

FOR LEASE

DAVIE INDUSTRIAL CENTER

3055 BURRIS ROAD • DAVIE, FL 33314

CBRE



*Conceptual rendering only.

INFILL HEAVY INDUSTRIAL BUILD-TO-SUIT SITE

HIGHLIGHTS

- » Tremendous parking & outdoor storage capabilities
- » Low coverage industrial development
- » Spec development in process
- » Fully secured site
- » Campus like environment
- » Build-to-suit opportunity
- » Incredible highway accessibility; Frontage on I-595 & Florida's Turpike, I-95
- » Site is located in a qualified HUBZone

AVAILABLE SPACE UP TO
226,957 SF

AVAILABLE FOR OUTSIDE
STORAGE AND/OR PARKING
12.64 ACRES

TOTAL LAND SIZE
38.51 ACRES

EXPECTED COMPLETION
Q1 2024

CONTACT US

LARRY GENET
EXECUTIVE VICE PRESIDENT
C 786.496.0440
E LARRY.GENET@CBRE.COM

TOM O'LOUGHLIN
EXECUTIVE VICE PRESIDENT
C 954.817.3919
E TOM.OLOUGHLIN@CBRE.COM



SITE AVAILABILITY SPECS

BUILDING 1 184,957 SF

- Building size: 184,957 SF
- Divisible to: 60,000 SF
- Spec Office: Build-to-suit (plans include 18,000 SF of office)
- Clear Height: 36'
- Exterior docks: 51
- Drive in doors: 4
- 12 acres of additional land available for parking or storage
- Bay size 54' x 200'

