

Adler Kawa pays \$38M to Prologis for seven SoFla industrial properties

Portfolio includes more than 352,000 square feet of commercial space

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By [Sean Stewart-Muniz](#)

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1155 Northwest Broken Sound Parkway, one of seven properties sold to Adler Kawa

Aventura investment firm Adler Kawa just paid \$38 million to Prologis for a portfolio of seven industrial properties in Broward and Palm Beach counties.

The seven properties were sold through separate transactions recorded Tuesday, according to county records. So far, three industrial buildings in Fort Lauderdale were picked up by an affiliate of Adler Kawa for about \$10.75 million, and four more were sold in Boca Raton and Delray Beach for roughly \$27.55 million.

County records show the buildings were formerly owned by KTR Capital Partners, which [sold a massive industrial portfolio for \\$5.9 billion](#) to Prologis and Norway's sovereign wealth fund last year. A sizable chunk of those properties were located in South Florida.

For this portfolio sale to Adler Kawa, the seven properties totaled about 352,462 square feet. That means their collective \$38 million price tag breaks down to just under \$109 per square foot.

The investment firm financed its deal with a \$26 million from KeyBank, Broward County records show. Adler Kawa is a joint-venture of the Adler Group, Kawa Capital Partners and Ganot Capital. The trio's most recent investment fund [paid \\$32 million for a pair of Boca Raton office buildings](#) in December.

Here's a breakdown of the properties included in the latest deal:

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Address	#SF	# of Buildings	Year Built	Purchase Price
3301-3375 Northwest 55th Street, Fort Lauderdale	43,171	Four	1983	\$5.05M

3403-3475 Northwest 55th Street, Fort Lauderdale	43,740	Four	1983	\$2.624M
5201 Northwest 33rd Avenue, Fort Lauderdale	63,745	Six	1982	\$3.074M
1395 Northwest 17th Avenue, Delray Beach	50,782	One	1987	\$5.55M
1001 Northwest Broken Sound Parkway, Boca Raton	41,117	One	1980	\$5.25M
1155 Northwest Broken Sound Parkway, Boca Raton	61,491	One	1981	\$10.15M
1225 Northwest Broken Sound Parkway, Boca Raton	48,416	One	1983	\$6.6M

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A promotional banner for Overton's. On the left, there is a small image of a boat with people on it. The text reads: "40 Year Anniversary" in a blue script font, "UP TO 20% OFF" in large orange and red block letters, and "Your Order Plus Free Shipping" in a smaller blue font. Below the discount, it says "Promo Code ANNIVERSARY" in white text on a red background. At the bottom, the Overton's logo is on the left, followed by the tagline "Your Source For Boating, Watersports, Docking, & More!" and a "SHOP NOW" button with a right-pointing arrow.