

DANIA DISTRIBUTION CENTER

73 SOUTHWEST 12TH AVENUE #111, DANIA BEACH, FL 33004

PROPERTY SUMMARY

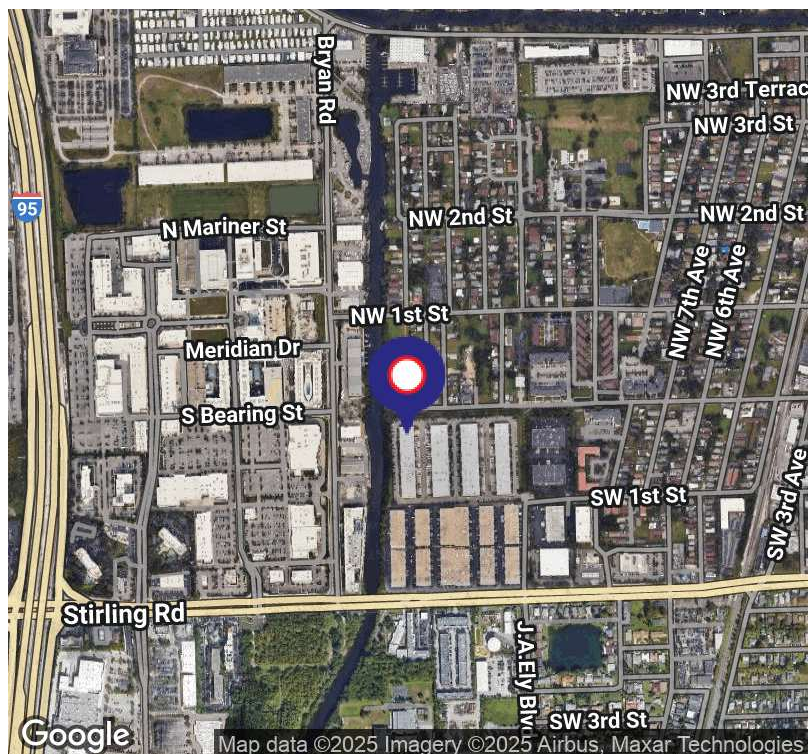


PROPERTY DESCRIPTION

73 SW 12th Avenue #111, Dania Beach, FL is a 4,100 SF flex condo warehouse that offers a versatile layout ideal for office, showroom, or light industrial use. Built in 2005, the unit features 2,867 SF of flexible space of 3 private offices, reception, lobby, conference room, large open bullpen area plus 2 large showroom and /or office area, kitchenette and 2 private restrooms. The warehouse has a 9' x 10' dock well accommodating 53' trucks, with the ability to add a second dock, and a 25'6" clear ceiling. The unit has LED lighting, 3-phase power, and is fully fire sprinklered. New roof in 2023, and upgrades in 2025 include new parapets, exterior paint and asphalt resurfacing. Located in the prime Dania Beach location, near I-95 and Fort Lauderdale Hollywood International Airport.

PROPERTY HIGHLIGHTS

- 4,100 SF
- 25'6" clear ceiling in warehouse
- 2,867 SF of reception, conference, kitchen, private offices and restrooms
- Dock well for 53" trucks
- Overhead garage door 9' x 10'
- Ability to add a second dock
- LED lighting
- 3 phase electric
- Fire sprinklered



