



**1.78 ACRE COLD STORAGE FACILITY
901 NW 9TH ST, BELLE GLADE, FL
33430**

For Sale | \$5,100,000

[https://youtu.be/X8qAUXG8cJY?
si=Pbfu1UtfgSFaXKJa](https://youtu.be/X8qAUXG8cJY?si=Pbfu1UtfgSFaXKJa)

1.78 ACRE COLD STORAGE FACILITY FOR SALE IN BELLE GLADE, FL

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PROPERTY INFORMATION

Section 1

1.78 ACRE COLD STORAGE FACILITY FOR SALE IN BELLE GLADE, FL



OFFERING SUMMARY

Sale Price:	\$5,100,000
Building Size:	34,456 SF
Lot Size:	1.78 Acres
Price / SF:	\$148.01
Cap Rate: (with 50% vacancy)	4.16%
NOL: (with 50% vacancy)	\$212,277
Renovated:	2023
Zoning:	I-2

PROPERTY OVERVIEW

Synergy Realty Advisors is pleased to present an exceptional Cold Storage opportunity in western Palm Beach county, Florida. Currently leased seasonally (jan- june 30) for +/- \$42k per month (expected 1.5m produce boxes). This 34,456 SF industrial building includes 16,000 sf of brand new (2023) dedicated cold storage space split into three cold storage warehouses, with room for expansion by converting the covered packing area warehouse into more cold storage. Property features a new roof, \$4m in refrigerated equipment, 18-20 ft ceilings, dock high loading platform for 8 trucks, loading ramp and ample parking spread across 1.78 acres. Centrally located in Belle Glade, in western Palm Beach County- Ideal for Cold Storage operations seeking multi county access across South Florida with seamless routing to all the major distribution hubs, seaports and airports. Rail access also potentially available right behind property as property was once a rail spur. 55 minutes to the port of Palm Beach, 1 hour 25 min from Port of Miami. Much local produce is grown in the immediate area, perfect for low cost Cold storage operations and shipping to Miami, Broward and Palm beach.

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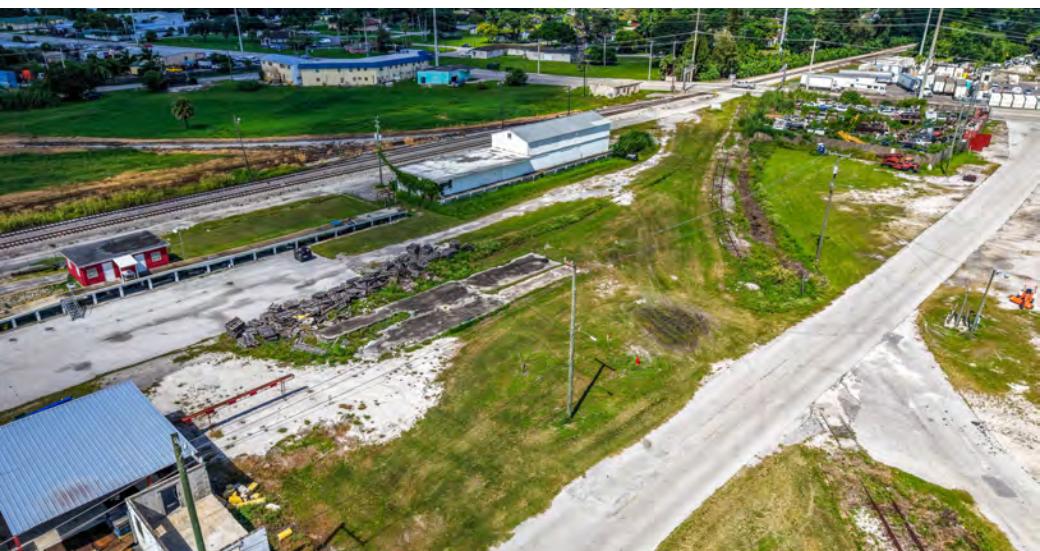
PROPERTY HIGHLIGHTS

