

RELEVANT EXPERIENCE

CASE STUDY: Site Search on behalf of Ice River Springs Water Company Hialeah Gardens, FL – 96,813 SF of a 255,846 SF facility on 19 Acres

Background

Ice River Springs supplies private label bottled water to retail chains and food service operators. It is the only bottler producing 100% recycled bottles from 12 operations across Canada and the United States. Previously, The Newmark Knight Frank Industrial Team sold to Ice River, plants in North Carolina, Massachusetts, Florida and Pennsylvania and sold as their agent, in 2016, a facility in New Hampshire.

Requirement

Ice River Springs contacted Bob Blackman of the Industrial Team in November 2016 regarding a potential requirement to service a customer in Miami, Florida. This was for a 60,000 to 75,000 square foot facility preferably with 24' ceiling heights, 8 to 12 docks, 1500 kVA power, and, most importantly, 200 gpm water supply for a bottle recycling and purification operation.

The NKF Industrial Team specializes in assisting firms in locating and/or disposing of relatively modern industrial facilities in smaller cities. To properly serve clients, a presence in larger metropolitan areas is required, Bob, therefore, contacted Nick Wigoda and Steve Medwin in the NKF Miami office. After surveying the possible available properties in the Miami area, a study of suitable opportunities was provided. This then led to tours of the various properties that could work. A key challenge was the 200 gpm water requirement.

Completion

The process led to the signing of a long-term lease in June 2017 on 84,369 SF of a new shell building totaling 255,846 SF in Hialeah Gardens, Florida. The Hialeah Gardens space has 32' clearance, multiple loading docks, tilt-up concrete walls and 54' x 40' column spacing. In November 2017, Ice River Springs expanded their lease space to 96,813 SF.

10701 NW 140th St, Hialeah Gardens, FL

