

Lot 20/21

Long Term Ground Lease Development Opportunity

6300 NW 21st Avenue

Colliers



Accelerating success.

CAM 22-0859

EXHIBIT 4

Page 1 of 14



Parcel Details

Colliers International on behalf of the Fort Lauderdale Executive Airport (FXE), which is owned and operated by the City of Fort Lauderdale, is seeking proposals to develop a land parcel in the Airport Industrial Park. Fort Lauderdale has established itself as a world-class international business center. This opportunity will allow a developer to take advantage of the favorable South Florida market and demographics.

Proposed projects should: (1) increase tax base, (2) create high paying jobs, and (3) enhance the environment of the City.

	6300 NW 21st Ave
Parcel Number	Lot 20/21
Land Size	5.42 Acres / ±235,998 SF
Minimum Annual Rent	\$325,600, plus 3% annual escalations
Folio	4942-09-01-0200
Zoning	Airport Industrial Park (AIP)
Access	Cypress Creek Road
Frontage	NW 64th Street



Parcel Details

Location Summary



Fort Lauderdale Executive Airport

- Fort Lauderdale Executive Airport is located in the heart of the City's Uptown Business District, just minutes from downtown Fort Lauderdale. Owned and operated by the City of Fort Lauderdale, Executive Airport serves a variety of general aviation needs including aircraft refueling and storage, corporate aviation, air ambulance, air charter, maintenance, avionics, flight training, and aircraft refurbishing.
- Fort Lauderdale Executive Airport features an array of outstanding amenities including a 24-hour FAA Air Traffic Control Tower, US Customs and Border Protection facility, 24-hour Aircraft Rescue and Firefighting services, 24-hour airport security, a Fort Lauderdale Police Substation, and four Fixed-Base Operators (FBOs) that provide fueling, maintenance, aircraft hangars, and other aviation and related services to aircraft operators and their passengers.
- Fort Lauderdale Executive Airport (FXE) is owned and operated by the City of Fort Lauderdale and is a division of the City Manager's Office. The Airport oversees the administration of land leases, development of airport property, as well as operates, maintains, and promotes the Executive Airport, Airport Industrial Airpark, and the Fort Lauderdale Downtown Heliport (DT1), which serves as a multimodal connection to and from the downtown business area.
- In addition, Executive Airport administers and promotes the City of Fort Lauderdale's Foreign-Trade Zone-241, which offers numerous economic benefits and advantages to companies involved in export/import.
- According to the Florida Department of Transportation's 2019 Statewide Economic Impact Study, the Executive Airport supports 12,708 jobs, with a payroll of \$578,721,000 benefiting the local economy/residents. The combined direct, indirect and multiplier factors of the economic impact study for FXE was reported to be \$2,091,276,000 annually.



Parcel Details



Property Address	Land Size	Min. Rent	Folio#	Zoning	Frontage
Lot 20/21 6300 NW 21st Avenue	5.42 Acres +/- 235,998 SF	\$325,600	4942 09 01 0200	Airport Industrial Park (AIP)	NW 64th Street