- Currently rented seasonally for around \$42k per month (jan 1- june 30th)
- 34,456 SF industrial building
- 16,000 SF dedicated cold storage space
- 1.78 acres of land
- New roof in 2023
- \$4m in refrigerated equipment installed in 2023.
- Zoned I-2 for industrial and refrigerated/cold storage use
- Can be rented from july to dec for additional income.
- Space to expand cold storage space
- 18-20 ft ceilings for ample vertical storage space
- Platform for 8 trucks for efficient dock height loading plus ramp
- Plenty of parking
- Space to add more buildings on the property
- Potential Access to rail behind the property (was an old rail spur)

ADDITIONAL PHOTOS

For Sale | \$5,100,000

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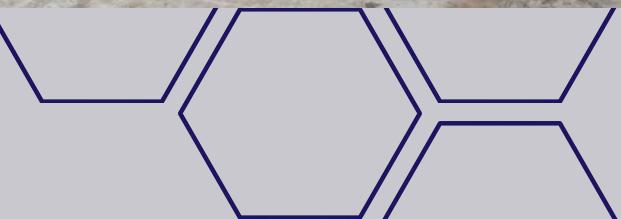
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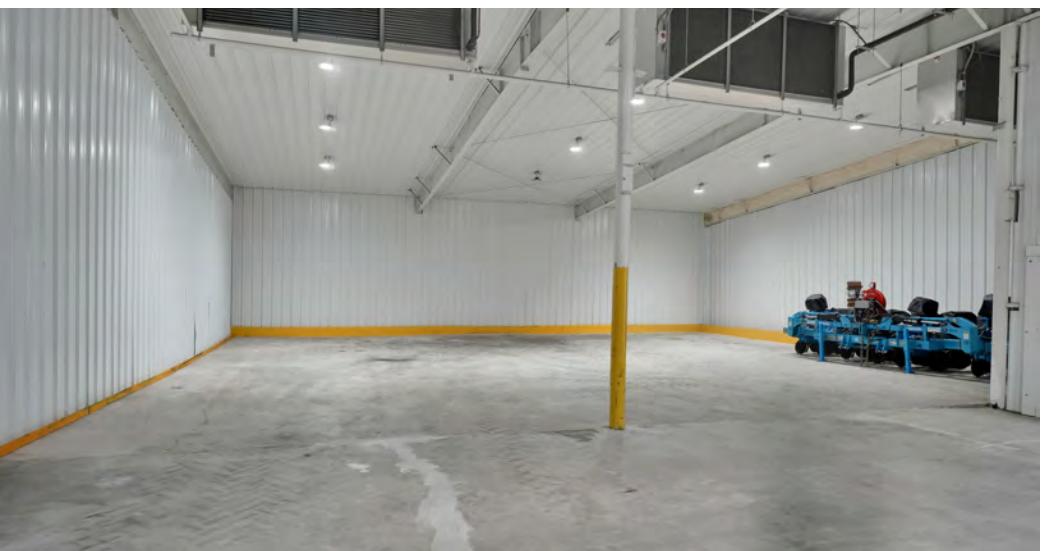
