

# Lyons Exchange Center

Class A Warehouse Building  
103,356 SF +/-

Presented by:

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek FL 33073



BUTTERS

# About Butters

- Headquarter in Coconut creek
- One of most active commercial developers in South Florida and the most active commercial developer in Coconut Creek
- Established 1990
- Six time NAIOP Developer of the Year
- Built over 17 Million square feet of commercial facilities
- \$1.3 Billion in projects since 1990
- Vertically integrated
  - Construction
  - Development
  - Property Management
  - Leasing
  - Acquisitions
- Recent projects in Coconut Creek
  - Forts/Elite Aluminum
  - American Top Team
  - Lyons Technology Park
  - Marriott Residence Inn
  - Willis Leasing
  - Carls Furniture



# Coconut Creek Projects



Lyons Technology



Hampton Inn

# Coconut Creek Projects



Residence Inn by Marriott

# About First Industrial

- One of the largest industrial REITs in USA
- Own 65 Million square feet/477 properties
- Listed on NYSE
- 20+ years in existence
- \$4.5 Billion market capitalization
- Focused on Class “A”, investment grade, warehouse properties



# About First Industrial



First Joliet  
Logistic Center



596 Bonnie Valentine

# Project Description

- Zoned industrial
- 7+ acres
- Class “A” industrial facility
- 103,356+/- square feet
- Dock high loading
- 32’ interior clear height
- No variances required
- Modern design
- Fully fire sprinklered
- Carefully designed facility to eliminate any visibility to truck court from Lyons Road and all surrounding neighbors
- Anticipated uses similar to Lyons Technology Park
  - Light storage/distribution
  - Light manufacturing
  - Offices
  - Research development
- Possible Tenants
  - Logistic
  - Aerospace
  - Pharmaceuticals
  - Electronic

# Location Aerial





# Renderings



# Rendered Elevations

**Lyons Exchange Center**  
SPECULATIVE INDUSTRIAL BUILDING

6401 Lyons Road  
Coconut Creek, Florida

2019-05-14
DRC COMMENTS 5
2019-04-08
DRC-4 CLIENT REV - EAST LOOP DRIVE
2019-04-14
DRC COMMENTS 3/LYONS RD ACCESS REV
2019-03-06
DRC COMMENTS CLIENT REVISION 2
2018-10-01
DRC COMMENTS 1
PKA
REVISED

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**1**

SOUTH ELEVATION

**2**

EAST ELEVATION

HNM

ARCHITECTURE

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ELECTRONICALLY SIGNED BY MICHAEL W. HENDERSON

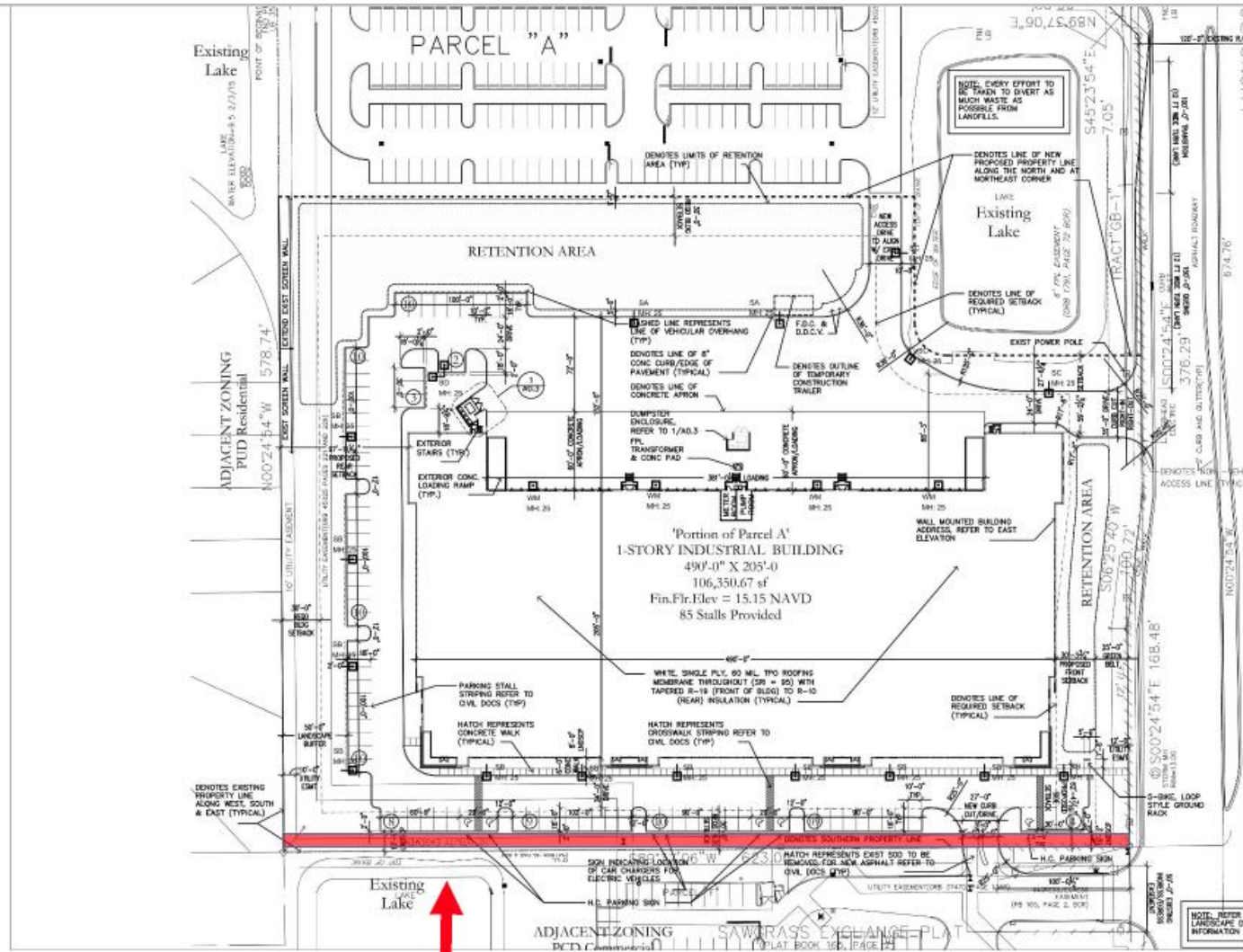
DRAWING NUMBER
18-030
ISSUE DATE
2019-05-14
SCALE
3/32"=1'-0"
TITLE
SOUTH & EAST ELEVATIONS
DRAWING NUMBER
A-4.0







# South Easement Abandonment



**EXISTING SOUTH 10' UTILITY EASEMENT TO BE ABANDONED.**

**EXHIBIT**

# West Easement Abandonment

EXISTING 12'  
WESTERN  
UTILITY  
EASEMENT  
TO BE  
ABANDONED.

EXHIBIT  
FOR  
18120004

