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Press Release

Source: ParkSouth

ParkSouth Offers New Industrial, Office and Retail Real Estate Options in Homestead

Friday October 17, 12:35 pm ET

HOMESTEAD, Fla.--(BUSINESS WIRE)--Near the Florida Turnpike and adjacent to the [Homestead Miami Speedway](#), [ParkSouth](#) is bringing more than 1.4 million square-feet of commercial real estate development and leasing opportunities to south Miami-Dade. Construction of the ready-to-build industrial and office park, which comprises more than 100 contiguous acres, is scheduled to begin in late 2008.

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[ParkSouth](#) offers various options for industrial build-to-suit property, land sales, flex space, corporate offices/campus, retail space, warehouse, small offices and flexible leasing. In addition, its status as part of an officially designated Foreign Trade Zone in the [Homestead Park of Commerce](#) makes [ParkSouth](#) an ideal cost-saving option for many companies.

"From large corporations and organizations seeking a major campus setting to small businesses searching for practical and convenient office/warehouse space, [ParkSouth](#) offers one of the most enticing real estate opportunities in the entire South Florida region," said Ernesto Casal, principal of [Capital Commercial Group](#),

the exclusive sales and leasing agency for [ParkSouth](#). "The industrial/office park is ideally located between Miami and the Florida Keys, and its status as part of a Foreign Trade Zone makes it ideal for businesses involved in international trade and commerce."

[ParkSouth](#) offers convenient nearby access to the South Florida area's major arteries of transportation, the Florida Turnpike and U.S. 1. It is just 30 to 45 minutes from [Miami International Airport](#) and the [Port of Miami](#). Its location offers opportunities for flex/retail space in the fast-growing [city of Homestead](#), which is expected to reach a population of more than 84,000 residents by 2011 and 137,000 by 2015. The park is near three of the area's largest residential communities, and it is adjacent to two of Homestead's most popular attractions, the [Homestead Miami Speedway](#) and [Homestead Sports Complex](#).

Located within an official Foreign Trade Zone, [ParkSouth](#) offers one of the best values and soundest investments in industrial and commercial space in [Miami-Dade County](#) for businesses that import or export merchandise. Foreign or "free" trade zones are federally designated secured areas that have the special legal status of being outside of the country's customs territory. There are no additional fees for businesses to be located within a Foreign Trade Zone, but the benefits can be significant. As part of an FTZ, companies can store, process, label, distribute and manufacture (requires special permission) merchandise at [ParkSouth](#) without being subject to the fees and duties under United States customs laws governing the entry of

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goods. [ParkSouth](#) allows U.S.-based companies to defer, reduce or even eliminate customs duties on their products.

[ParkSouth](#) is being developed by A&H Commerce Park, LLC, which is comprised of a team of highly experienced South Florida real estate professionals. The members of the [ParkSouth](#) development team have developed, sold and leased commercial as well as residential real estate projects throughout South Florida for the past 20 years.

Additional information is available at www.parksouthfl.com or by calling (305) 591-3606.

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