



117 NW 3rd Avenue Dania Beach, FL 33004

FOR SUBLEASE

Total Space Available: **16,984 SF**
Sublease Rate & Type: **\$18.00 PSF, IG**
Sublease Expiration: **June 1st, 2027**

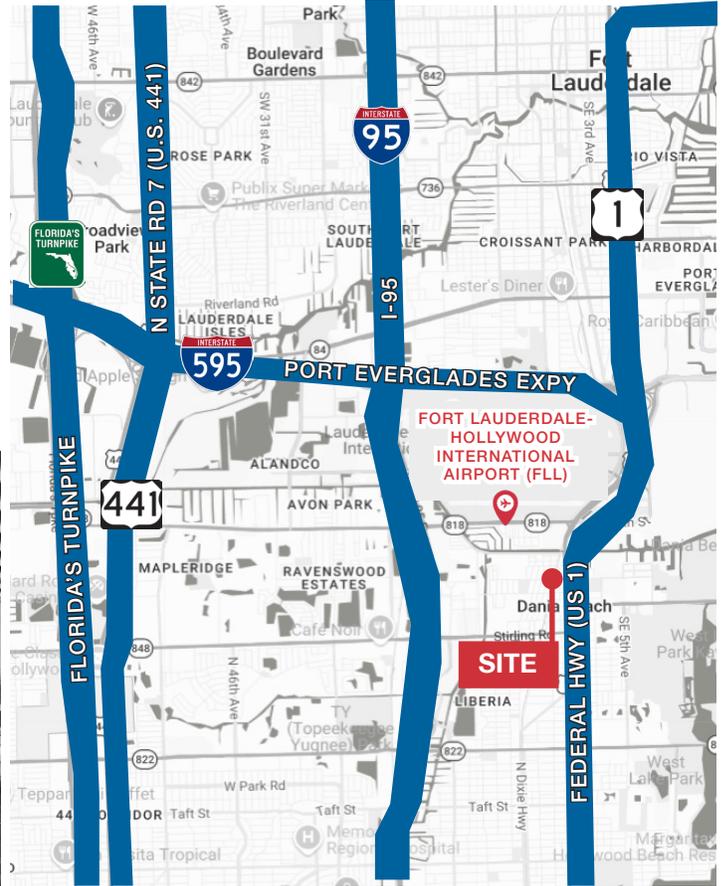
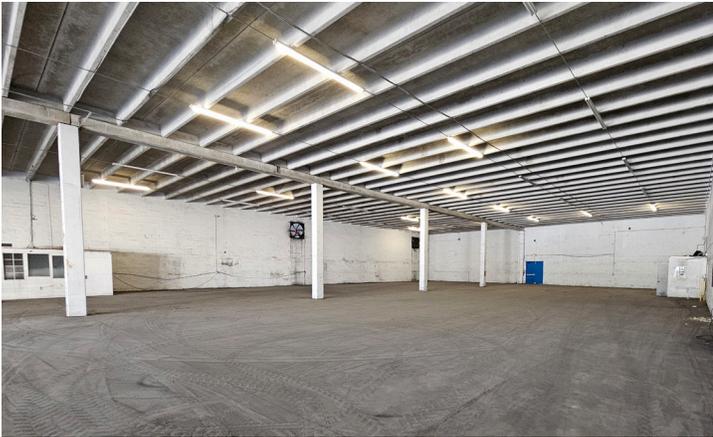
For More Information

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Property Features

- 16,984 SF space built in 1991
- 20' clear ceiling height; ideal for racking and high-cube storage
- Single-tenant layout with flexible interior configuration
- 20 surface parking spaces available

Location Features

- Located in Dania Beach/Fort Lauderdale industrial submarket, part of the broader South Florida distribution corridor
- Easy access to I-95 and Federal Highway (US-1)
- 1 mile to Fort Lauderdale-Hollywood International Airport (FLL)
- Close proximity to Port Everglades, one of South Florida's premier cargo and shipping gateways

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