

Office Building For Sale

Premium Flex / Industrial Condo

2860 State Road 84 #119, Dania Beach, FL 33312

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Property Summary

Premium Flex / Industrial Condo • Office Building For Sale



PROPERTY DESCRIPTION

Rare opportunity to acquire a premium flex / industrial condo in the Marina Mile corridor of Dania Beach / Fort Lauderdale. Located on State Road 84 with immediate access to I-95, I-595, Turnpike, and minutes from Fort Lauderdale-Hollywood International Airport and Port Everglades. The unit offers a high-end, functional industrial aesthetic, with dual access (pedestrian + roll-up door), climate control, LED lighting, impact windows, epoxy-coated floor, and flexible office / production / showroom layout. The zoning supports creative, light manufacturing, showroom, marine parts, e-commerce, small-batch production, or distribution uses. This is a chance to own an operational asset in a submarket with strong industrial / flex demand and limited supply. Whether you're an owner-user, investor, or brand looking for a dynamic headquarters / fulfillment / showroom hybrid – this property delivers location, quality, and upside.

PROPERTY HIGHLIGHTS

- Association Dues: \$1230.47/month
- Parking is 7/1000



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OFFERING SUMMARY

Sale Price:	\$1,176,750
Lot Size:	2,615 SF
Building Size:	0 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	136	2,428
Total Population	6	300	5,615
Average HH Income	\$94,149	\$118,121	\$112,276



Demographics Map & Report

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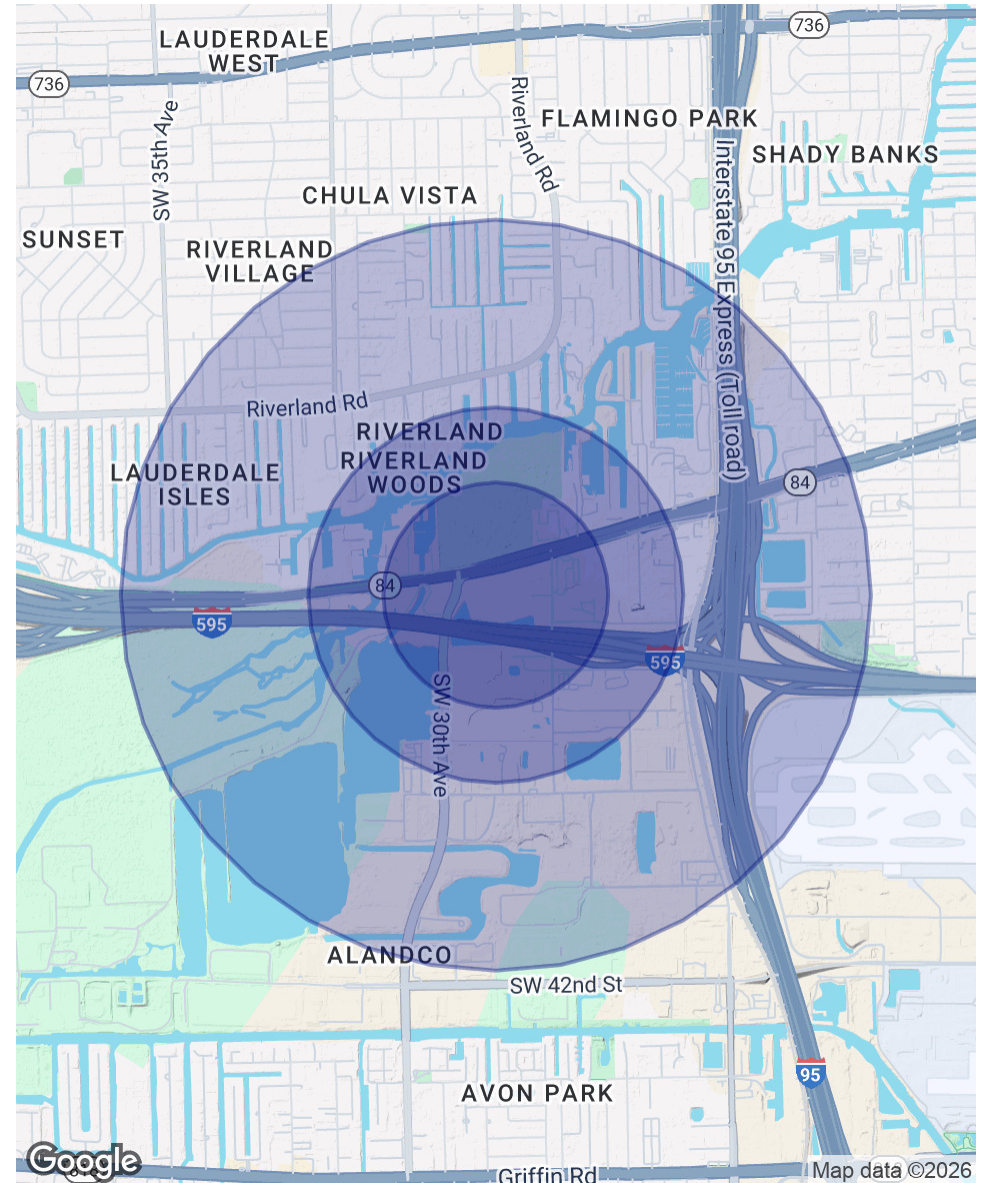
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	6	300	5,615
Average Age	41	41	42
Average Age (Male)	42	42	42
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME

