

# DANIA BEACH MARINE & DESIGN CENTER

1200-1340 STIRLING RD, DANIA BEACH, FL 33004

## PROPERTY SUMMARY



### VIDEO

## PROPERTY DESCRIPTION

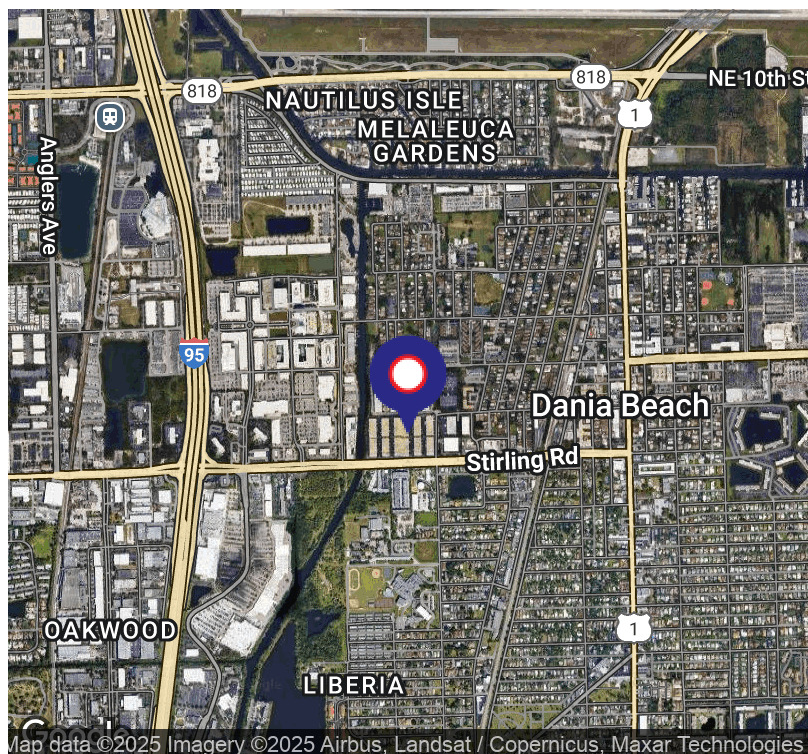
The Dania Beach Marine and Design Center is an approximately 306,687 square foot industrial park conveniently located just ¼ mile east of I-95 on Stirling Road within close proximity to the 595 highway, the Fort Lauderdale Hollywood International Airport and Port Everglades. Dania Beach Marine and Design Center is composed of twelve buildings with 18 foot tall ceilings, excellent visibility, and a mix of loading docks as well as drive-in overhead doors. The unit sizes range from 1,250 square feet each up to 5,000 square feet each with many of them fully air conditioned. Some of the units have 3 phase electrical service and the office to warehouse ratios vary from 10% office and 90% warehouse to over 90% showroom and 10% warehouse. The property has been designated an Opportunity Zone. And has an on-site management office.

## PROPERTY HIGHLIGHTS

- Dock or grade level loading options
- Many bays have 3-phase power
- Majority of units have impact glass
- Easy access to I-95 and 595 highway
- Leasing office on-site
- Landmark diner Robert's Restaurant

## MATT JONES

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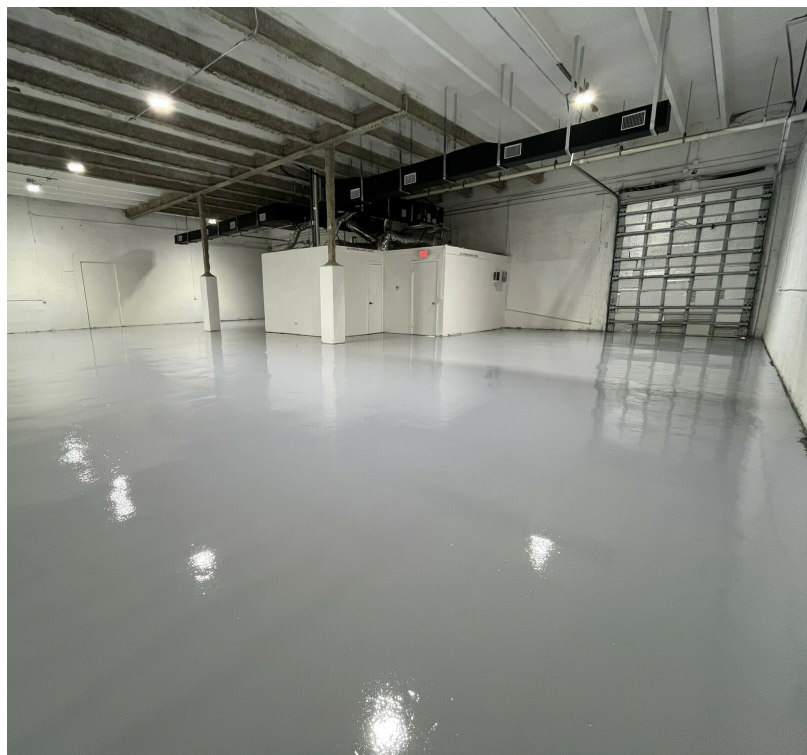