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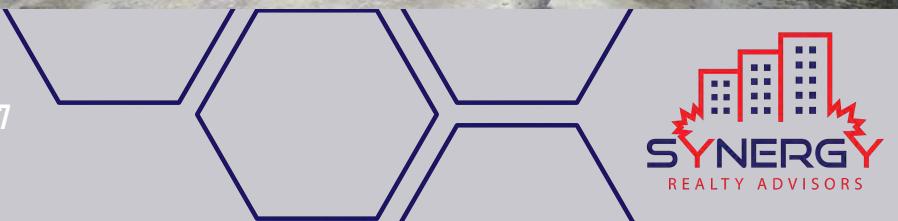
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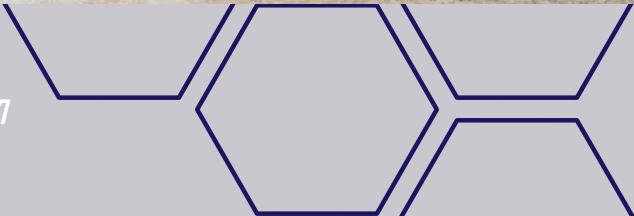
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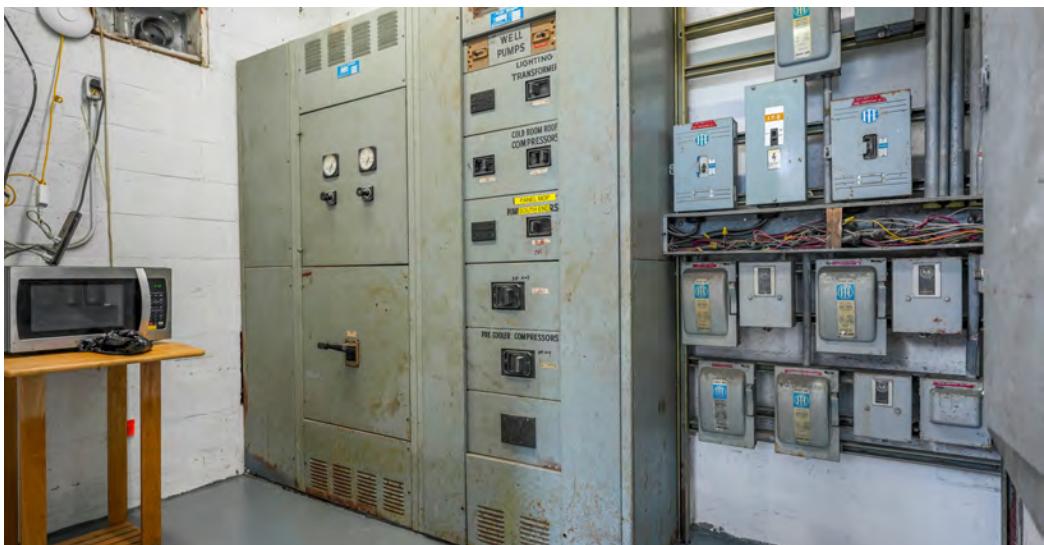
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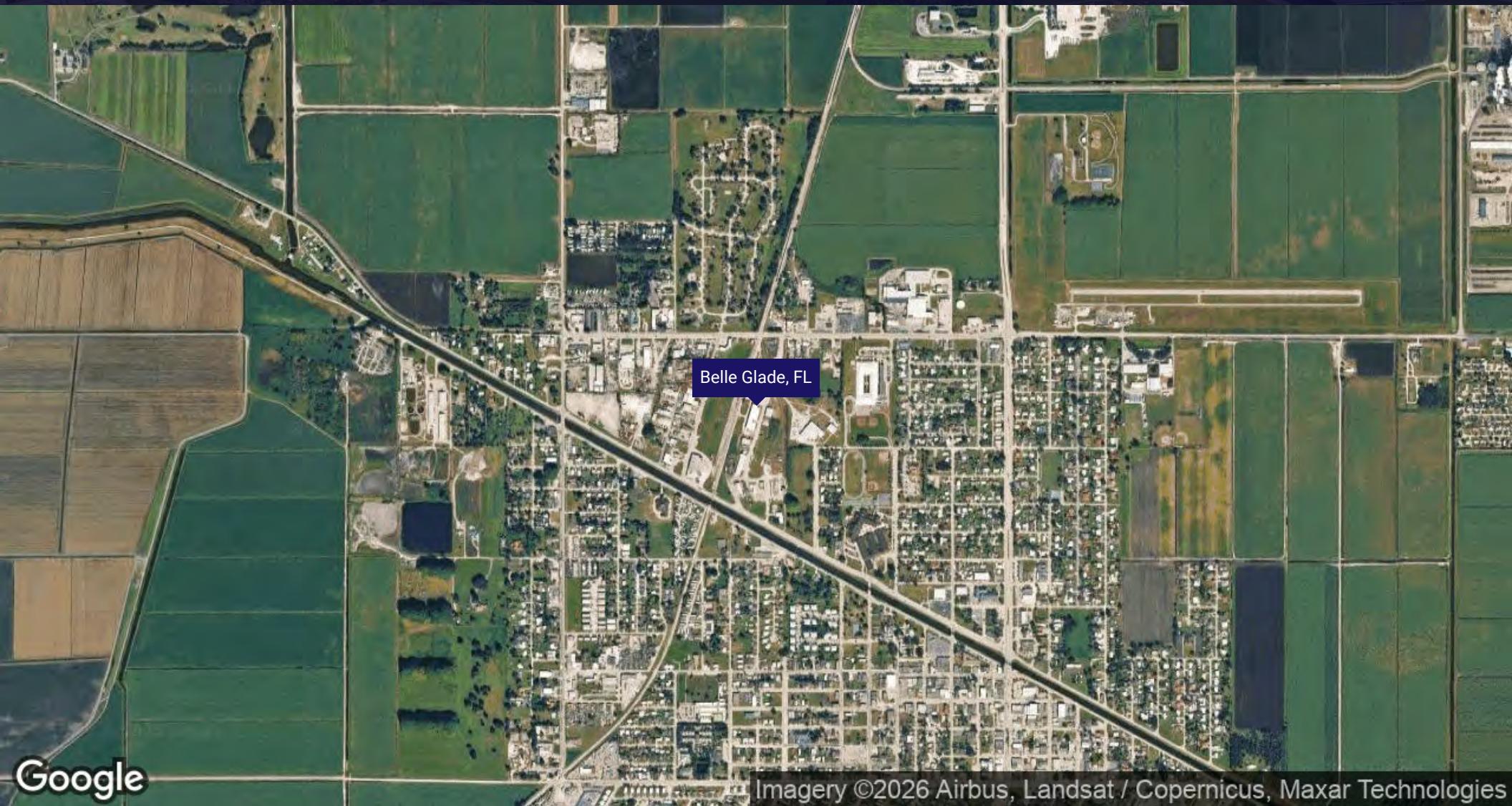