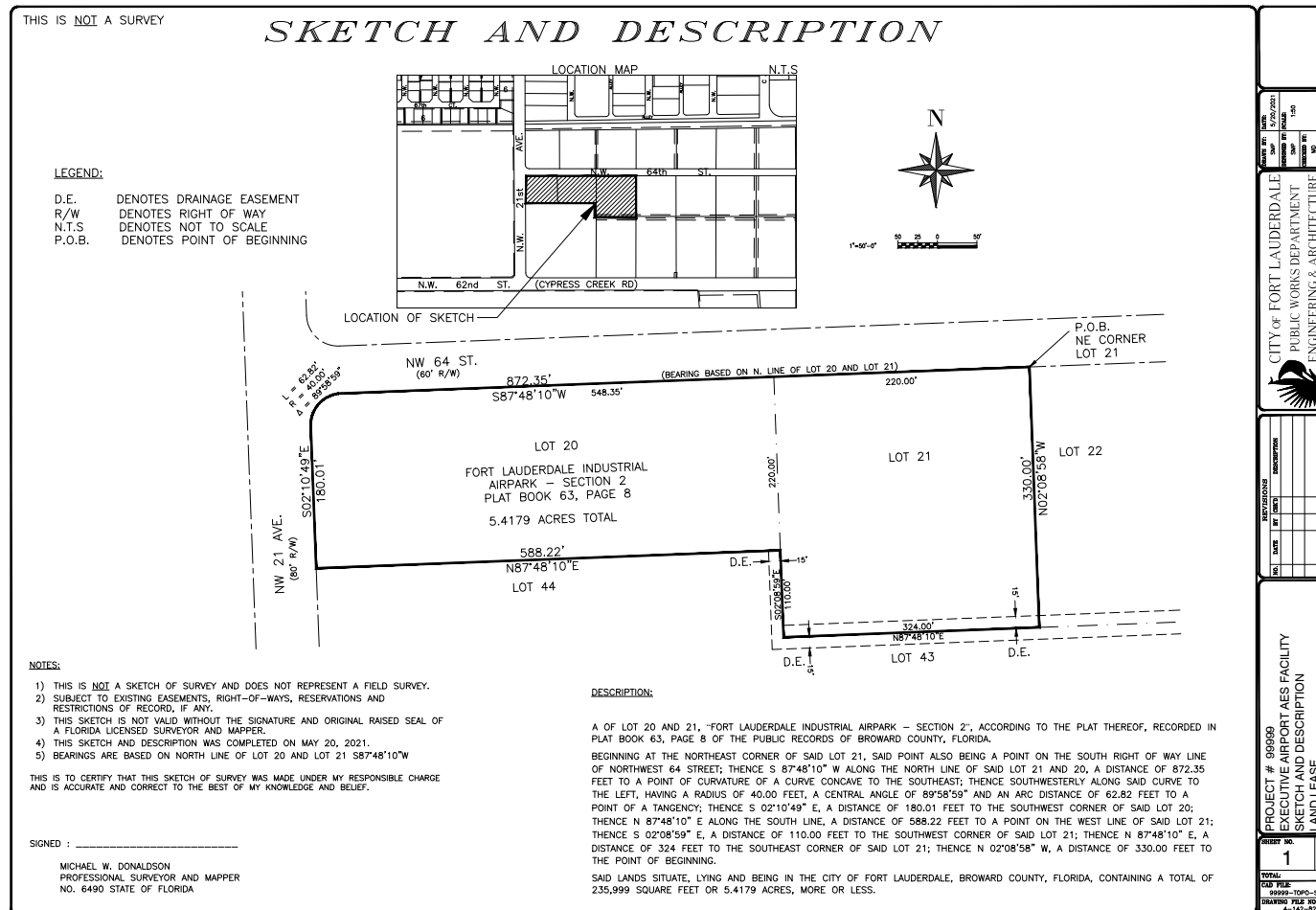
Lot 20/21

6300 NW 21st Avenue, Fort Lauderdale



Sketch and Legal Description

Aerial





Lot 20/21

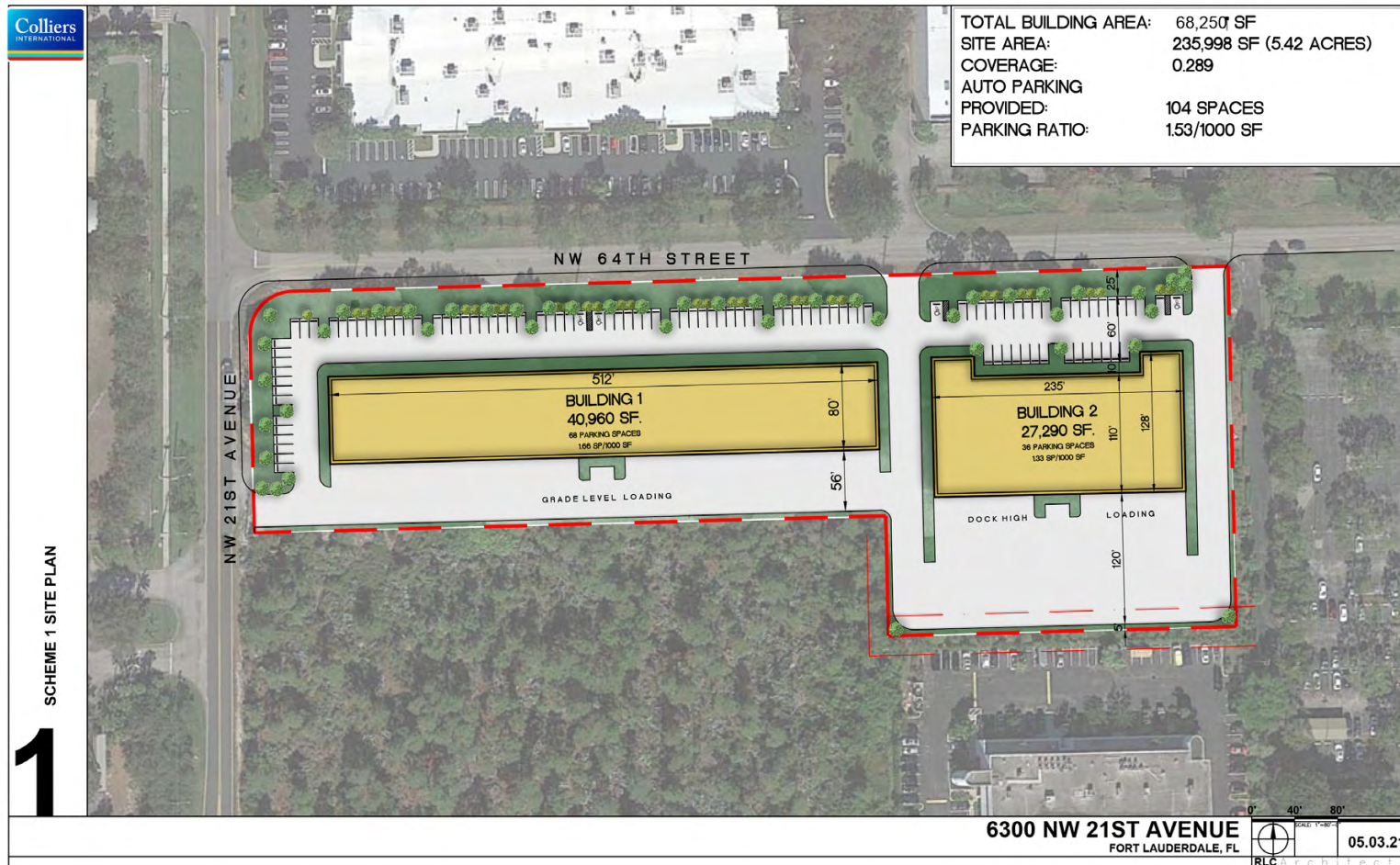
6300 NW 21st Avenue, Fort Lauderdale



Lot 20/21

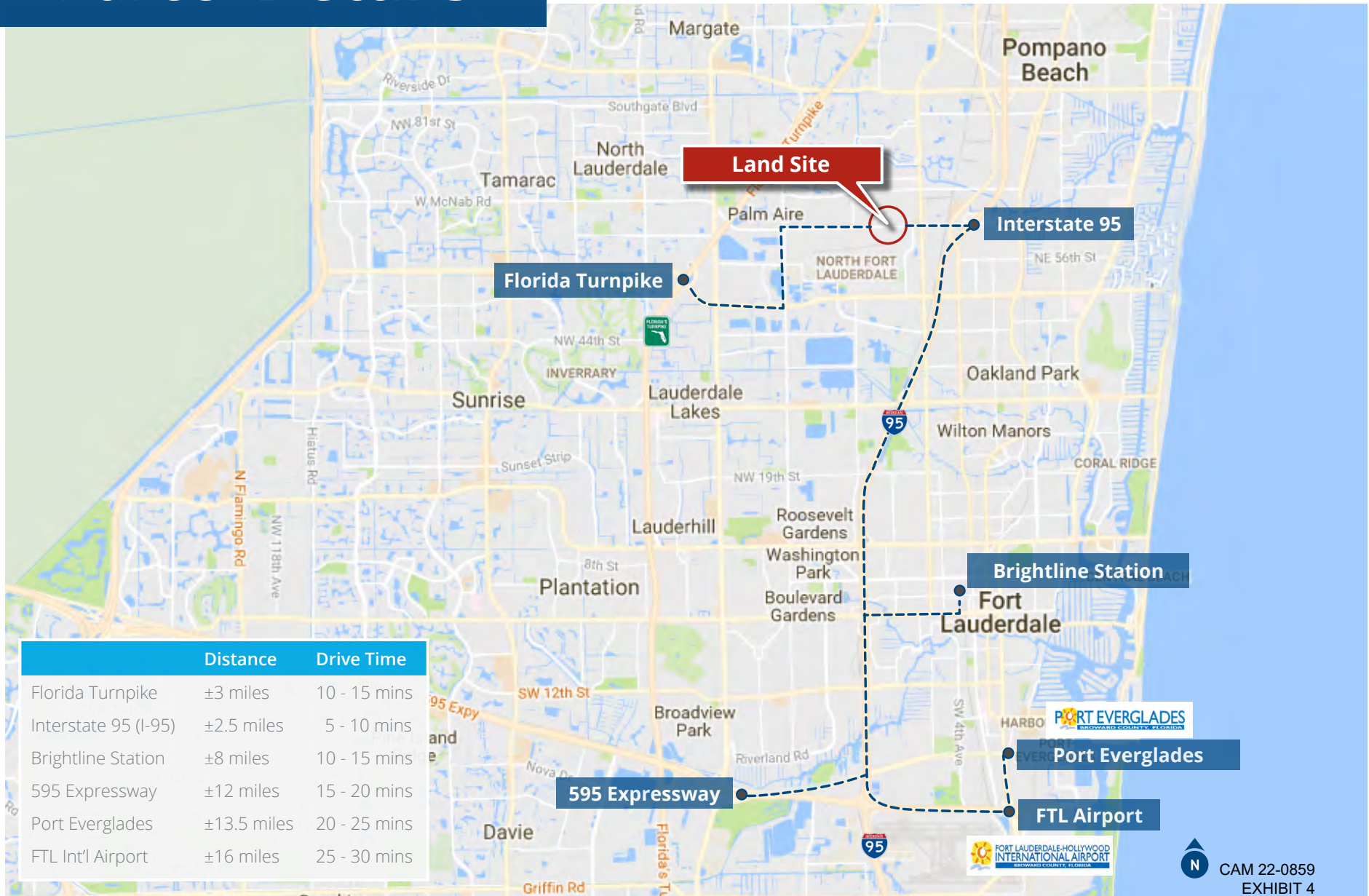
Conceptual Site Plan

Aerial





Parcel Details





Airport Industrial Park (AIP) Permitted Uses



Aeronautical/Aircraft/Aviation

- Aircraft and Aviation Manufacture of Components, Parts and Accessories
- Automotive Service Station, only on sites so designated on the development plan of the Fort Lauderdale Executive Airport



Food and Beverage

- Restaurants, see Limitations on Permitted and Conditional Uses, Section 47-14.20



Lodging

- Hotel, minimum 100 units or minimum 85 hotel suites, see Section 47-18.16



Manufacturing

- Boats, cabinets, canvas products, electronic appliances, devices, & fixture components, luggage & leather products, medical and orthopedic instruments and supplies
- Metal furniture, optical instruments and goods
- Rubber goods
- Phonographic radio and television equipment and supplies
- Plastics, except Polyethylene
- Precision instruments
- Silverware
- Small parts and devices



Public Purpose Facilities

- Active and Passive Park, see Section 47-18.44



Research and Development

- Industrial Research Operations



Services/Office Uses

- Professional and Administrative Offices
- Medical Office
- Indoor Firearms Range, see Section 47-18.18



Wholesale Operations

- Regional Wholesale and Industrial Distribution Centers (no retail sales or outlets) with a minimum requirement of a structure of no less than ten thousand (10,000) sq. ft. on any approved land parcel.

