



BLACK CREEK® GROUP

AVAILABILITY REPORT



May 2020

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ATLANTA OFFICE	CHICAGO OFFICE	DALLAS OFFICE	DENVER OFFICE	LOS ANGELES / ORANGE COUNTY OFFICE	NEW JERSEY OFFICE
3715 Northside Parkway, NW Bldg. 200, Suite 725, Atlanta, GA 30327 404-400-5550	Two Mid America Plaza, Suite 620, Oak Brook Terrace, IL 60181 630-365-7555	2300 N Field Street, Suite 2125, Dallas, TX 75201 214-451-0400	518 17th Street 1700, Denver, CO 80202 303-869-4600	4675 MacArthur Court, Suite 625, Newport Beach, CA 92660 949-892-4900	301 Route 17 North, Suite 206, Rutherford, NJ 07070 201-507-6777



Atlanta

Current availabilities as of May 1, 2020

Airport/N. Clayton

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
4750 Southpark Boulevard	Ellenwood	297,188	2,995	50 - DH 2 - DI	36'	Immediate	Seefried Properties Doug Smith & Joseph Kriss dougs@seefriedproperties.com josephk@seefriedproperties.com 678-904-1919 / 678-904-1910	New construction, Side-Load Configuration, ESFR Divisible +/- 150k sf

I- 20 West

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
885 Douglas Hill Road	Lithia Springs	208,000	To Suit	42 - DH 2 - DI	32'	Immediate	Wilson Hull & Neal Joseph Rogers & Bilijack Bell jroger@whnre.com bbell@whnre.com 404-350-2584 / 404350-2581	New Construction, Class A Rear Load, Immediate access to I-20 & I-285 ESFR Divisible to +/- 56k sf.

Atlanta

Current availabilities as of May 1, 2020

North East

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
4925 Avalon Ridge Parkway	Peachtree Corners	143,884	34,062	12-DH	35'	Immediate	Seefried Properties Doug Smith & Joseph Kriss dougs@seefriedproperties.com josephk@seefriedproperties.com 678-904-1919 / 678-904-1910	1-85 submarket ESFR 24,376 sf 14' clear conditioned production area 5,829 SF Mezzanine office
950 New Salem Church Road	Jefferson	636,060	3,919	133 - DH 4 - DI	36'	Immediate	NAI Brannen Goddard Nathan Anderson & Darren Butler nanderson@naibg.com dbutler@naibg.com 404-812-4020 / 404-812-4021	Divisible to +/- 300k sf Excellent Acces to I-85 155 Trailer Drops, Expandable to 257
1200 Northbrook Parkway	Suwanee	8,280	2,318	2 - DH	24'	Immediate		Easy Access to I-85 Class A - Rear Load ESFR
1200 Northbrook Parkway	Suwanee	16,093	1,770	2-DH 2-DI	24'	Sep-20		Easy Access to I-85 Class A - Rear Load
1400 Northbrook Parkway	Suwanee	6,680	5,811	2-DH	24'	Immediate		Easy Access to I-85 Class A - Rear Load
1401 Northbrook Parkway	Suwanee	32,656	8,817	9-DH 1-DI	24'	Oct-20		Easy Access to I-85 Class A - Rear Load

North West

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
River Point Road at US Hwy 41	Emerson	400,390	To Suit	74-DH 4-DI	36'	Oct-20	NAI Brannen Goddard Nathan Anderson & Darren Butler nanderson@naibg.com dbutler@naibg.com 404-812-4020 / 404-812-4021	New Construction, Cross-Dock Configuration, ESFR Easy Access to I-75
River Point Road at US Hwy 41	Emerson	189,310	To Suit	31-DH 2-DI	32'	Oct-20		New Construction, Rear Load Configuration, ESFR Easy Access to I-75
River Point Road at US Hwy 41	Emerson	187,000	To Suit	42-DH 2-DI	32'	Oct-20		New Construction, Rear Load Configuration, ESFR Easy Access to I-75