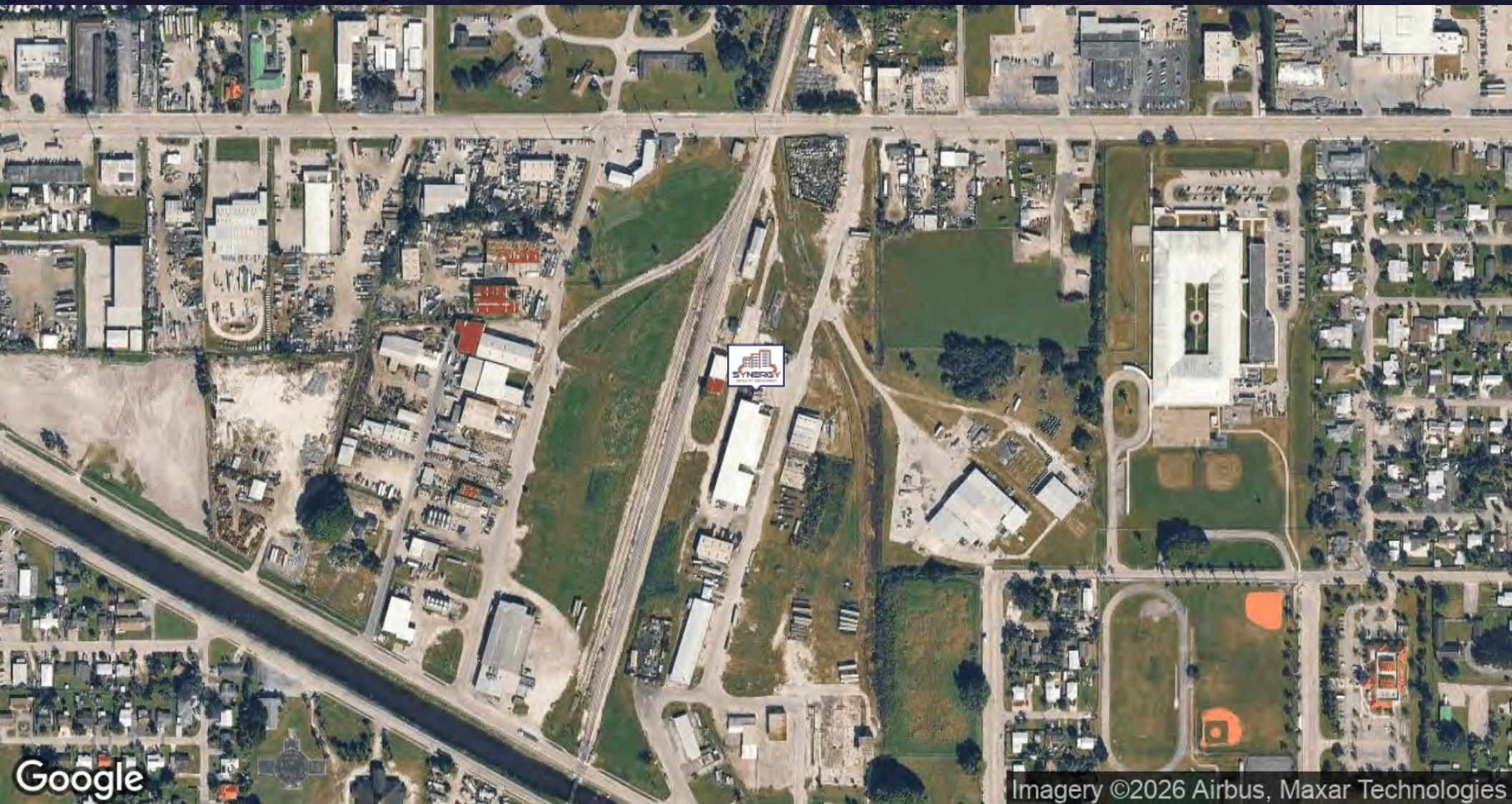
LOCATION INFORMATION

Section 2

1.78 ACRE COLD STORAGE FACILITY FOR