

Colliers



For Sale

Contact us:

Bastian Lagerbauer

Director

+1 561 281 6656

bastian.lagerbauer@colliers.com

Mark M. Rubin

Executive Managing Director

+1 561 549 9452

mark.rubin@colliers.com

Debt & Equity:

Shannon Rex

Executive Managing Director

+1 561 573 4338

shannon.rex@colliers.com

CTS Engines STNL Portfolio

Three-property portfolio located in Broward and Palm Beach Counties

Colliers, exclusive agent for the Owner, is pleased to present the CTS Engines STNL Portfolio consisting of three properties (the "Portfolio"). CTS Engines is an industry-leading turbine engine Maintenance, Repair, and Overhaul (MRO) company, with long-term leases at all three locations currently in place. The Portfolio consists of one testing facility and two operations buildings located in Palm Beach and Broward Counties, Florida.

Investment Highlights:



STNL Industrial Opportunity



Mission Critical Facilities in Strategic Locations



Long-Term Leases to Strong Tenant with Annual Rent Increases



Significant Tenant Capital Improvements

Execute Confidentiality Agreement

Accelerating success.

Portfolio Sale

Testing Facility

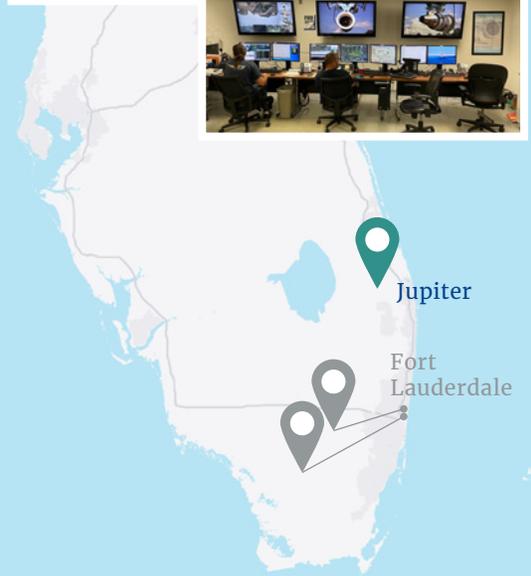
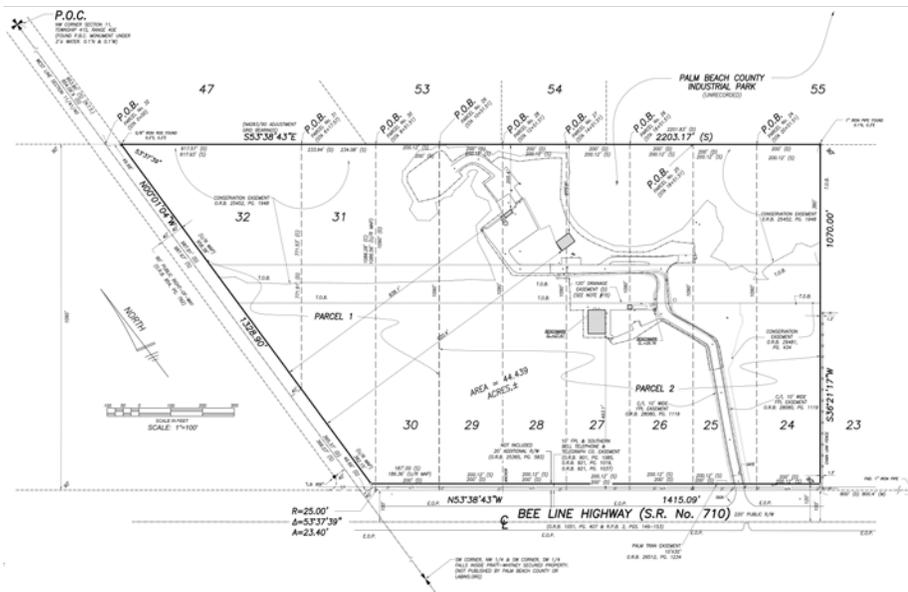
Address:	18855 Bee Line Highway, Jupiter, FL 33478
Market:	Palm Beach County
Site:	44.42 acres
Year Built:	2014 - 2016

Property Overview

The Testing Facility is located at 18855 Bee Line Highway in north central Palm Beach County, spanning across a total of 44.42 acres. The facility was designed and constructed for the specific use of turbine engine maintenance and testing. Additional improvements at the Testing Facility include a 4,125 square foot prep building with approximately 1,045 square feet of office space and a 25' clear height, a fully air-conditioned 1,650 square foot control room, two 20,000-gallon fuel tanks, a 30,000-gallon water deluge, designated yard storage and fencing, and a single high-thrust turbine engine testing stand, capable of accommodating the airline industry's largest turbine engines.

CTS Engines Certifications: FAA Part 145 Repair Station Certificate, EASA Part 145 Repair Station Certificate, ISO 9001:2015 Certificate, AS9110:2016 Certificate, and commercial maintenance approvals from the Republic of Korea, Republic of Panama, and Kingdom of Bahrain.