FOR LEASE

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## ADDITIONAL PHOTOS



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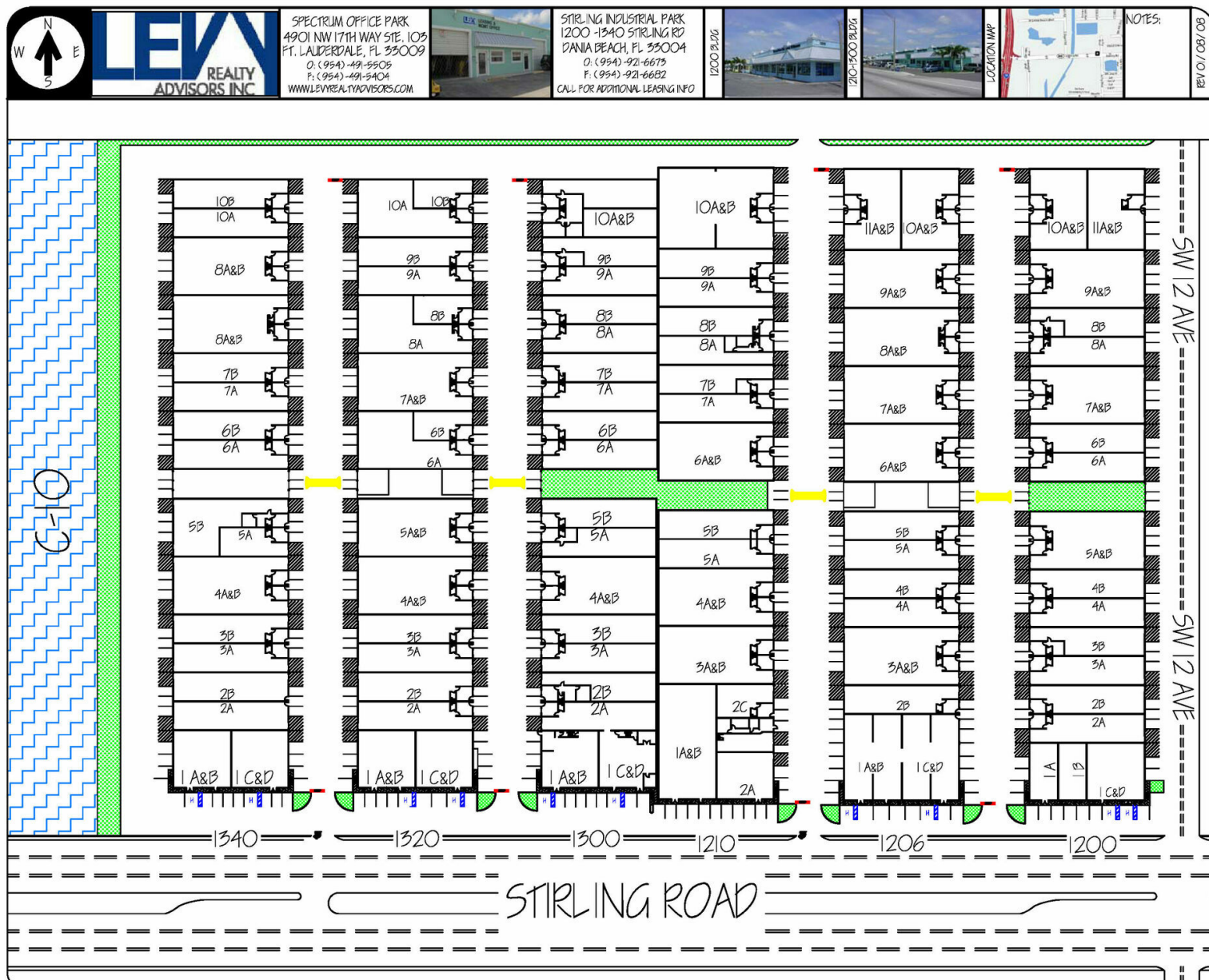




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## SITE PLAN



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