'99	+	-	5-8%	\$4.00-5.00	\$4.00-5.00	\$25-35	75% 25%	8%		400,000+
	'98	=	=	5-8%	\$3.50-4.50	\$3.50-4.50	\$25-35	75% 25%	8%		50,000+
	'97	=	=	5-8%	\$3.50-4.50	\$3.50-4.50	\$28-30				200,000+
	'96	=	=	5-8%	\$3.50-4.50	\$3.50-4.50	\$28-30				100-500,000
<b>Central</b>	'99	+	=	10-12%	\$2.50-3.50	\$2.50-3.25	\$18-25	20% 80%	8%		10-100,000
	'98	+	=	8-10%	\$3.50-4.50	\$2.50-3.50	\$20-30	20% 80%	8%		50,000+
	'97	+	=	5-8%	\$3.50-4.50	\$2.50-3.50	\$20-25				50,000+
	'96	+	=	5-8%	\$3.50-4.50	\$2.00-3.00	\$18-20				10-100,000
<b>Airport West</b>	'99	+	+	8-10%	\$8.00-12.00	\$5.50-7.00	\$50-65	80% 20%	18%		1,000,000+
	'98	+	+	5-8%	\$8.00-12.00	\$6.00-7.00	\$50-75	75% 25%	18%		1,000,000+
	'97	+	+	5-8%	\$6.00-9.00	\$6.00-6.50	\$50-55				1,000,000+
	'96	+	+	3-5%	\$6.00-8.00	\$6.00-6.50	\$50-55				500,000+
<b>Bird/ Tamiami</b>	'99	=	+	8-10%	\$4.00-6.00	\$4.50-6.50	\$35-45	10% 90%	15%		100,000+
	'98	+	=	5-8%	\$4.00-5.00	\$4.50-6.25	\$35-45	5% 95%	15%		350,000+
	'97	=	+	5-8%	\$3.50-5.00	\$4.00-5.00	\$30-35				200,000+
	'96	=	+	5-8%	\$3.00-5.00	\$4.00-5.00	\$30-35				10-100,000
<b>South</b>	'99	-	=	15-18%	\$3.50-5.00	\$3.50-5.00	\$20-30	5% 95%	10%		None
	'98	=	=	10-12%	\$4.00-5.00	\$4.00-5.00	\$25-30	5% 95%	10%		50,000+
	'97	-	=	10-20%	\$3.50-4.50	\$4.00-5.00	N.A.				25,000+
	'96	=	-	10-20%	\$3.50-4.50	\$4.00-5.00	N.A.				100-500,000

## Industrial Employment

	Manufacturing	Trucking & Warehousing	Wholesale Trading	Totals
'98	73,600	8,700	82,500	164,800
'97	75,400	8,700	80,700	164,800
'96	76,000	8,300	77,100	161,400
'95	76,600	11,000	75,800	163,400
'94	79,200	10,700	73,500	163,400
'93	80,800	9,800	71,600	162,200

Source: Florida Department of Labor and Employment Security, Bureau of Labor Market and Performance Information, Current Employment Statistics Program.

## Miami-Dade County



## Total Freight

(U.S. Tons)

	Miami Int'l Airport	Port of Miami	Totals
'98	1.7 M*	7.2 M	8.9 M*
'97	1.6 M	6.7 M	8.3 M
'96	1.8 M	5.9 M	7.7 M
'95	1.7 M	5.8 M	7.5 M
'94	1.4 M	5.6 M	7.0 M
'93	1.2 M	5.2 M	6.4 M

Sources: Route Development D.C.A.D. Data MIA Aviation Statistics Accounting D.C.A.D. Projections Route Development Division, December 1998 and Metropolitan Miami-Dade County Florida Seaport Department.

\* Projected statistics for fiscal year 1998.