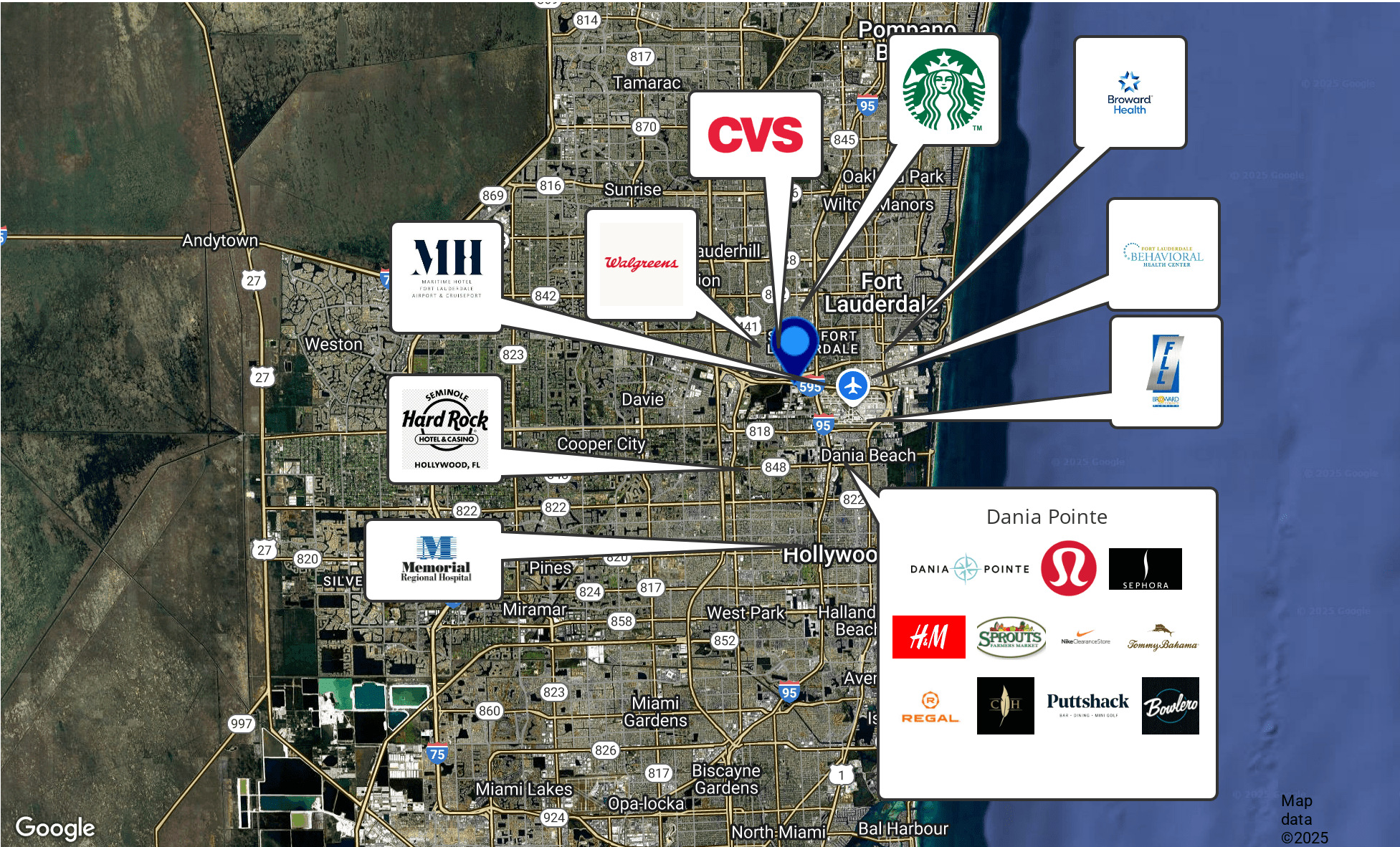
	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	136	2,428
# of Persons per HH	2	2.2	2.3
Average HH Income	\$94,149	\$118,121	\$112,276
Average House Value	\$329,228	\$451,161	\$482,345