MATT JONES

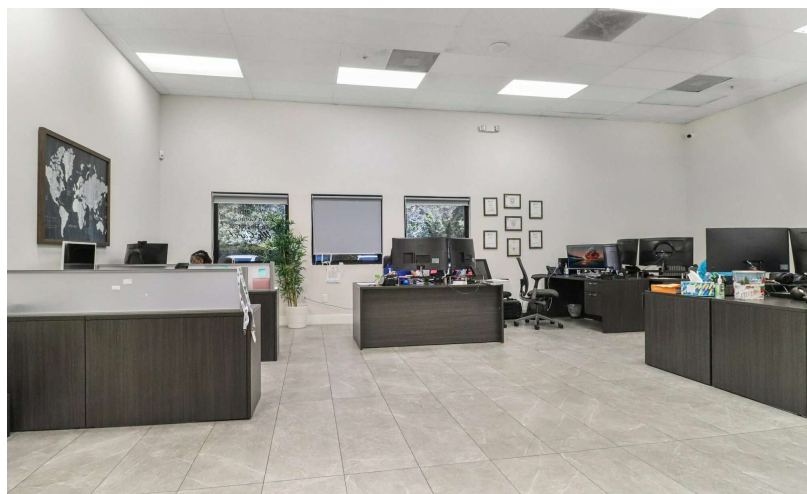
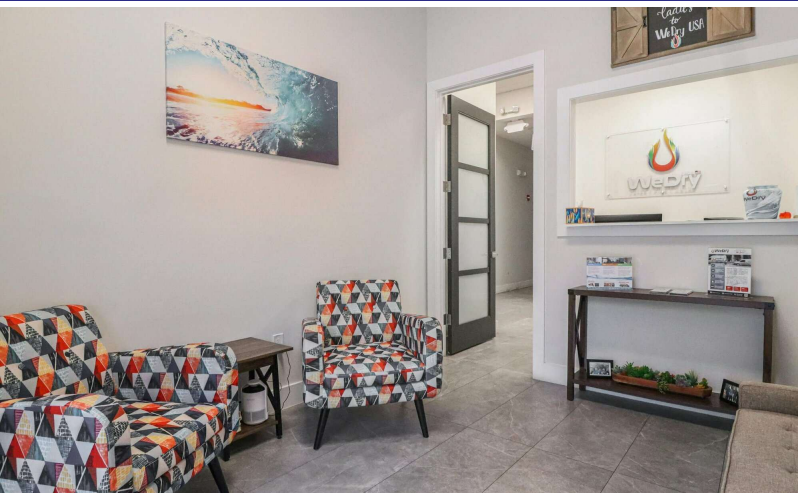
Senior Vice President
Direct: 954.921.6673 | Cell: 954.682.6288
matt@levyai.com



