



Christian N. Peter, II

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Christian Peter II, a 20 year commercial real estate veteran, is President of Dark Horse Commercial. With Miami's Industrial Core as his primary focus, he specializes in sales for clients in the South Florida market, especially those that have been on the market in excess of a year. His extensive knowledge of the market, in-depth approach to every transaction, exceptional customer service, and dedication to his clients, all lead to his impressive track record.

Prior to creating Dark Horse Commercial, Christian was a broker with both national firms NAI and SVN, working out of the Doral offices. There he contracted numerous sale and lease transactions, most recently negotiating a regional Headquarters for Winn Dixie, and three lease transactions for both new office space and a storage yard in Plantation for Gerelco Traffic Controls, the regional firm that installs traffic signals, lighting and signage along I-75 and I-595 in Broward County. During Christian's tenure as a commercial real estate broker he has transacted numerous deals, and his sales record is in excess of \$85M in the last 5 years, most notably the sale of a 160,000 square foot flex building to the institutional buyer, Terreno Realty.






INDUSTRIAL

	<p><u>8436 NW 61st St.</u></p> <p>MULTI BAY</p>	<p>\$2,425,000</p>	<ul style="list-style-type: none"> • Zoning: Industrial • Folio: 30-3015-011-0040 • Year Built: 1985 • 20,962 Sq. Ft.
	<p><u>8201 NW 64th St.</u></p> <p>INDUSTRIAL</p>	<p>\$2,995,000</p>	<ul style="list-style-type: none"> • Zoning: Industrial • Folio: 30-3015-001-0332 • Year Built: 1990 • 23,985 Sq. Ft.
	<p><u>250 South Dixie Highway East, Pompano Beach, FL 33060</u></p> <p>INDUSTRIAL</p>	<p>\$749,000</p>	<ul style="list-style-type: none"> • 4,351 Sq. Ft. Building • 9,838 Sq. Ft. Land • Zoning: B-4 • Year Built: 1972 • New 600 Amp/3 Phase Services • 5 New Overhead Doors • Can be subdivided into 2 units
	<p><u>3815 NW 49th Street, Tamarac, Florida 33309</u></p> <p>INDUSTRIAL</p>	<p>\$107.85/SF</p>	<ul style="list-style-type: none"> • Building Size: 4,729 Sq. Ft. • Office Size: 2,000 Sq. Ft. • Clear Ceiling Height: 11 Ft. • 4 Grade Level Doors • .13 Miles from 441 • .76 Miles from Turnpike





INDUSTRIAL

	<p><u>1031 & 1080 NW 31st Ave Pompano Beach</u></p> <p>INDUSTRIAL</p>	<p>\$400,000</p>	<ul style="list-style-type: none"> • 3 Offices, Kitchen, and 2 Bathrooms • 2,250 Sq. Ft. Plus Mezzanine • Year Built: 2002 • 50% +/- Office Build Out • Visible from Turnpike
	<p><u>5612 NW 8th St., Margate</u></p> <p>INDUSTRIAL</p>	<p>\$392.00/SF</p>	<ul style="list-style-type: none"> • Building Size: 1,575 Sq. Ft. • Land Size: 13,498 Sq. Ft. • Year Built: 1972 • Zoning: TOC-CC • Ideal for Trucking, Towing, and Outdoor Equipment Storage
	<p><u>680 SW 27th Ave, Fort Lauderdale, FL 33312</u></p> <p>INDUSTRIAL</p>	<p>\$815,000</p>	<ul style="list-style-type: none"> • Building Size: 5,059 Sq. Ft. • Land Size: 17,400 Sq. Ft. • 7.68% Cap Rate on Current Rents • Zoning: B-2 • 7 Bay Doors • Has spray booth with all permits • Fenced in Yard





INDUSTRIAL



**1059 & 1063 NE
46th Court,
Oakland Park**

INDUSTRIAL

\$399,999

- Can be sold separately or together
- 2,686 Sq. Ft. each
- Year Built: 2005
- Tenant Seller
- 1 Unit has an in-place tenant through 9/2029

FLEX



9 Whippany Rd.

INDUSTRIAL FLEX

\$19,500,000

- Zoning: Industrial Flex
- Folio: 01-3127-038-0020
- Year Built: 1986
- 165,000 Sq. Ft.