Demographics data derived from AlphaMap



Retailer Map

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Interior Photos

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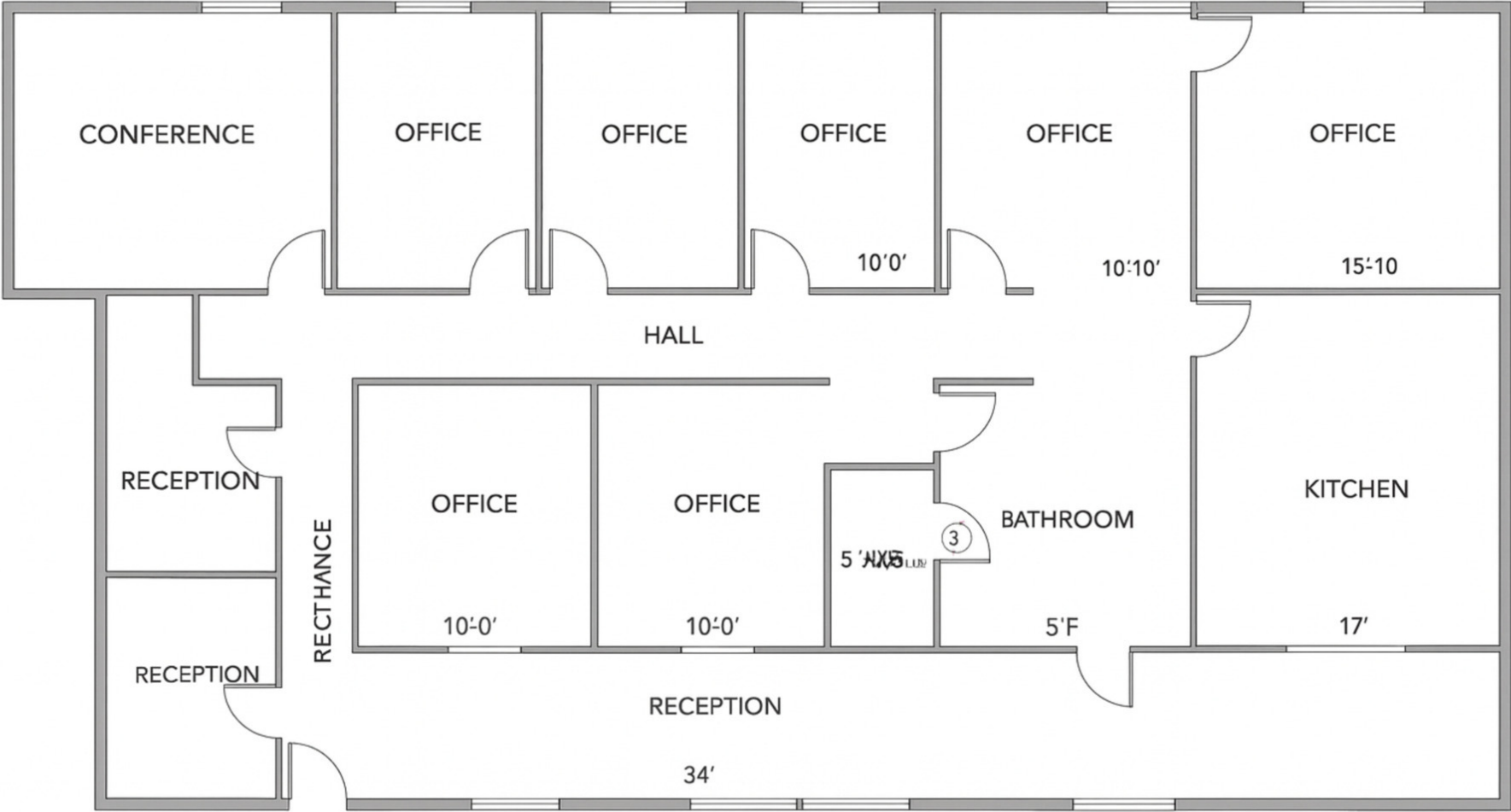
Exterior Photos

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Floor Plan

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SUITE 119 – 2,615 SQ FT