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BLACK CREEK® GROUP

Austin

Current availabilities as of May 1, 2020

Northeast

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
8024 Exchange Drive Building 7	Austin	19,020	1,000	2 - DH; 1 ramp	24'	Immediate	Stream Realty - Sam Owen sowen@streamrealty.com 512-481-3030	Convenient access to US 290 and 183, Texas 130 and I-35
8024 Exchange Drive Building 8	Austin	19,532	3,846	3 - DH; 1 ramp	24'	May-20	Stream Realty - Sam Owen sowen@streamrealty.com 512-481-3030	Convenient access to US 290 and 183, Texas 130 and I-35

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Central California

Current availabilities as of May 1, 2020

Tracy

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
1137 E. Grant Line	Tracy	610,914	4,820	117 - DH 4 - GL	36'	Immediate	CBRE Thomas Davis td.davis@cbre.com 209-476-2940	New construction, access to critical transportation corridors of West US and SF Bay area including I-205, I-5, I-580, Hwy 99, and Hwy 120, Power - 2,000 amps expandable to 4,000 amps, Grant Line Road frontage.

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Charlotte

Current availabilities as of May 1, 2020

Southwest

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
John Price Rd.	Charlotte	223,659	BTS	54 - DH	32'	Q1 2020	<p>JLL Brad Cherry & Spencer Yorke brad.cherry@am.jll.com spencer.yorke@am.jll.com 704-927-3013 / 704-927-3004</p>	New Class A construction, Rear Load, ESFR, 250' Building Depth. Easy access to I-485 & I-77.
John Price Rd.	Charlotte	200,180	BTS	44 - DH	32'	Q1 2020		New Class A Construction, Rear Load, ESFR, 250' Building Depth. Easy access to I-485 & I-77.
John Price Rd.	Charlotte	138,978	BTS	38 - DH	28'	Q1 2020		New Class A Construction, Rear Load, ESFR, 210' Building Depth. Easy access to I-485 & I-77.
John Price Rd.	Charlotte	58,140	BTS	16 - DH	24'	Immediate		New Class A Construction, Rear Load, ESFR, 190' Building Depth. Easy access to I-485 & I-77. B

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**Chicago**

Current availabilities as of May 1, 2020

I-88 Corridor

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
540 Frontenac Rd	Naperville	131,040	BTS	12 - DH (expandable to 31) 2 - GL	32'	Immediate	NAI Hiffman - John Whitehead & David Haigh jwhitehead@hiffman.com dhaigh@naihiffman.com 630-693-0643 / 630-693-0649	New Class A construction, divisible to +/-30k SF. Front park, rear load with 12 fully equipped exterior docks (expandable to 31) and 2 drive-in doors. 149 car parking. Exceptional visibility.

Lake County

351 Hastings Drive	Buffalo Grove	16,992	2,674	2 - DH 3 - GL	24'	Aug-20	CBRE Jared Paff jared.paff@cbre.com 630-368-8634	Convenient access to tri-state interchange, rear load, end-cap.
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O'Hare

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
1731 Wall St	Mount Prospect	132,270	BTS	15 - DH (expandable to 37) 2 - GL	32'	Immediate	CBRE Matt Mulvihill, Kevin Segerson & Cal Payne kevin.segerson@cbre.com matt.mulvihill@cbre.com calum.payne@cbre.com 847-585-0680 / 847-706-4964 847-706-4995	New Class A construction, divisible to +/- 30k SF. Front park, rear load with 15 fully equipped exterior docks, (expandable to 37) and 2 drive-in-doors. 176 car parking. Approved class 6B property taxes.
640 N Central Ave	Wood Dale	159,170	BTS	18 - DH (expandable to 38) 2 - GL	32'	May-20	CBRE Kevin Segerson & Cal Payne kevin.segerson@cbre.com calum.payne@cbre.com 847-585-0680 / 847-706-4995	New Class A construction, divisible to +/- 40k SF. Front park, rear load with 38 exterior docks (18 of which are fully equipped) and 2 drive-in-doors. 145 car parking. O'Hare market with DuPage County taxes.