SALE IN BELLE GLADE, FL

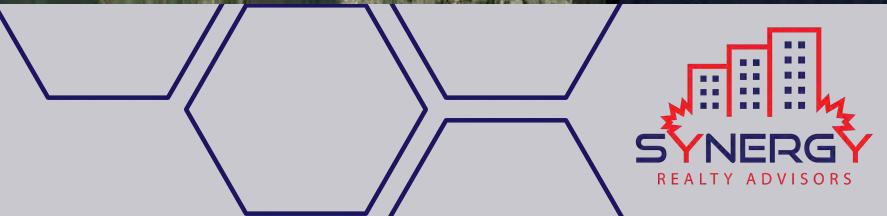
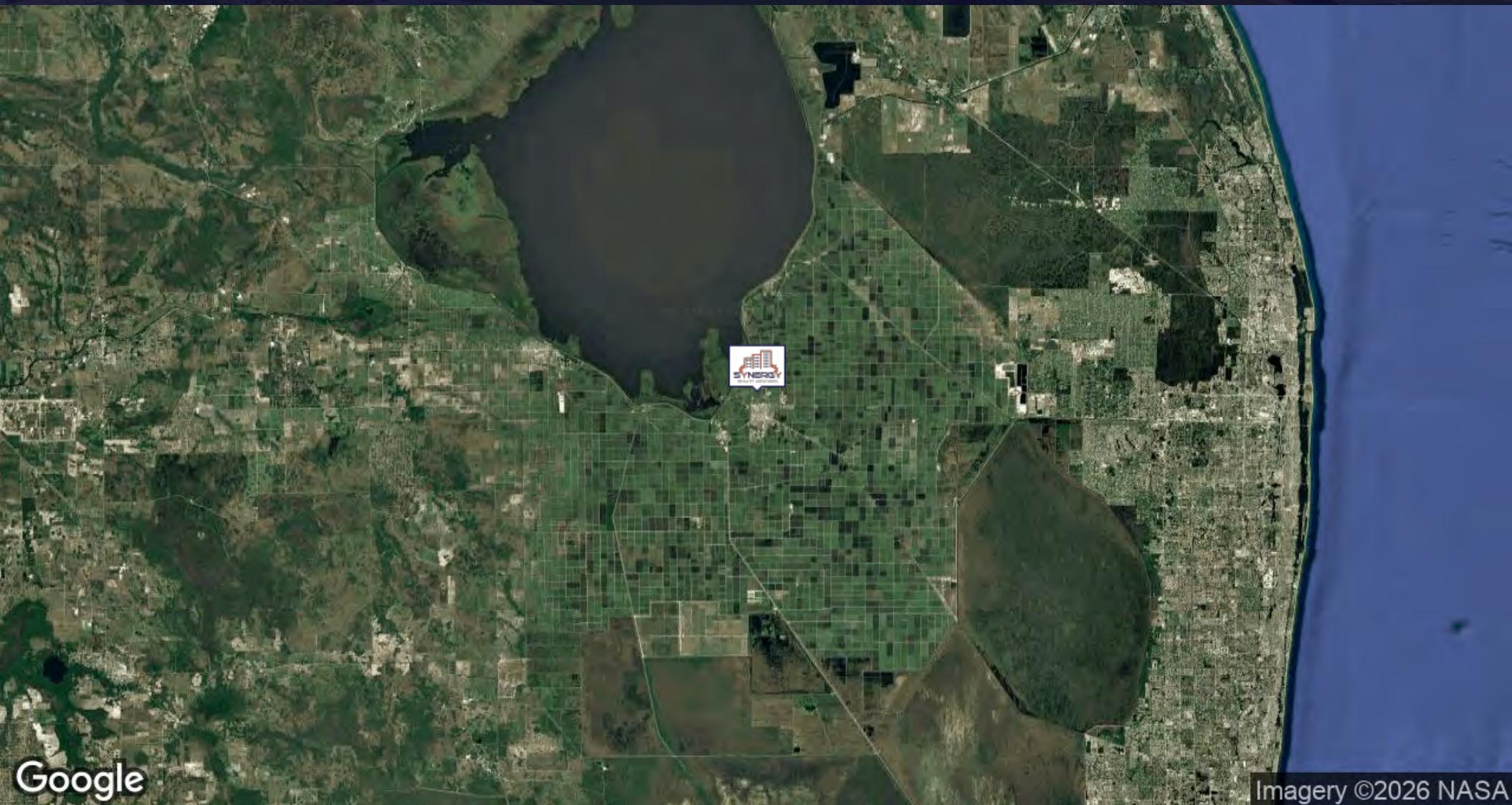


