

BRIDGE POINT PORT EVERGLADES

JLL BRIDGE

2200 NE 7th Ave | Dania Beach, FL

COMPLETED — AVAILABLE
FOR IMMEDIATE OCCUPANCY



AVAILABLE SPACE

171,983 SF

LAND SIZE

22.4 Acres

CLEAR HEIGHT

32'

NEW CLASS A DEVELOPMENT SOUTHEAST BROWARD SUBMARKET

HIGHLIGHTS

- State-of-the-art, high image distribution warehouse with frontage & visibility
- Immediate access to I-595 & US 1, 2.5 miles to I-95
- 1.3 miles to Port Everglades & 2.2 miles to Fort Lauderdale International Airport
- Modern, Class-A rear load industrial space with dock-high construction



THIS PROJECT IS REGISTERED WITH THE
CERTIFICATION GOAL OF LEED CERTIFIED

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KEN MORRIS, SIOR

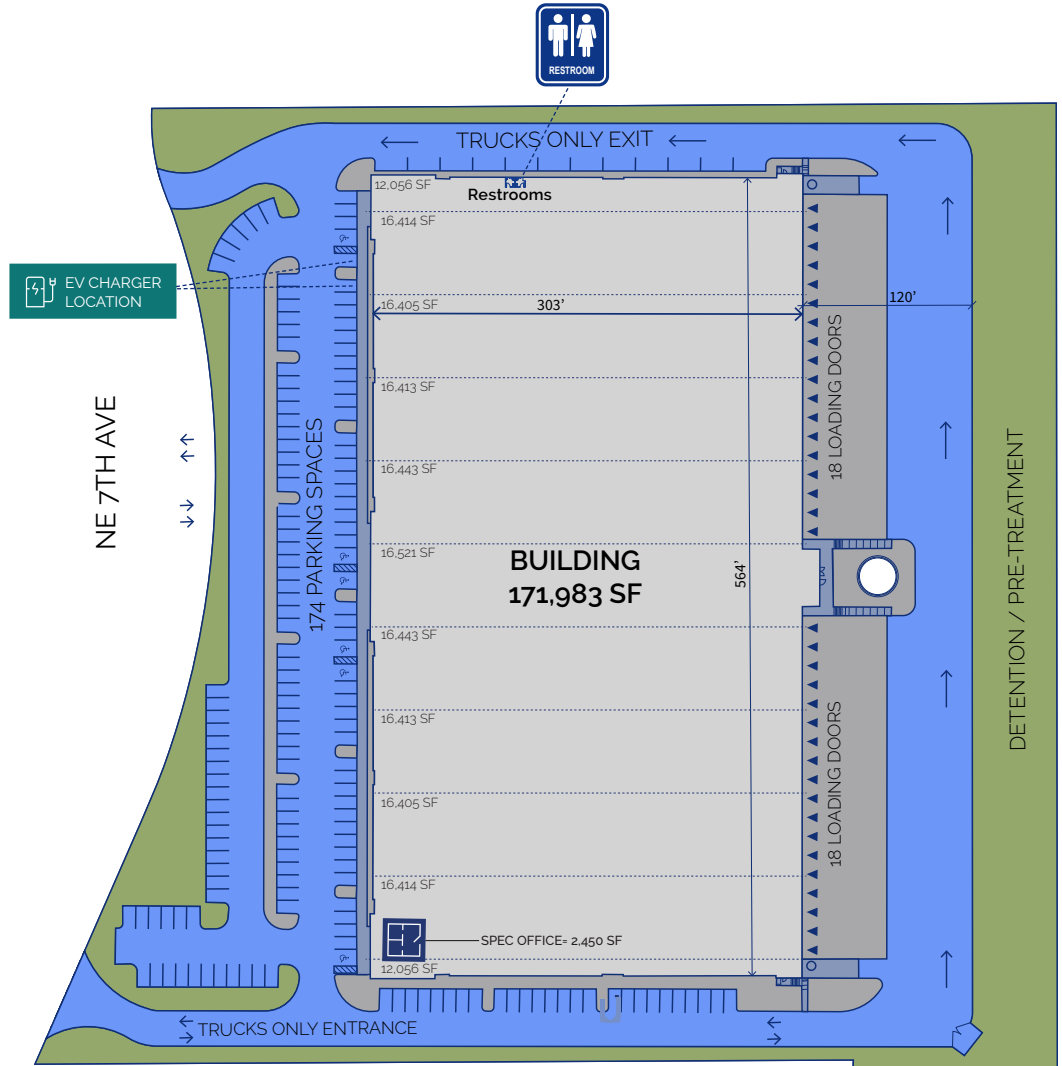
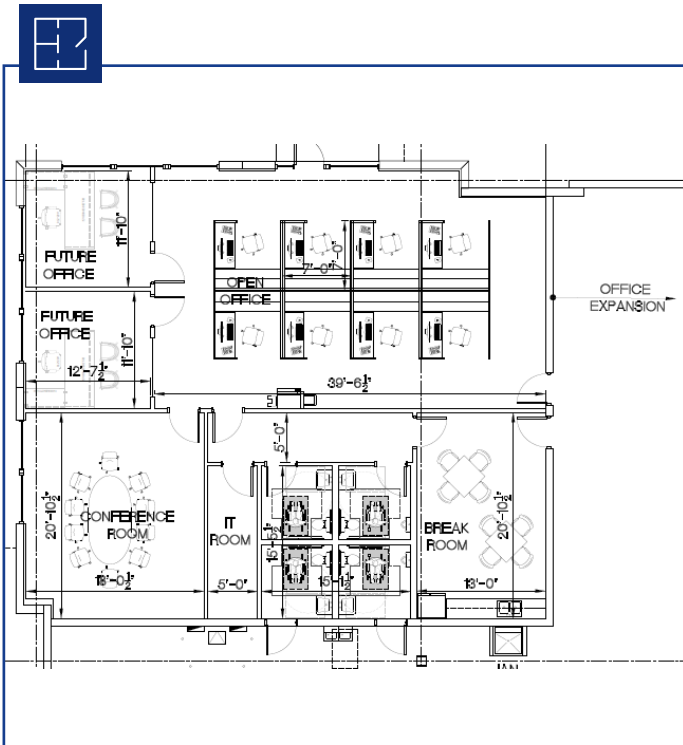
Senior Vice President
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BUILDING CHARACTERISTICS