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**Dallas**

Current availabilities as of May 1, 2020

DFW Airport

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
DFW North IV	Flower Mound	198,854	TBD	42 - DH 2 ramps	32'	Immediate	Transwestern - John Fulton john.fulton@transwestern.com 972-774-2518	New construction; rear-load configuration; ESFR

Lower Great Southwest

Pioneer DC I	Arlington	30,255	2,732	7 - DH 1 ramp	24'	Dec-20	Stream Realty - Luke Davis ldavis@streamrealty.com 214-267-0420	Class A building development; rear-load configuration
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South Fort Worth

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
Carter Logistics Center Bldg. A	Ft. Worth	87,667	TBD	20 - DH 2 ramps	32'	Aug-20	CBRE - J. Scott Moore j.scott.moore@cbre.com 817-569-6142	Class A building development; delivering early Q2 2020; front-load configuration
Carter Logistics Center Bldg. B	Ft. Worth	231,333	TBD	40 - DH 4 ramps	32'	Aug-20	CBRE - J. Scott Moore j.scott.moore@cbre.com 817-569-6142	Class A building development; delivering early Q2 2020; cross dock configuration
Carter Logistics Center Bldg. C	Ft. Worth	250,487	TBD	40 - DH 4 ramps	32'	Aug-20	CBRE - J. Scott Moore j.scott.moore@cbre.com 817-569-6142	Class A building development; delivering early Q2 2020; cross dock configuration

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Houston

Current availabilities as of May 1, 2020

Northwest

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
11833 Cutten Road	Houston	85,540	2,600	19 - DH	32'	Immediate	Bridge Commercial Real Estate - Ed Bane ebane@bridgecommercialre.com 713-589-2172	Cross dock space; ESFR; 130'-185' truck courts with the option to secure the truck court; 12 trailer stalls

Southeast

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
Port 146	La Porte	140,400	TBD	26 - DH	32'	Q1 2020	CBRE - Jason Dillee jason.dillee@cbre.com 713-577-1796	New Class A construction; Located east of Hwy 146; minutes from Barbours Cut and Bayport Terminals; additional 3.4 acres available; 35 trailer parks; ESFR; Front load

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Inland Empire

Current availabilities as of May 1, 2020

Inland Empire West

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
4501 E. Airport Drive	Ontario	19,461	4,000	4 - DH 1 - GL	24'	Immediate	Cushman & Wakefield Milo Lipson & Ryan Velasquez Milo.Lipson@cushwake.com 909-942-4648	Immediate access to 10, and 15 freeways, located near to the Ontario International Airport.
4501 E. Airport Drive	Ontario	33,099	3,000	4 - DH 2 - GL	24'	Immediate		Immediate access to 10, and 15 freeways, located near to the Ontario International Airport.
15777 & 15895 Valley Blvd.	Fontana	152,280	3,156	24 - DH 1 - GL	36'	Immediate	CBRE Eloy Covarrubias Eloy.Cova@cbre.com 909-418-2284	Immediate access to I-10 & I-5, ESFR, front load, trailer parking, truck court and storage yard.
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Nevada

Current availabilities as of May 1, 2020

Las Vegas

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
7465 Dean Martin Drive	Las Vegas	2,631	618	1 - GL	25'	Immediate	Collier's International Dean & Mike Willmore dean.willmore@colliers.com 702-836-3763	ESFR, excellent access to I-15, NV-215, the Strip, McCarran International Airport & Downtown Las Vegas.
7485 Dean Martin Drive	Las Vegas	5,169	1,539	2 - DH	18' - 25'	Immediate		ESFR, excellent access to I-15, NV-215, the Strip, McCarran International Airport & Downtown Las Vegas.
5605 N. Hollywood	North Las Vegas	385,251	TBD	57 - DH 2 - GL	36'	Immediate	Collier's International Dan Doherty & Paul Sweetland dan.doherty@colliers.com 702-836-3707	ESFR, excellent access to I-15, NV-215, the Strip, McCarran International Airport & Downtown Las Vegas.

