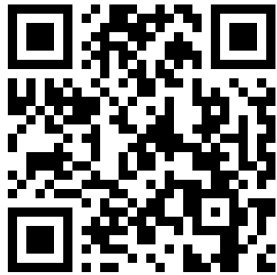




**2541 SW 36TH ST  
DANIA BEACH FL 33312**

## **INDUSTRIAL LOT OPPORTUNITY**



**SCAN FOR INFO**

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1761 W FLAGLER ST, MIAMI, 33135**



### **PRICE: \$600,000**

This 0.21-acre industrial parcel in Dania Beach Offers flexible IROM-AA zoning with a Marine District overlay, allowing for a diverse range of industrial, research, office, and marine-related uses. This zoning designation makes the property ideal for businesses in marine services, logistics, and industrial development. The site is located one minute from Fort Lauderdale–Hollywood International Airport, with immediate access to I-95, I-595, and Port Everglades, making it strategically positioned for national and regional distribution.

**Lot Size .... 9,300 SF  
Zoning ... INDUSTRIAL**



## **SPACE FOR**

- **Marine services**
- **Logistics / distribution**
- **Industrial or flex users**
- **Research or light manufacturing**
- **Office–industrial users**