171,983 SF

- Clear Height: 32'
- Exterior Docks: 36
- Drive-in Doors: 2
- Car Parking: 174 spaces
- Truck Court: 120'
- Spec Office: 2,450 SF
- Load Configuration: Rear
- Sprinklers: ESFR



PROXIMITY MAP



TO INTERSTATE 595

0.3 miles
2 minutes

TO FLL

2.2 miles
4 minutes

TO PORT EVERGLADES

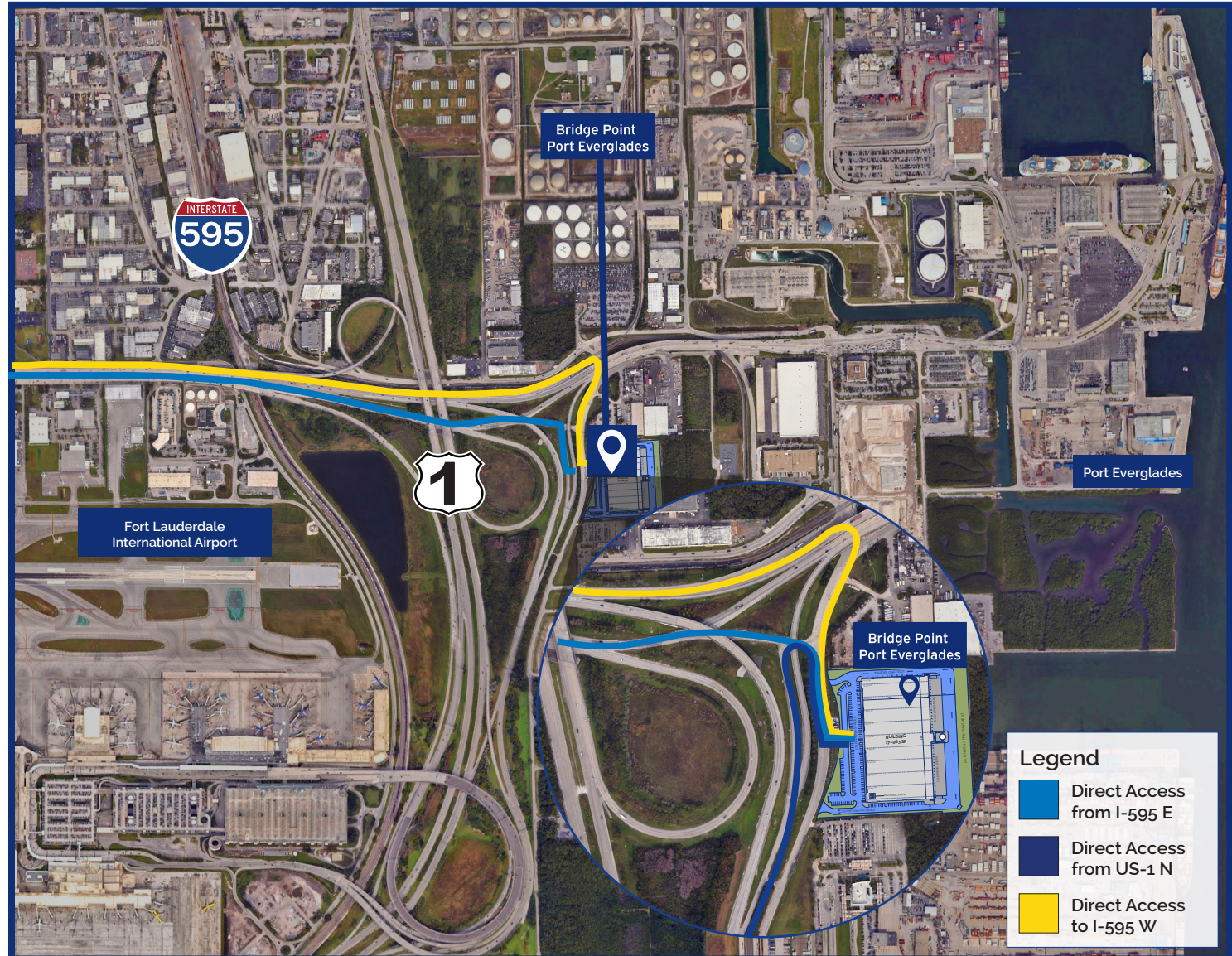
1.3 miles
5 minutes

TO INTERSTATE 95

3.1 miles
7 minutes

DEMOGRAPHIC HIGHLIGHTS

- 2021 Population: 1,898,911
- 2026 Population: 1,980,809
- Median Age: 41.6
- Median Household Income: \$60,691