For additional information on Limitations on permitted and conditional uses click on link here:

[VIEW ONLINE](#)



Value Drivers



Drive Pink Stadium

- Fort Lauderdale is the future — a hyperglobal, yet local community fueled by intersection and interconnection. It stands at the gateway of the Americas and welcomes millions from around the world, creating an energy and culture unlike anywhere else on the planet. Some of us are born and raised here. Some of us came long ago and were embraced like family. And still, others have just arrived. But we all, at heart, share the same qualities: courage, tenacity, ambition, dedication to our community, and a passion for the joy of life.
- Inter Miami CF will celebrate all that makes Fort Lauderdale extraordinary. We will be multilingual and omnicultural. We will harness the city's great history and unmatched culture to create new traditions, rituals, and symbols that are admired around the world. We will bring world class fútbol to this world class city, once and for all. Fútbol that is as creative, exciting, unique, and multicultural as we are. Fútbol that makes people everywhere wish they could be here.

Foreign Trade Zone No. 241

- Fort Lauderdale is home to FTZ No. 241, a thriving Foreign Trade-Zone (FTZ) that can instantly make your company more competitive with those abroad, generate significant savings, enhance revenue, and free up resources for job growth and business development.
- Operating in FTZ No. 241 is easier than ever thanks to Fort Lauderdale's Alternate Site Framework (ASF). The Trader Zone designation can be assigned to existing or new businesses located in Broward County, or companies may relocate to Fort Lauderdale Executive Airport's 200-acre Industrial Park. With Fort Lauderdale's expedited application process, a site application could be approved in 30 days or less!



Value Drivers

Uptown Fort Lauderdale

The area of the City of Fort Lauderdale is general described as the area around the Fort Lauderdale Executive Airport in the northwest area of the City of Fort Lauderdale. It is home to a diverse mix of businesses with several company headquarters anchored in the area. With its proximity to Downtown Fort Lauderdale, the Uptown area has served as an affordable alternative to office-based businesses and has developed into a strong industrial market in recent years. The City of Fort Lauderdale has developed a master plan in 2019 with the intent is to establish a planning framework to guide future growth in the area by amending the current land use designations to a single land use designation that supports a mix of uses and multi-modal development.

Major Employers:



To view Uptown Urban Village Info click on link here

[VIEW ONLINE](#)





Value Drivers

The Cypress Creek submarket is located just north of the Fort Lauderdale's Central Business District. Although geographically small in area, it comprises of approximately 7.8 million square feet of office space, which accounts for roughly 10 percent of Broward County's office market.

Cypress Creek has a large concentration of office employment being represented by industries such as healthcare, education, and retail trade.

Notable Tenants in the Market



Area Amenities





Area Demographics



Total
Businesses:

9,922



Total
Daytime Population:

146,414



Total Population:

144,069



2010-2020 Population:
Annual Growth Rate

0.88%



Median Age:

39.8



2020 Total
Households:

59,117



Average Household
Income:

\$62,765



2020 Median
Household Income:

\$48,272



Submittal Requirements

Due Diligence 

Proposed projects should :



1. Increase tax base



2. Create jobs



3. Enhance the environment of the City

Proposal Submittal Procedure: All proposals to the City should include, at minimum, the following:

- **Project Description:** Detail all relevant aspects of the proposed project, site plans, and all other relevant information.
- **Development Timeline:** Identify milestones dates and construction schedule. May be subdivided into phases, if necessary.
- **Proposed Lease Term:** Lease term shall not to exceed 50 years, inclusive of any renewal options.
- **Firm Background:** Identify the officers, principals, supervisory staff and key individuals that will be directly involved with the project. A company overview and office location(s) should also be included.
- **Past Experience:** Summarize the firm's experience in providing the professional services as it relates to the work contemplated.
- **Minimum Annual Rent:** \$325,600

Sealed bids, consisting of 3 copies of Proposal and 1 flash drive, must be accompanied by a cash or cashier's check of 10% of the 1st full years' rental amount and submitted to the City of Fort Lauderdale Department of Finance, Procurement Division: 100 North Andrews Avenue, Fort Lauderdale, FL 33301-1016 by 2:00 PM on August 19, 2021.

** The successful bidder/lessee will be required to pay a brokerage commission equal to 4% of appraised land value of the Property to Colliers International.*



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