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UNIT #111 ADDITIONAL PHOTOS



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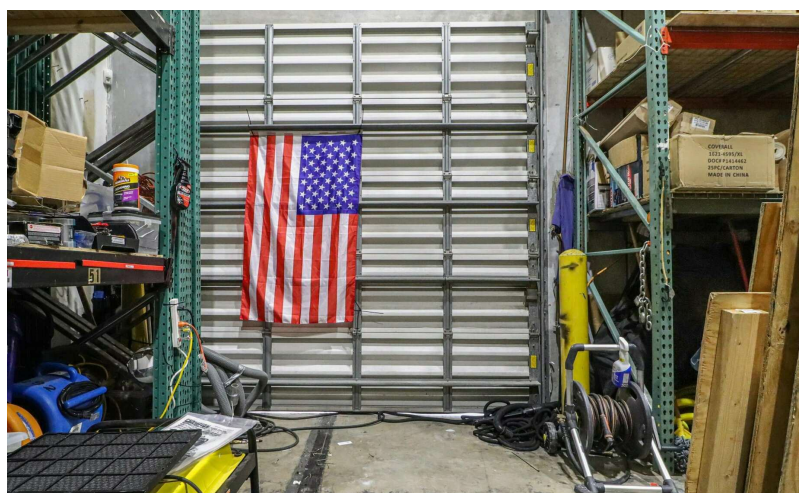
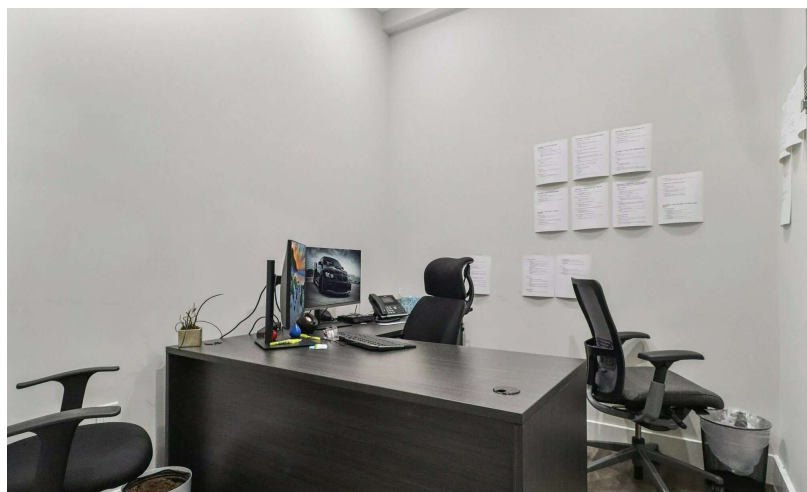
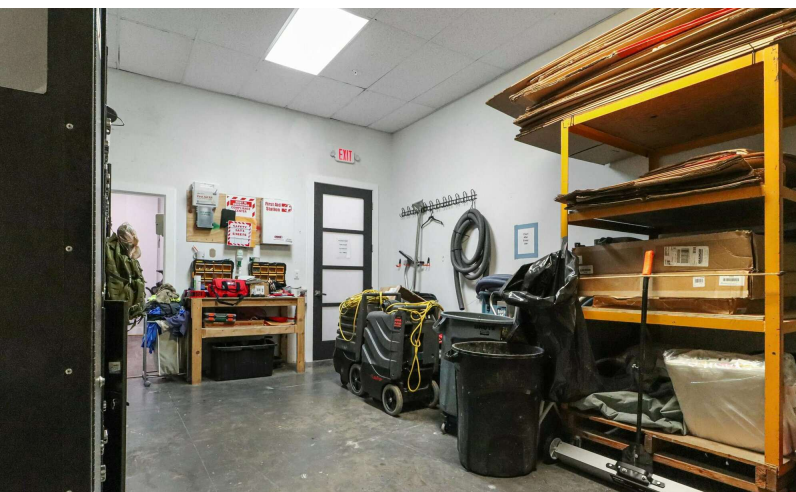
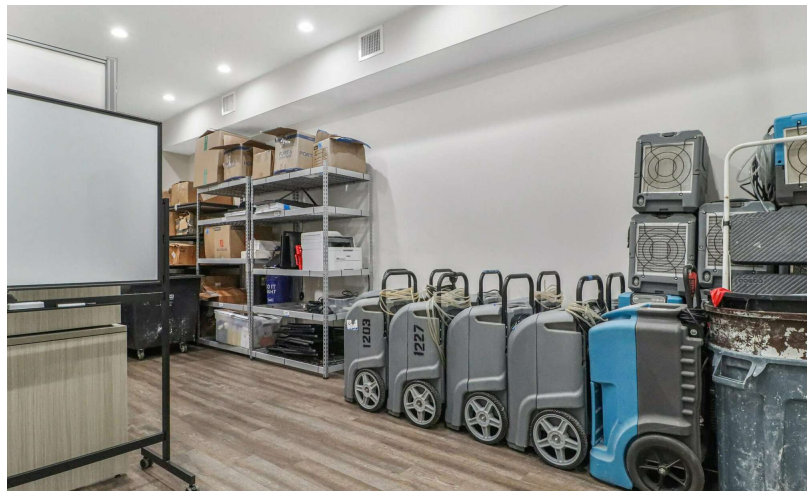
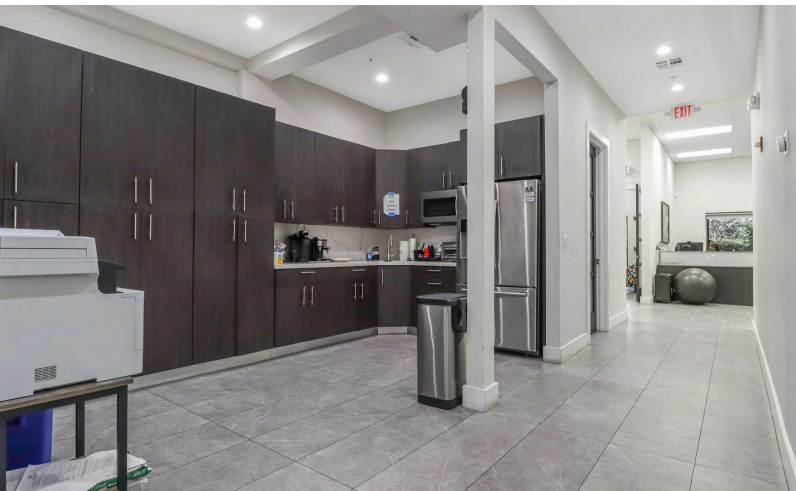