## Supply of Industrial Space

(In Thousands)

	1970	1980	1990	1995	1996	1997
North Dade	10,185	20,474	26,586	28,496	28,523	28,529
NW/Medley	1,503	4,249	12,904	17,913	18,450	19,356
Hialeah	10,853	18,019	20,831	21,262	21,287	21,441
Central Dade	18,971	21,243	22,055	22,154	22,154	22,185
Airport West	8,594	18,874	30,088	37,323	38,727	41,065
Bird/Tamiami	1,673	3,376	4,421	4,980	5,131	5,309
South Dade	1,129	2,510	5,642	6,137	6,169	6,216
<b>Totals</b>	<b>52,908</b>	<b>88,745</b>	<b>122,527</b>	<b>138,265</b>	<b>140,441</b>	<b>144,101</b>
<b>Annual Increases</b>		<b>3,584</b>	<b>3,378</b>	<b>3,148</b>	<b>2,176</b>	<b>3,660</b>

## Distribution of Space

(In Percentages)

	1970	1980	1990	1995	1996	1997
North Dade	19	23	21	21	20	20
NW/Medley	3	5	11	13	13	13
Hialeah	21	20	17	15	15	15
Central Dade	36	24	18	16	16	15
Airport West	16	21	24	27	28	29
Bird/Tamiami	3	4	4	4	4	4
South Dade	2	3	5	4	4	4
<b>Totals</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

Based on information from the Miami-Dade County Property Appraisers Office, the supply and distribution of industrial space was tabulated in square feet and percent, respectively, for each region for the years 1970, 1980, 1990, 1995, 1996 and 1997.

## Leading Commodities Traded

(In Thousands)

	Machinery	Textiles	Household	Perishables	Coffee	Totals
1998	\$ 7,297,101	\$5,578,053	\$1,299,732	\$ 985,912	\$ 178,709	\$15,339,507
1997	\$ 6,842,580	\$5,045,159	\$ 914,731	\$ 988,795	\$ 201,998	\$13,993,263

Data after 1996 is from January to September

1996	\$11,111,143	\$5,745,920	\$ 393,747	\$1,266,239	\$ 189,388	\$18,706,437
1995	\$ 9,324,024	\$5,199,874	\$ 368,155	\$1,170,684	\$ 169,987	\$16,232,724
1994	\$ 7,394,752	\$4,204,658	\$ 314,076	\$1,040,843	\$ 189,382	\$13,143,711
1993	\$ 6,210,206	\$3,770,613	\$ 296,038	\$ 852,763	\$ 112,279	\$11,241,899
1992	\$ 7,960,626	\$3,244,515	\$ 238,158	\$ 759,218	\$ 117,953	\$12,320,470

Produced by the Florida Trade Data Center using U.S. Department of Commerce statistics.

## Geographic Regions

### **North Dade - From Dade/Broward County line to NW 138th Street, east of NW 77th Avenue; and from NW 138th Street to NW 103rd Street, east of NW 37th Avenue.**

- Regional Highlights:**
- Larger single and multi-tenant, dock-height, storage and manufacturing buildings.
  - Major industrial parks include: Miami Lakes, Palmetto Lakes, Sunshine State and Seaboard Industrial Parks.
    - Binnings Building Products leased 184,000 SF for sliding glass door manufacturing at 3000 NW 125th Street.
    - Avanti Press leased 200,000 SF for a distribution warehouse at 3500 NW 112th Street.
    - Henry Lee/Smart & Final constructed a freezer and warehouse on 80 acres at NW 119th Street and NW 30th Place.

### **NW/Medley - Dade/Broward County line to NW 58th Street, between NW 77th Avenue and Dade/Collier County line.**

- Regional Highlights:**
- Larger multi-tenant dock-height and street level distribution and manufacturing buildings.
  - Major industrial parks include: Beacon Station at Gran Park, Lakeview Industrial Center, Pelmad, Pelmad Palmetto, McCahill and Medley Industrial Parks.
    - Beacon Station at Gran Park (960 acres), located at the southeast quadrant of the Florida Turnpike and the NW 106th Street interchange upon completion, will be the largest business park in Miami-Dade County with over 9 million SF of construction including warehouse, distribution, showroom and office space.
    - Lakeview Industrial Center (90 acres), located west of the Palmetto Expressway, between NW 74th Street and NW 82nd Street upon completion, will have 1.6 million SF of industrial warehouse space. Phase I consists of 500,000 SF of dock-height distribution warehouse space on 29 acres.
    - Pelmad Industrial Park contains 3,000,000 SF of dock-height warehouse space located west of the Palmetto Expressway in the vicinity of NW South River Drive and NW 105th Way.
    - Pelmad Palmetto Industrial Park contains 700,000 SF of dock-height and street level warehouse space located along the east side of the Palmetto Expressway, between NW 78th Street and NW 81st Street.
    - McCahill Industrial Park located along the west side of the Palmetto Expressway and north of NW 74th Street contains five dock-height distribution warehouse buildings totaling 878,000 SF.

