



**For More Information
Please Contact:**

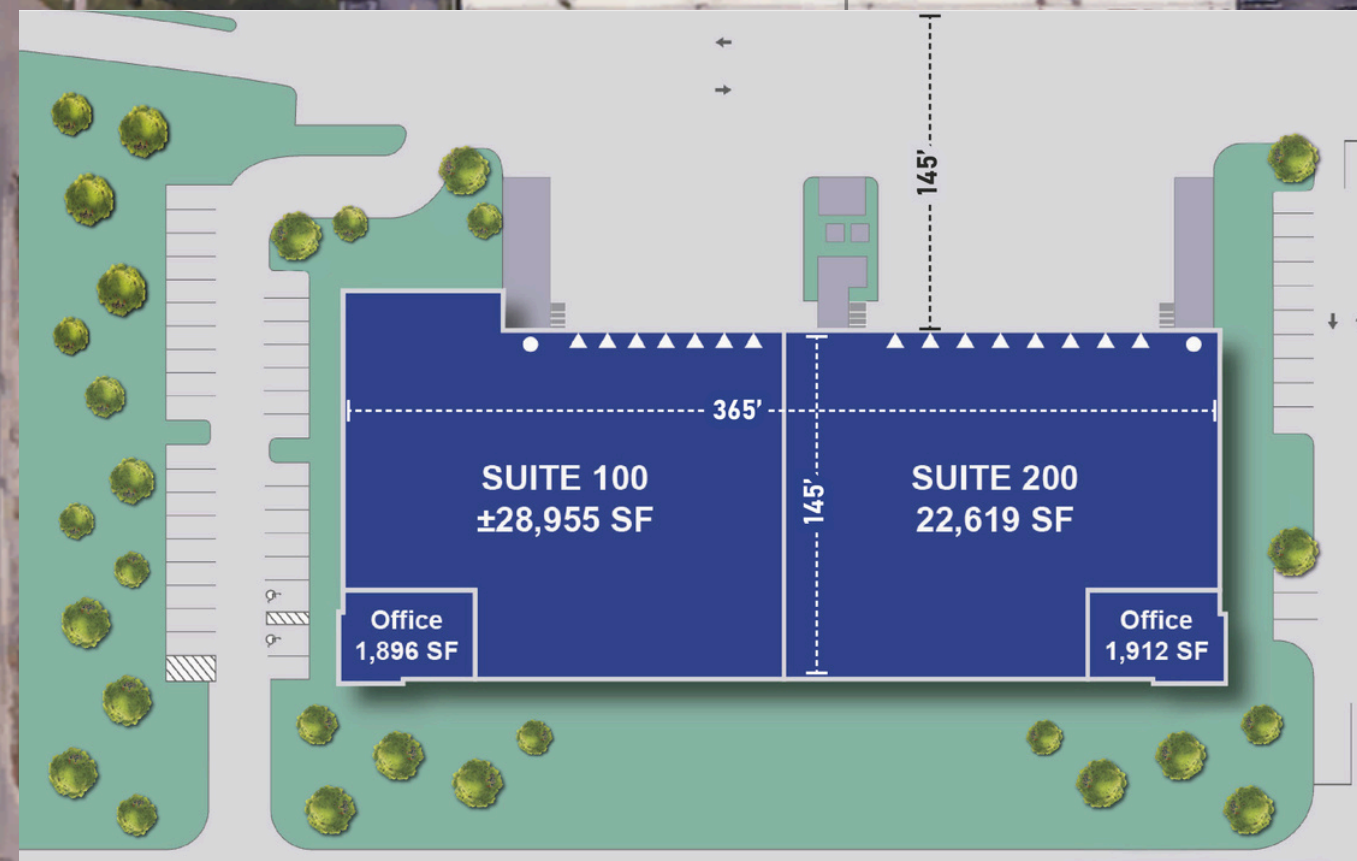
Jonathan Thiel
954.732.7453
Jthiel@bergercommercial.com

Daniel Forman
954.224.9741
Dforman@bergercommercial.com

Keith Graves
954.652.2031
Kgraves@bergercommercial.com

Lawrence Oxenberg
954.652.2017
loxenberg@bergercommercial.com

UNITS STARTING AT ± 22,619 SF UP TO ± 51,574 SF



● Oversized Drive-In
▲ Dock High Door

BUILDING SPECIFICATIONS

Total Square Footage	± 51,574 SF
Office Square Footage	± 1,896 SF - ± 3,808 SF
Building Dimensions	136' (D) X 365' (W)
Clear Height	32'

Dock Doors	15
Oversized Drive-Ins	2
Column Spacing	54' X 40'
Zoning	IROM-AA

Loading Type	Rear-Load
Truck Court (Shared)	145'
Parking	1.86/1,000 SF
Power Specs	3-phase, 480V, 2,000 Amps

3410 SW 26th Ter. Dania Beach, FL 33312

© 2026 Berger Commercial Realty Corp., a Licensed Real Estate Broker. All rights reserved.