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TO FLL

2 miles

TO MIA

28 miles

TO PBI

48 miles

TO MCO

210 miles

TO TPA

265 miles

TO PORT EVERGLADES

2 miles

TO PORT MIAMI

28 miles

TO PORT OF PALM BEACH

56 miles

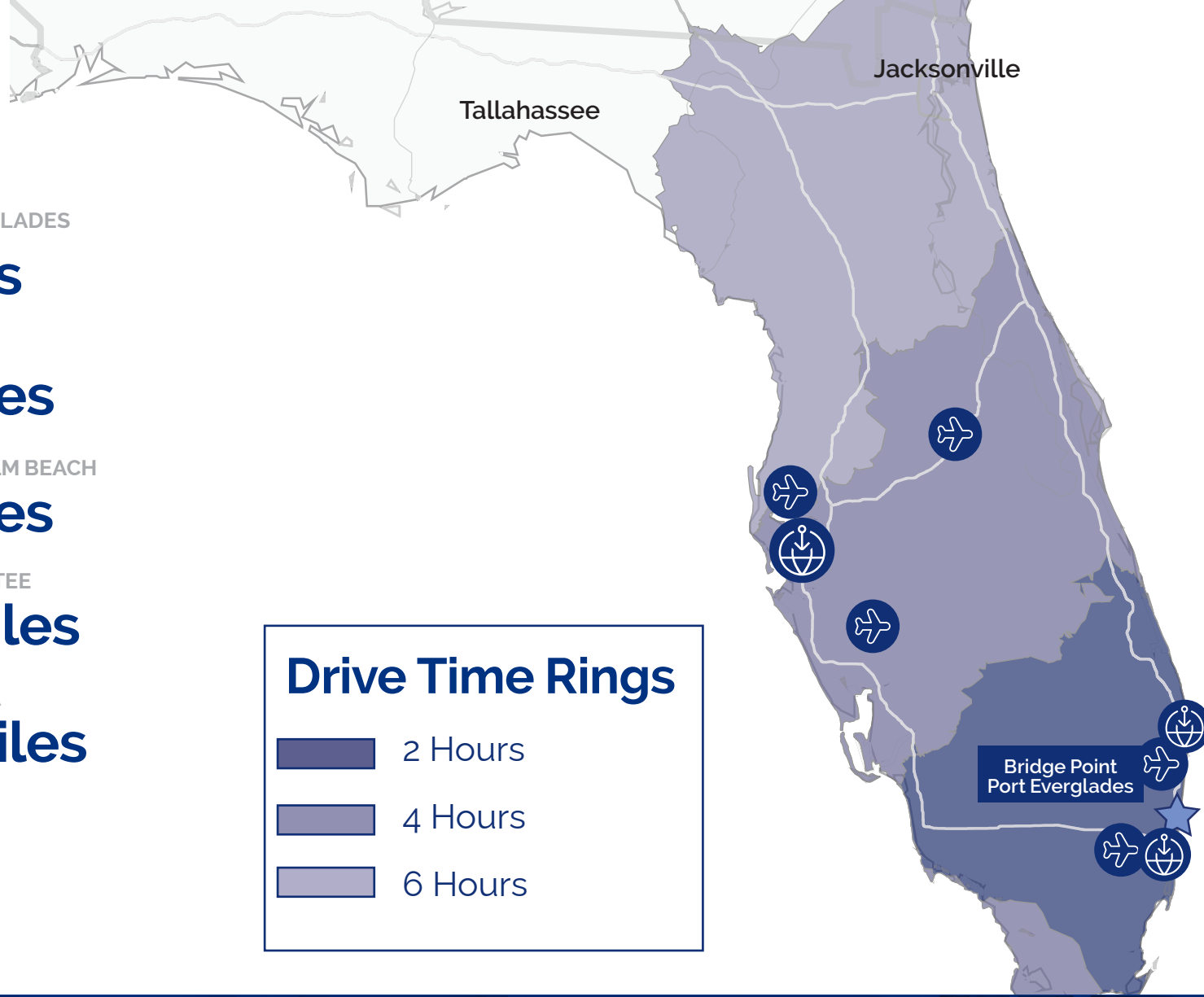
TO PORT MANATEE

231 miles

TO PORT TAMPA

264 miles

Drive Time Rings



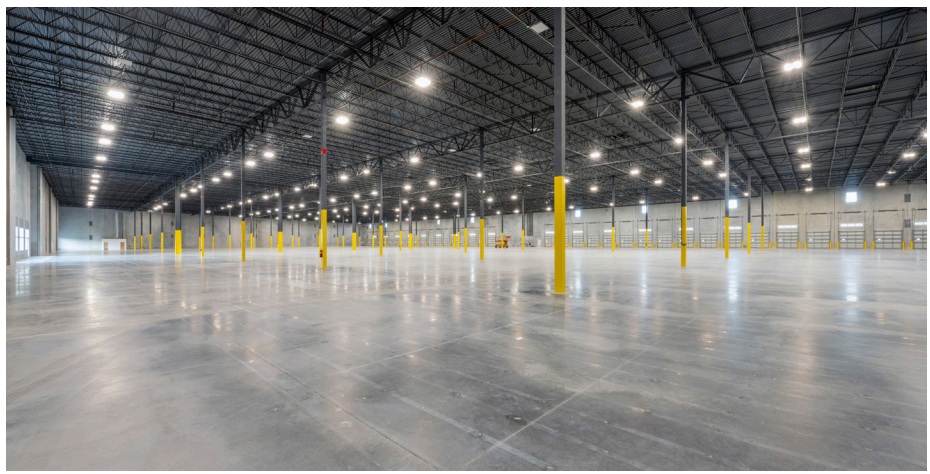


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PROPERTY PHOTOS



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74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

www.bridgeindustrial.com

AWARDS	
Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2023, 2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2024, 2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014