11 Melanie Lane

INDUSTRIAL FLEX

\$8,820,000

- Zoning: Industrial Flex
- Folio: 30-1410-002-1021
- Year Built: 1996
- 70,000 Sq. Ft.



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President



RETAIL / COLD STORAGE

	<u>3600 NW 41st St.</u> INDUSTRIAL	\$1,300,000	<ul style="list-style-type: none">• Zoning: Industrial• Folio: 30-3121-000-1160• Year Built: 1957• 10,000 Sq. Ft.
	<u>1777 NW 72nd Ave</u> INDUSTRIAL	\$13,850,000	<ul style="list-style-type: none">• Zoning: Retail• Folio: 30-3035-002-0120• Year Built: 1968• 87,5000 Sq. Ft.
	<u>96 W 21st St.,</u> <u>Hialeah, FL, 33010</u> RETAIL	\$378/FT	<ul style="list-style-type: none">• Building Size: 2,380 Sq. Ft.• 2 Plots totaling 10,800 Sq. Ft. of Land• 2 Overhead Doors• Zoning C-2
	<u>18215 NW 7th Ave,</u> <u>Miami Gardens</u> RETAIL	\$460/SF	<ul style="list-style-type: none">• Building Size: 587 Sq. Ft.• Land Size: 10,000 Sq. Ft.• Directly off Miami Gardens Drive• Year Built: 1965






RETAIL / COLD STORAGE

	<u>3801 Collins Avenue Unit L3, Miami Beach</u>	\$710,000	<ul style="list-style-type: none">• Street Level Retail Fronting Busy Collins Ave• High Impact Windows and Door• Unit Size: 585 SF• Ocean Front Building• Year Built: 2007• Excellent Foot Traffic, Ideal for Professional Office or Retail
	RETAIL		
	<u>2300 Hollywood Blvd., Hollywood</u>	\$5,000,000	<ul style="list-style-type: none">• Building Size: 13,185 Sq. Ft.• Land Size: 54,827 Sq. Ft.• Zoning: RC-1 and TC-1• 3 Folios totaling 1.260 Acres
	RETAIL		

LAND

	<u>3108 S Congress Ave, Lake Worth</u>	\$600,000	<ul style="list-style-type: none">• Traffic Count: 46,500 Cars/Day• Lot Size: 0.7 Acre• Zoning: CG (Commercial General)• 2.3 miles to Lake Worth Commuter Rail• 7.4 miles to Boynton Beach Commuter Rail• 4.9 miles to Palm Beach International Airport
	LAND		







OFFICE

	<u>8040 NW 155th St.</u>	\$2,042,000	<ul style="list-style-type: none">• Zoning: Office• Folio: 32-2015-024-0060• Year Built: 2003• 9,304 Sq. Ft.
	OFFICE		
	<u>182 NE 168th St.</u>	\$2,510,000	<ul style="list-style-type: none">• Zoning: Office• Folio: 07-2113-007-1320• Year Built: 1992• 13,668 Sq. Ft.
	OFFICE		
	<u>3011 W. Flagler Street</u>	\$1,300,000	<ul style="list-style-type: none">• 3 Offices, Kitchen, and 2 Bathrooms• 2,650 Sq. Ft. Plus Mezzanine• Year Built: 2002• 50% +/- Office Build Out• Visible from Turnpike
	OFFICE		





MULTIFAMILY

	<u>1773 SW 9th Street, Miami FL</u>	\$108.00/SF	<ul style="list-style-type: none">• One Block South of Calle Ocho• 5,900 Sq. Ft. of Land• Currently, a structure in place set for demolition• Zoning T4-R
	MULTIFAMILY		
	<u>725 Opa Locka Boulevard, Opa Locka</u>	\$375,000	<ul style="list-style-type: none">• Price: \$62,500 Per Door• Cap Rate: 7.87%• 1 - 3/1 Unit & 5 - 1/1 Units (1 Bedroom)• Under Market Rents• Freshly Painted
	MULTIFAMILY		