### **Hialeah - NW 138th Street to NW 58th Street, between NW 37th Avenue and NW 77th Avenue.**

- Regional Highlights:**
- Older street level manufacturing buildings, some of which are fully air-conditioned, have lower ceilings heights, minimal power and/or lack of sewer availability. A majority of users manufacture garments and other small goods.
  - This region is noted for its ample supply of skilled bilingual labor.
    - ABC Distributing is building a 1 million SF distribution center on 80 acres at NW 119th Street and the LeJeune Douglas Connector.

### **Central Dade - NW 103rd Street to NW 12th Street, between NW 37th Avenue and Miami Beach.**

- Regional Highlights:**
- A mixture of older street level and dock-height storage, distribution and manufacturing buildings. Several older more functional industrial buildings have been renovated.
  - Three districts within this region are the "Produce", "Garment" and "Design" districts.
    - Wynwood Foreign Trade Zone (16 acres), a bonded public warehouse containing 155,000 SF of dock-height space located one block east of I-95 at NW 22nd Street.
    - Florida East Coast Industries has leased a 10-acre site to the Norfolk Southern Railway for development of bulk food grade transfer site located at NW 62nd Street and NW 36th Avenue.
    - The 5th Avenue Garment District has evolved into an active clothing wholesale distribution center.

### **Airport West - NW 58th Street to State Road 836, between NW 37th Avenue and Dade/Collier County line.**

- Regional Highlights:**
- A mixture of single and multi-tenant dock-height buildings designed for cargo distribution to the airport and seaport.
  - Newer industrial product in this region caters to office intensive and/or high-tech users.
    - Beacon TradePort (374 acres), a planned industrial/retail development located at SR 836 and Florida's Turnpike will have 3.1 million SF of distribution warehouse space and 1.5 million SF of retail space.
    - Miami International Airport cargo facilities continue to expand providing state-of-the-art distribution space.
    - Miami Intermodal Center is the beginning of a major transportation hub for Miami-Dade County.
    - Miami International Business Park extends industrial development in the Airport West region to NW 41st Street and the Florida Turnpike.

### **Bird/Tamiami - NW 12th Street to SW 152nd Street, between Miami Beach and Dade/Collier County line.**

- Regional Highlights:**
- The northern area; "Bird Road Industrial", between SW 40th Street and SW 56th Street, east of SR 826. The southern area; "Tamiami Airport", between SW 88th Street and SW 152nd Street, west of SW 117th Avenue.
  - Both areas offer primarily multi-tenant street level office/warehouse buildings catering to small and medium sized businesses which rely on strong workforce demographics and/or distribute to or serve Miami Dade's largest residential market.
    - Coral Way Business Center - 7001 North Waterway Drive is a 50,000 SF multi-tenant street level warehouse facility with units ranging from 900 to 1,500 SF.
    - Corporate Park at Kendall - Building No. 3 at SW 124th Street and SW 134th Court is a dock-height distribution warehouse facility containing 72,500 SF with units ranging from 4,000 to 25,000 SF.

### **South Dade - SW 152nd Street to Dade/Monroe County line, between Biscayne Bay and Dade/Collier County line.**

- Regional Highlights:**
- Small, multi-tenant street level warehouses generally used for manufacturing, repair and small businesses.
  - This region is not a significant factor in Miami-Dade County's overall industrial market.
    - Homestead Park of Commerce (270 acres), one-half mile east of SW 312th Street and the Florida Turnpike is developed by the City of Homestead. Major occupants include Silver Eagle Distributors and Contender Boats.
    - Controversy and speculation continues with the future use of the former Homestead Air Force Base.

# 1999 Miami-Dade County Industrial Market Report

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