Drive Times

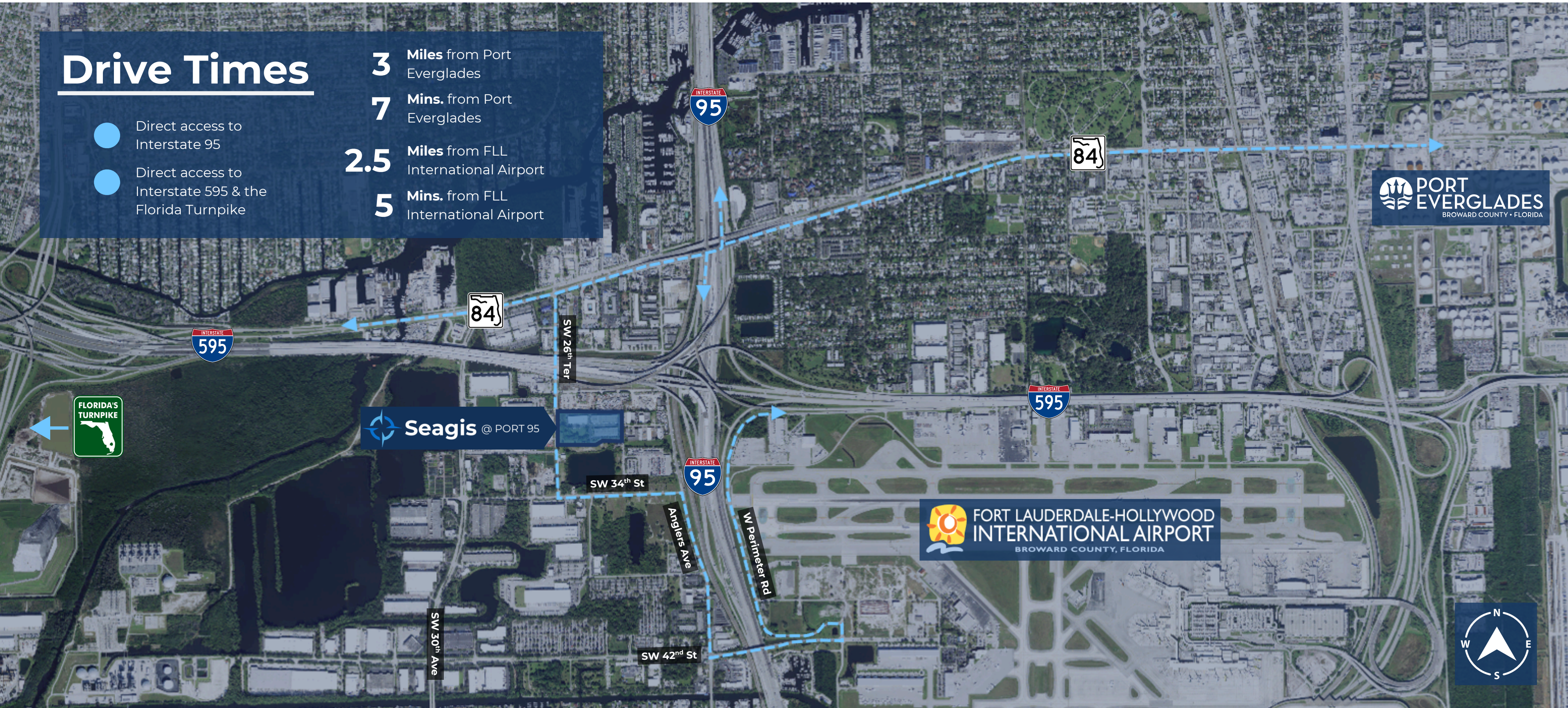
- Direct access to Interstate 95
- Direct access to Interstate 595 & the Florida Turnpike

3 Miles from Port Everglades

7 Mins. from Port Everglades

2.5 Miles from FLL International Airport

5 Mins. from FLL International Airport



PORT EVERGLADES
BROWARD COUNTY • FLORIDA

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA

3410 SW 26th Ter. Dania Beach, FL 33312

© 2026 Berger Commercial Realty Corp., a Licensed Real Estate Broker. All rights reserved.

Seagis Property Group



Company Overview



Owns & Operates
12 Million SF



Over 20 years
of Operating



Over 200 Buildings
Owned/Managed



Over 600 Tenants



Over 60 Person Team

**For More Information
Please Contact:**

Jonathan Thiel

954.732.7453

jthiel@bergercommercial.com

Daniel Forman

954.224.9741

dforman@bergercommercial.com

Keith Graves

954.652.2031

kgraves@bergercommercial.com

Lawrence Oxenberg

954.652.2017

loxenberg@bergercommercial.com