



Port Everglades International Logistics Center

3413-3423 McIntosh Road, Hollywood, FL



Client

CenterPoint Properties Trust, Chicago, IL

Situation

With new infrastructure contemplated at Port Everglades, FL, Broward County had a desire to demolish dysfunctional facilities and develop new modern logistics facility on Port property. StarCap put a team together to make an unsolicited Public Private Partnership offer to the Port to develop approximately 300,000 sf of industrial logistics center on a ground lease on property owned by Port Everglades. Our team initiated the PPP offer, designed the facility, managed the development budget, and negotiated the ground lease. Once the ground lease was secured, it was assigned to CenterPoint Properties Trust out of Chicago. StarCap assisted CenterPoint in the development, leasing, and completion of the project.

Process

- Spatial programming
- Design analysis
- Feasibility analysis
- Negotiations of Public-Private-Partnership, including ground lease
- Entitlement services
- Development services

Results

The project included approximately 300,000 sf in two buildings on the ground lease. The cost of the project was approximately \$30 million and included full negotiation of the PPP relationship, the design and permitting, the leasing, and the construction of the facility. The project was completed in August 2020.