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FINANCIAL ANALYSIS

Section 3

1.78 ACRE COLD STORAGE FACILITY FOR SALE IN BELLE GLADE, FL

INVESTMENT OVERVIEW

Price	\$5,100,000
Price per SF	\$148
GRM	10.12
CAP Rate (with 50% vacancy)	4.16%
Cash-on-Cash Return (yr 1)	4.16%
Total Return (yr 1)	\$212,277

OPERATING DATA

Gross Scheduled Income	\$504,000
Total Scheduled Income	\$504,000
Vacancy Cost (currently vacant 50% of the year)	\$252,000
Gross Income	\$252,000
Operating Expenses	\$39,723
Net Operating Income	\$212,277
Pre-Tax Cash Flow	\$212,277

FINANCING DATA

Down Payment	\$5,100,000
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DEMOGRAPHICS

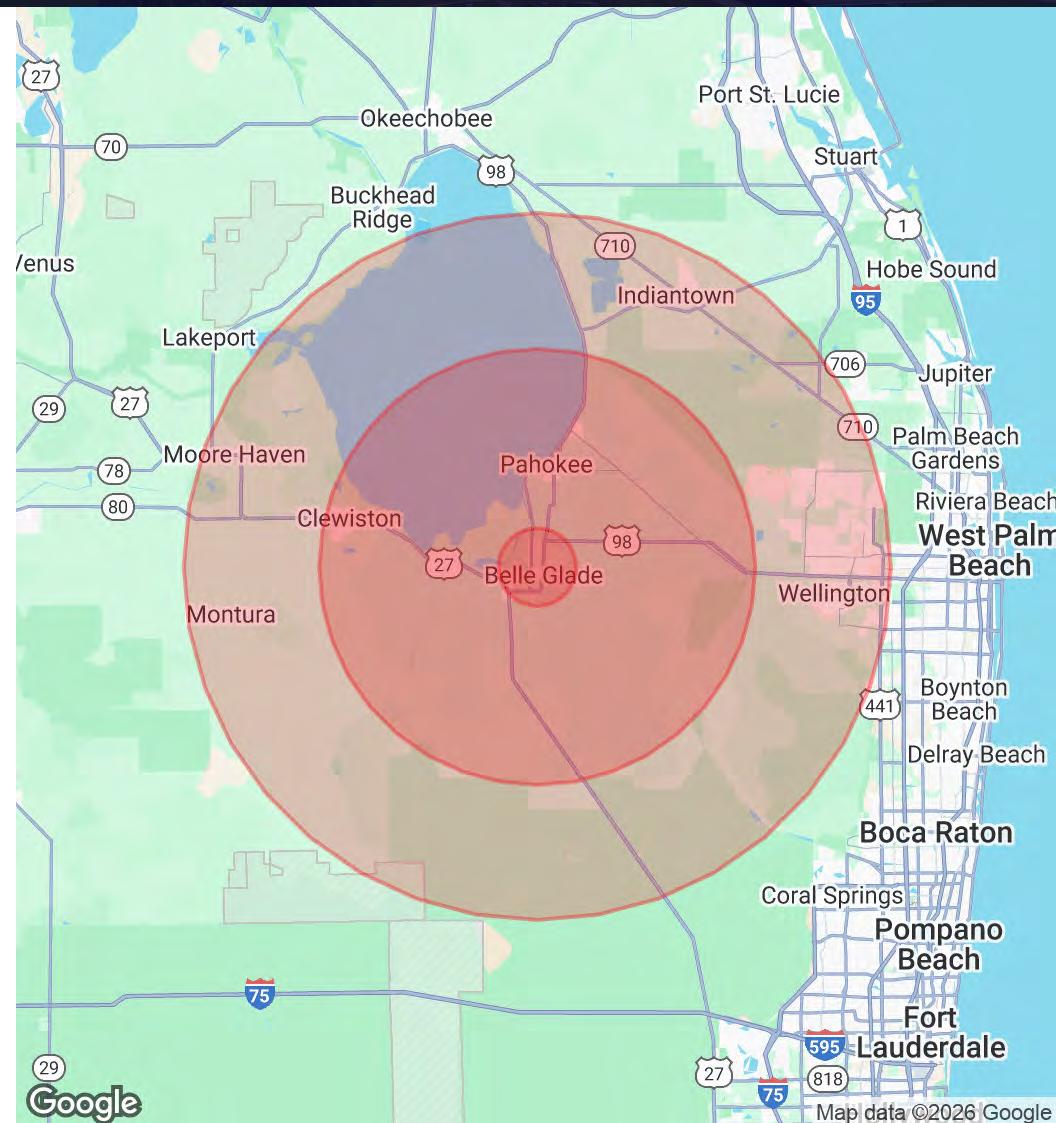
Section 4

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POPULATION	3.3 MILES	18.5 MILES	30 MILES
Total Population	19,731	46,530	182,534
Average Age	38	37	41
Average Age (Male)	38	37	40
Average Age (Female)	38	37	41

HOUSEHOLDS & INCOME	3.3 MILES	18.5 MILES	30 MILES
Total Households	6,588	14,673	61,274
# of Persons per HH	3	3.2	3
Average HH Income	\$57,603	\$61,551	\$108,697
Average House Value	\$179,564	\$193,445	\$447,267