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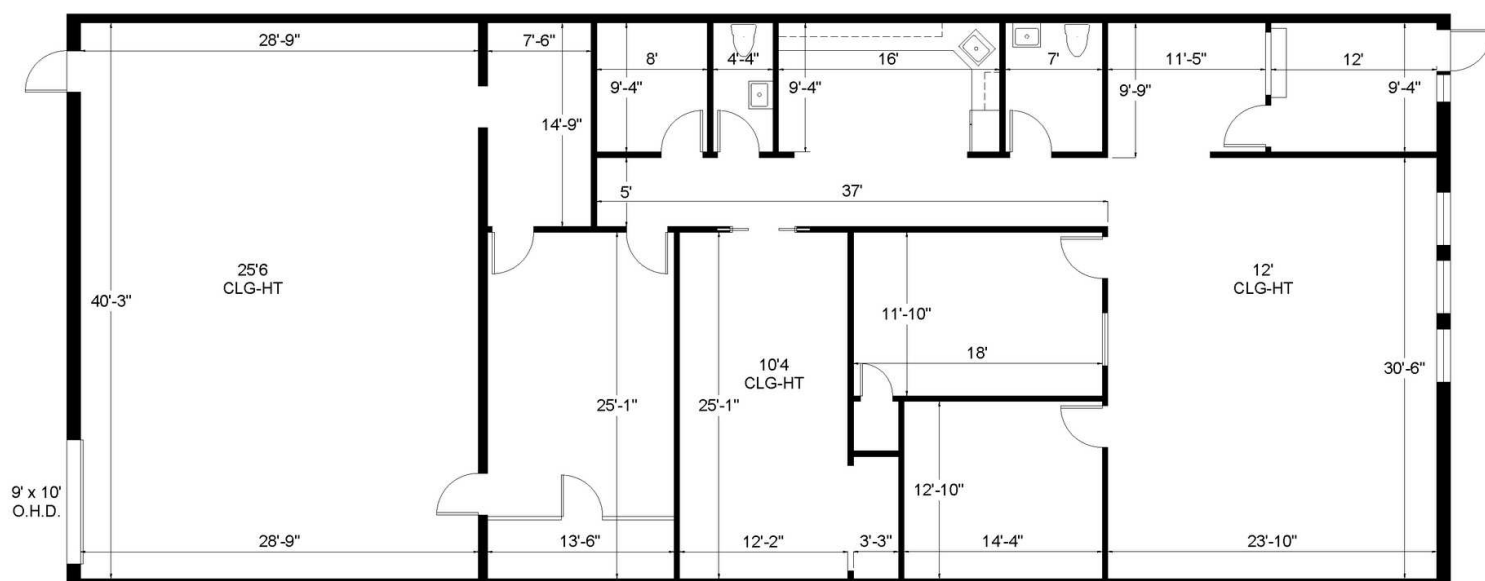
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UNIT #111 FLOOR PLAN

DANIA DISTRIBUTION CENTER

73 SW 12TH AVENUE, Unit 111 | Dania Beach, FL 33004



Office - 2,867 Sq. Ft.
Warehouse - 1,233 Sq. Ft.

4,100 Rentable Sq. Ft.
www.LevyRealtyAdvisors.com

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