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New Jersey

Current availabilities as of May 1, 2020

New Jersey

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
1100 West Front Street	Florence	528,000	To Suit	93 - DH 2 - DI	36'	Jul-20	C&W - Marc Petrella marc.petrella@cushwake.com 732-452-6182	Located off Exit 6 of the NJ Turnpike and within five miles of I-276 (PA Turnpike) and I-295. 411 auto parking spaces, 121 trailer parking spaces. PILOT.
Farrington Boulevard	Monroe	301,320	To Suit	53 - DH 2 - DI	36'	Jun-20		Located off Exit 8 of the NJ Turnpike. 416 auto parking spaces, 53 trailer parking spaces, expandable to 95.
Gregg Street Building 2	Lodi	200,385	To Suit	43 - DH 2 - DI	36'	Dec-20	JLL - David Knee & Chris Hile david.knee@am.jll.com chris.hile@am.jll.com 201-528-4400	Located at the intersection of Route 17 and Interstate 80, providing direct access to the NJ Turnpike and Manhattan, NYC. 116 dedicated car parking spaces with overflow available.
5 Paddock Street	Avenel	156,307	5,000	20 - DH (expandable to 22) 1 - DI	24'	Aug-20	C&W - Michael Kimmel michael.kimmel@cushwake.com 732-452-6167	Located Exit 12 (Carteret/Avenel) off the NJ Turnpike. Planned renovations include new façade, new roof, new LED lighting, 21 new dock doors with dock equipment, ESFR sprinkler upgrade, new 60' speed bay. 20-year PILOT.
100 Essex Avenue E	Avenel	122,100	To Suit	18 - DH 2 - DI	36'	Jul-20	JLL - David Knee & Brian Golden david.knee@am.jll.com brian.golden@am.jll.com 201-528-4400	Located Exit 12 (Carteret/Avenel) off the NJ Turnpike. Direct access to Newark Airport/ Port of Newark and downtown Manhattan. 70 auto parking spaces and 32 trailer parking spaces. 20-year PILOT.
Gregg Street Building 1	Lodi	90,000	To Suit	16 - DH 2 - DI	36'	Dec-20	JLL - David Knee & Chris Hile david.knee@am.jll.com chris.hile@am.jll.com 201-528-4400	Located at the intersection of Route 17 and Interstate 80, providing direct access to the NJ Turnpike and Manhattan, NYC. 59 dedicated car parking spaces with overflow available.

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Pennsylvania

Current availabilities as of May 1, 2020

Central PA

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
115 Shady Lane	Manchester	202,500	2,459	30 - DH 2 - DI	32'	Immediate	JLL - Jeff Lockard & Ryan Barros jeff.lockard@am.jll.com ryan.barros@am.jll.com 610-249-2279	New construction located within 1 mile of I-83 in York County, PA. Close proximity to R-30, I-76, and I-81 and regional parcel and intermodal hubs. 172 car parking spaces, 17 trailer parking spaces.
165 Shady Lane	Manchester	148,500	2,515	22 - DH 2 - DI	32'	Immediate		New construction located within 1 mile of I-83 in York County, PA. Close proximity to R-30, I-76, and I-81 and regional parcel and intermodal hubs. 103 car parking spaces, 25 trailer parking spaces.
200 Shady Lane	Manchester	110,400	2,375	20 - DH 2 - DI	32'	Immediate		New construction located within 1 mile of I-83 in York County, PA. Close proximity to R-30, I-76, and I-81 and regional parcel and intermodal hubs. 75 car parking spaces, 18 trailer parking spaces.
53 Commerce Drive	Mechanicsburg	105,647	2,490	15 - DH	36'	Immediate	CBRE - Pat Lafferty patrick.lafferty@cbre.com 717-540-2704	New construction located on Rt 11 off I -81, Excellent access to I-76 (PA Turnpike), I-78 and I-83, ESFR, ample car parking, off-building trailer spaces available. Office and bathrooms existing - can accommodate quick occupancy

**Pennsylvania**

Current availabilities as of May 1, 2020

Lehigh Valley

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
5185 Crackersport Road	Allentown	640,305	To Suit	136 - DH 4 - DI	36'	4Q 2020	Gelcor - Jon Gelman jgelman@gelcor.com 215-591-9300	New cross-dock construction off of Rt. 22 and I-78. Easy access to I-476. 176 off - building trailer spaces.
2900 Brodhead Road	Bethlehem	267,120	2,395	57 - DH 2 - DI	36'	Immediate	Lee & Associates - John Van Buskirk jvanbuskirk@lee-associates.com 717-208-8671	New cross-dock construction off of Rt. 22 within 5 miles of Rt 33. Easy access to I-78. 62 off - building trailer spaces, 108 car parking spaces. Office and bathrooms existing -- can accommodate quick occupancy.
1460 Eck Road	Allentown	141,900	To Suit	37 - DH 2 - DI	32'	4Q 2020	Gelcor - Jon Gelman jgelman@gelcor.com 215-591-9300	New construction off of Rt. 22 and I-78. Easy access to I-476. Easy access to I-78. 51 off - building trailer spaces.
1436 Eck Road	Allentown	125,000	To Suit	23 - DH 2 - DI	32'	4Q 2020		New construction off of Rt. 22 and I-78. Easy access to I-476. Easy access to I-78. 30 off - building trailer spaces.