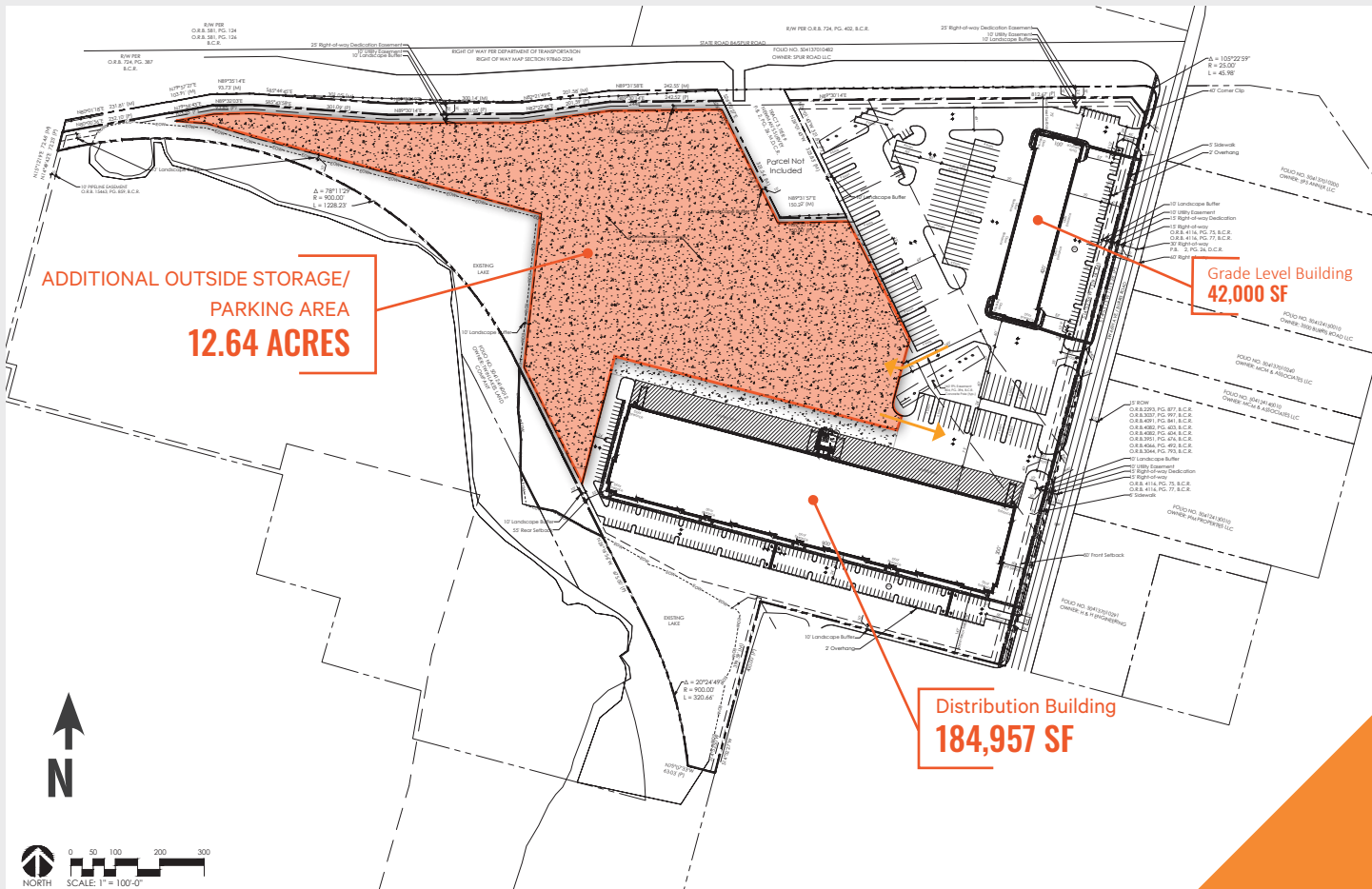
BUILDING 2 42,000 SF

- Building size: 42,000 SF
- Divisible to: 21,000 SF
- Spec Office: Build-to-suit (plans include 7,200 SF of office)
- Clear Height: 24'
- 36 grade level doors
- 18 drive-thru service bays
- Available space for trailer parking as well as outdoor storage
- Bay size 39' x 100'
- On 9 acres with 115 trailer stalls

IOS AVAILABILITY 2-12.64 ACRES

- 2-12.64 acres available for lease
- Fully secured site
- Zoned M-4, Heavy Industrial (Broward County)
- Prime site with I-595 & Florida's Turnpike frontage
- 87% of South Florida's population lives within a 60-minute drive
- Strategic Broward County location
- Available space for trailer parking as well as outdoor storage

SITE PLAN



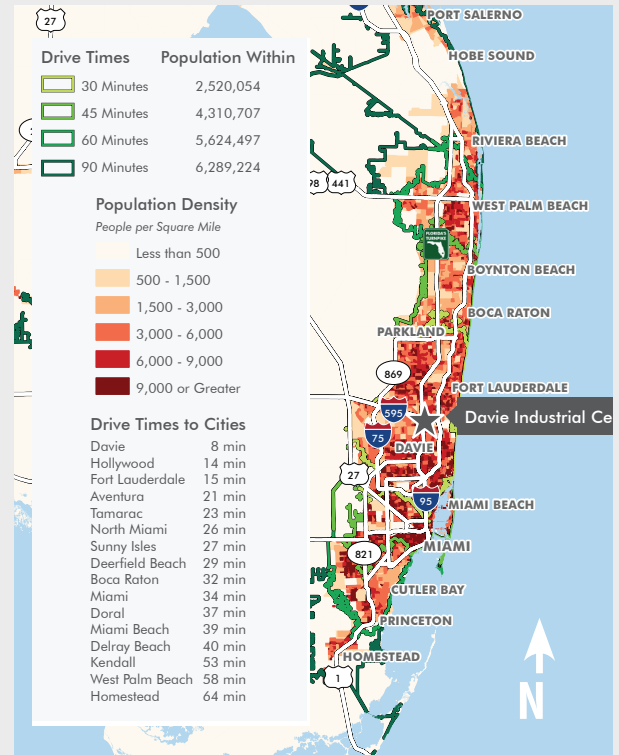
PROPERTY HIGHLIGHTS

On behalf of the Owner, CBRE, as exclusive marketing advisor, is pleased to offer a ±38.51 acre low coverage industrial development site located in Broward County, Florida. The property is ideally located between I-95 and the Florida Turnpike just south of I-595 with immediate access to all major highways.