Demographics data derived from AlphaMap



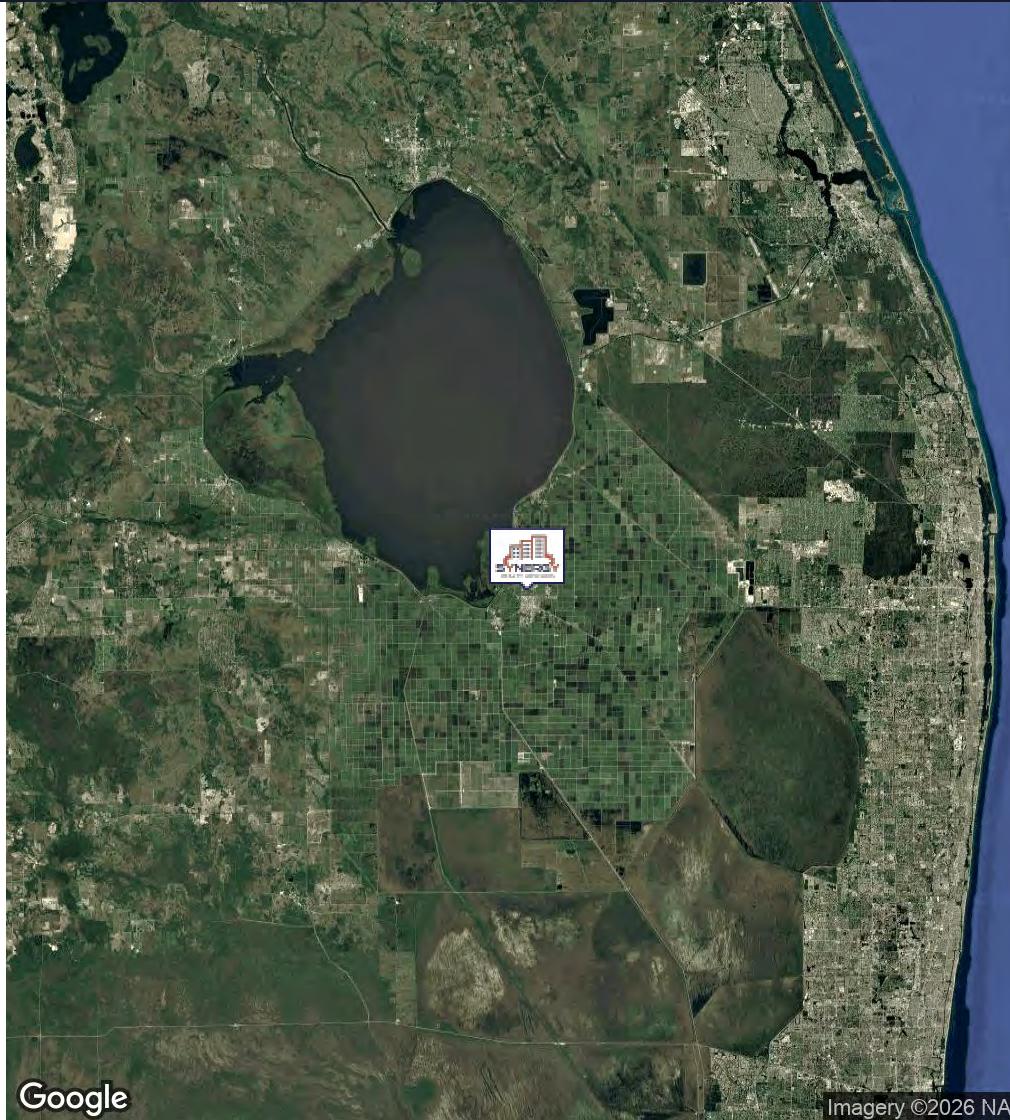
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REGIONAL ACCESSIBILITY

- Port of Palm Beach: ≈ 55 minutes | 44 miles via SR-80 (Southern Blvd)
- Downtown Miami: ≈ 1 hour 25 minutes | 83 miles via US-27 S / FL-997 S
- Florida's Turnpike (Exit 97 – Southern Blvd): ≈ 40 minutes | 35 miles east
- Interstate 95 (Exit 68 – Southern Blvd): ≈ 45 minutes | 41 miles east
- Palm Beach International Airport (PBI): ≈ 50 minutes | 39 miles east via SR-80
- Tri-Rail Station (West Palm Beach): ≈ 55 minutes | 42 miles east
- Port Everglades (Fort Lauderdale): ≈ 1 hour 30 minutes | 80 miles southeast
- Miami International Airport (MIA): ≈ 1 hour 35 minutes | 85 miles southeast

MAJOR ROADWAYS

- US-27 / SR-25: Primary north-south arterial linking Belle Glade to Miami, Clewiston & Lake Okeechobee.
- SR-80 (Southern Blvd / Hooker Hwy): Direct east-west corridor to West Palm Beach, Florida's Turnpike & I-95.
- SR-715 (Main St): Local connector serving Belle Glade's commercial and industrial core.





ADVISOR BIOS

Section 5

1.78 ACRE COLD STORAGE FACILITY FOR SALE IN BELLE GLADE, FL

**ANDROS SARDUY**

CEO & MANAGING BROKER

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties & Businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land
- Waterfront properties

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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