Site Plan



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200 E. Broward Boulevard
Suite 120
Fort Lauderdale, FL 33301
P: +1 954 652 4600
F: +1 954 667 7945

Portfolio Sale

Repair Facility



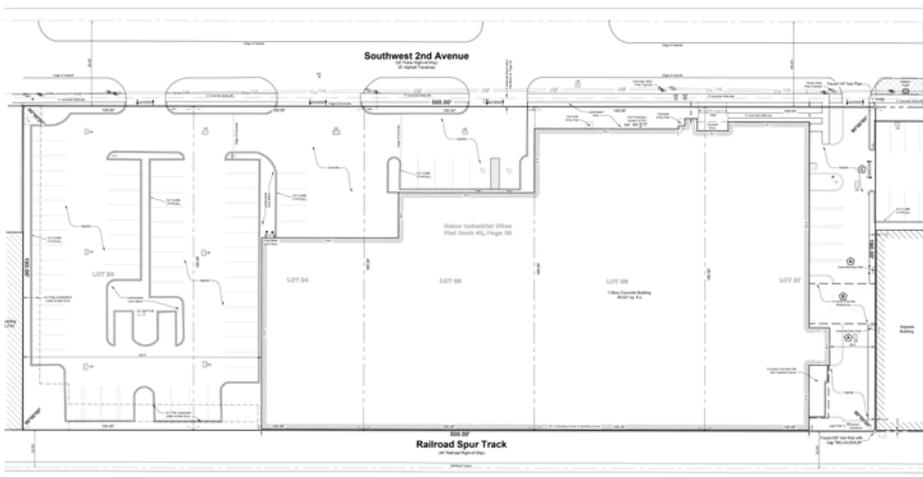
Address:	3060 SW 2nd Avenue, Ft. Lauderdale, FL 33315
Market:	Broward County
RBA:	60,000 sq. ft.
Year Built/Renovated:	1962 / 1978, 2012 and 2019
Clear Height:	20'
Office Space:	±9,000 sq. ft.

Property Overview

The Repair Facility is a state-of-the-art turbine engine service center located at 3060 SW 2nd Avenue in Fort Lauderdale and approximately 30 minutes from Miami International Airport. The structure totals 60,000 square feet and was originally constructed in 1962 and underwent renovation in 1978, 2012 and 2019. The office portion of the building makes up 15%, with a 20' clear ceiling height on the shop floor. The Repair Facility can perform approximately 70% of all repair services in-house, a number commensurate with competing MRO facilities. The facility is comprised of best-in-class machinery and equipment, including 10 full-service engine bays with gantries, full cleaning and FPI capabilities, a weld shop, plasma booth, a coordinate measuring machine, a high-speed blade tip grinder, a vertical machining center, horizontal and vertical balancing machines, and a bearing and gearbox room.

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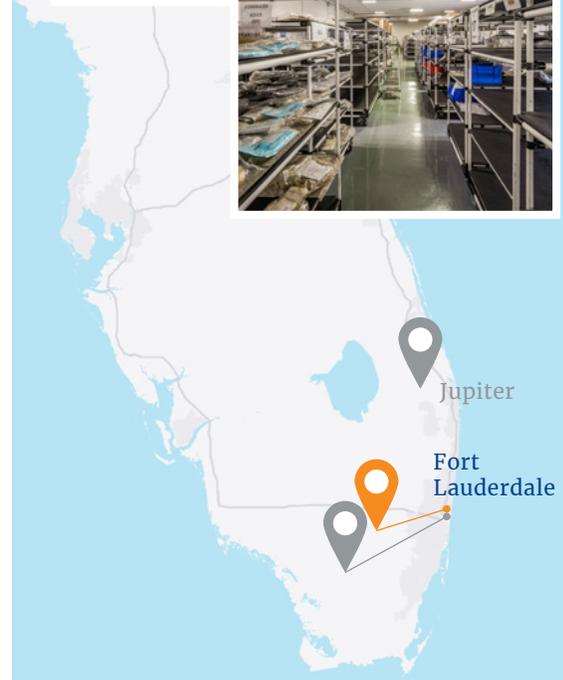
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Portfolio Sale

Staging Facility



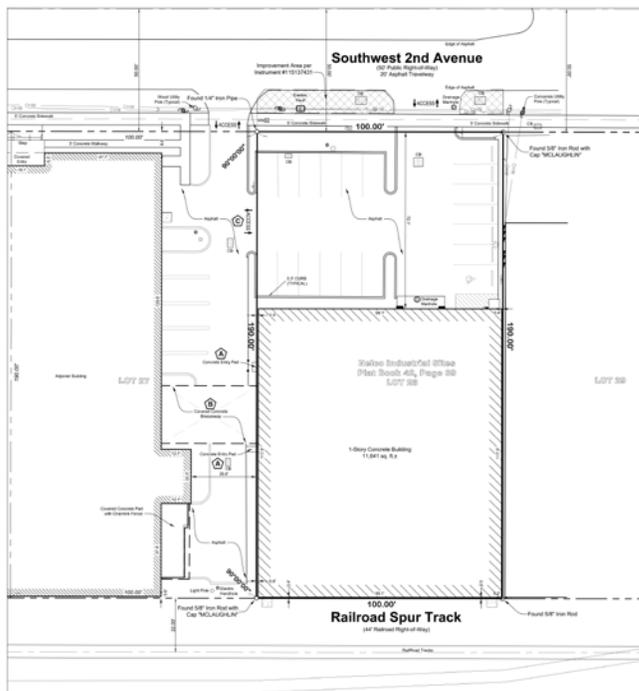
Address:	3000 SW 2nd Avenue, Ft. Lauderdale, FL 33315
Market:	Broward County
RBA:	11,682 sq. ft.
Year Built/Renovated:	1972 / 2016
Clear Height:	16'
Loading Bays:	1 - street level

Property Overview

The adjacent Staging Facility is located at 3000 SW 2nd Avenue in Fort Lauderdale. The building totals 11,682 square feet and was originally constructed in 1972, undergoing a renovation subsequent to the current owner acquiring the asset in 2016. The building features a 16' clear ceiling height and two grade level loading bays. Additionally, the Staging Facility is conjoined to the Repair Facility by a newly constructed covered walkway. Combined with the Repair Facility, both buildings total 71,682 square feet and are situated on 2.62 acres.

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