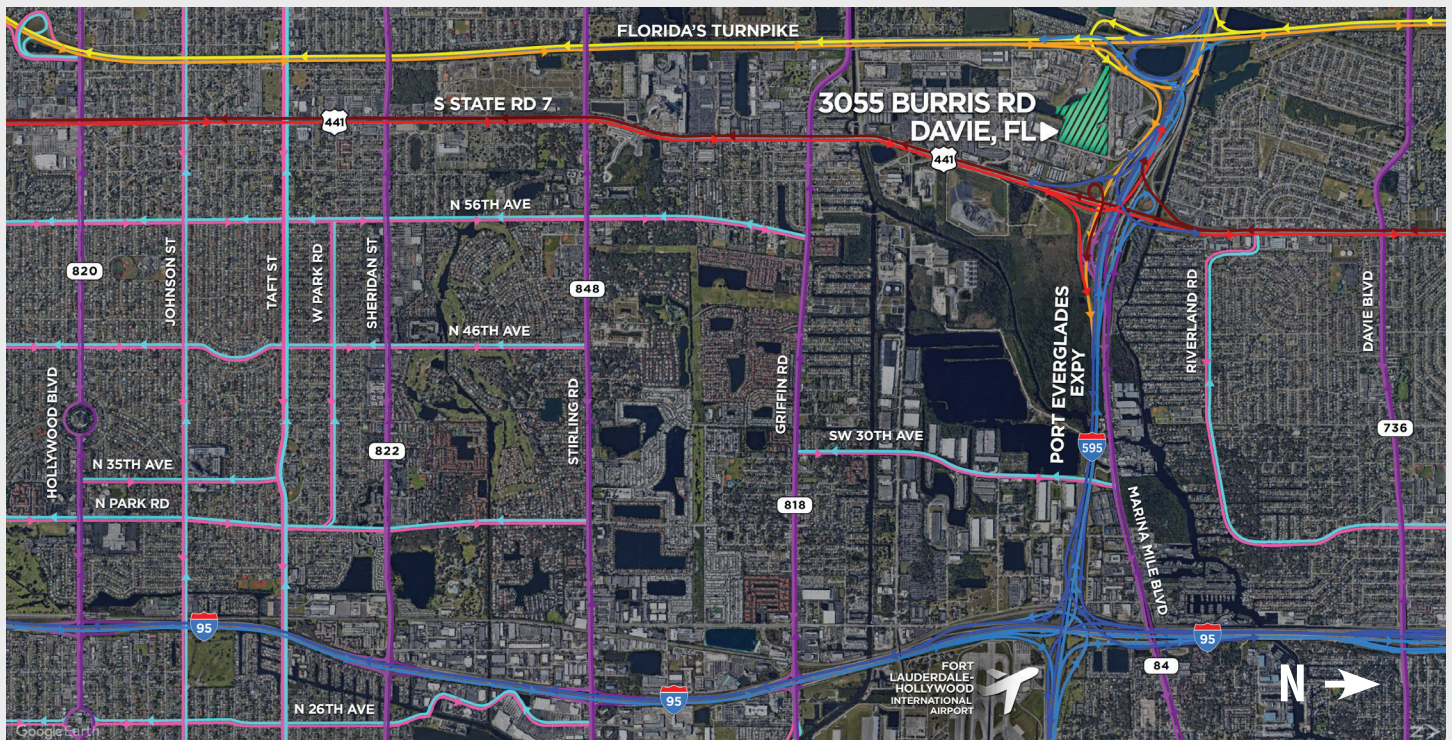
- Area tenants include Pepsi, Clorox, Shipmonk, XPO, Publix, Old Dominion and major e-commerce companies
- Site can accommodate an e-commerce, distribution, corporate headquarters or manufacturing operation with heavy parking requirements
- Please inquire for lease rate or build-to-suit opportunities

DETAILS

PROPERTY ADDRESS	3055 Burris Road, Davie, FL 33314
LOT SIZE	±38.51 acres
ZONING	M-4, Town of Davie



LOCAL AREA ACCESS



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ACCESS AERIAL



ADDITIONAL VIEWS



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