Greater Philadelphia

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
3025 Meeting House Road	Philadelphia	207,370	To Suit	47 - DH 2 - DI	36'	Immediate	JLL - Jeff Lockard, Brad Boone, Brian McCurdy jeff.lockard@am.jll.com brad.boone@am.jll.com brian.mccurdy@am.jll.com 610-249-2279	Infill location - 7 highway entrances within 10 miles. Easy access to I-276 and I-95, 15 miles to NJ Turnpike.

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Portland

Current availabilities as of May 1, 2020

Gresham

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
32 - 198 SE 223rd Avenue	Gresham	98,482	3,036	18 - DH 1 - GL	36'	Immediate	JLL - Tyler Sheils & Kevin Kriesien Tyler.Sheils@am.jll.com (503) 750-5609 Kevin.Kriesien@am.jll.com (503) 320-2322	Located 12-20 miles SE from Portland Int'l Airport, Downtown Portland and the Port of Portland. ESFR, Trailer parking available, End Cap.

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**Seattle / Tacoma**

Current availabilities as of May 1, 2020

Kent Valley

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
19027 72nd Avenue South	Kent	63,000	5,000	8 - DH 7 - DL 4 - DR	24'	Immediate	Cushman & Wakefield Scott Alan & Patrick Mullin scott.alan@cushwake.com 206-521-0236	New building improvements coming soon, M-1 zoning, private fenced yard, excellent access to I-5 and the Valley Freeway, minutes from Sea Tac.

Lakewood

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
7530 150th Street	Lakewood	205,030	BTS	42 - DH 4 - DR	32'	3Q 2020	WA REA Wilma Warshak & Alana Pennington wilma.warshak@wa-rea.com 206-409-1432	New industrial development, ESFR, excellent access to I-5 and close access to the Port of Tacoma.

Tacoma

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
917 East 11th Street and Portland Ave	Tacoma	216,008	4,084	41 - DH 1 - GL	36'	Immediate	Cushman and Wakefield Tony Kusak tony.kusak@cushwake.com 206-521-0263	New construction. Direct access to the Port of Tacoma, the Port of Seattle and the Seattle/Tacoma metro areas. https://www.tacomalogisticscenter.com
927 East 11th Street and Portland Ave	Tacoma	136,724	2,453	28 - DH 1 - GL	32'	Immediate		New construction. Direct access to the Port of Tacoma, the Port of Seattle and the Seattle/Tacoma metro areas. https://www.tacomalogisticscenter.com

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South Florida

Current availabilities as of May 1, 2020

Miami-Dade

Location	City	SF	Office SF	Loading	Clear Height	Availability Date	Listing Broker	Comments
12800 NW South River Drive	Medley	69,834	7,000	15 - DH 1 - DI	24'	Immediate	Newmark Nick Wigoda & Steve Medwin nick.wigoda@ngkf.com steve.medwin@ngkf.com 305-982-4110 / 305-350-0823	Immediate Access to Florida's Turnpike Excellent Okeechobee Road (US-27) Exposure Fenced and Secured Truck Court Additional Dock Doors Can Be Added

Broward

1380 NE 48th Street (Building A)	Pompano Beach	220,890	BTS	32 - DH	32'	2Q 2020	JLL - Sky Groden sky.groden@am.jll.com 305-960-8416	New Class A construction, Rear Load, ESFR, 185' Building Depth, Easy I-95 access within 2 miles. Build to suit options available.
1380 NE 48th Street (Building B)	Pompano Beach	214,966	BTS	32 - DH	32'	2Q 2020		New Class A construction, Rear Load, ESFR, 185' Building Depth, Easy I-95 access within 2 miles. Build to suit options available.

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