



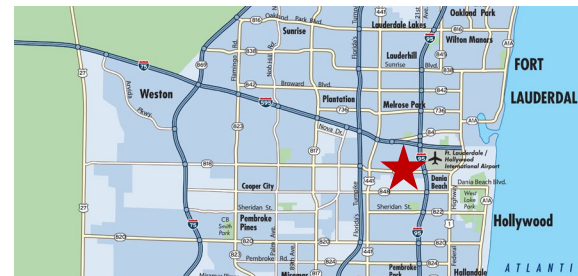
FOR LEASE
PORT 95 BUSINESS CENTER
2652 SW 36TH STREET, DANIA BEACH, FL

IMMEDIATE OCCUPANCY



PROPERTY FEATURES

PREMISES	230,036 Total SF (Two Bldgs.) Bldg. A-95,846 Total SF Bldg. B-134,190 Total SF
AVAILABLE FOR LEASE:	28,010 Total Available SF - Bldg. A
LEASE RATE	\$17.95 PSF NNN / \$5.81 OPEX



Property Highlights

- State-of-the-Art Design
- Class "A" Industrial Park
- Excellent transportation access via I-95, I-595, Florida's Turnpike, I-75, and the Sawgrass Expressway
- 9 dock high doors
- 1 ramp
- 2,500 SF Office
- ESFR
- 32' clear ceiling height
- Zoned IROM-AA
- **Available for immediate occupancy**



For more information, please contact:

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- 0.5 Miles to I-95
- 2.5 Miles to Florida's Turnpike
- 4.0 Miles to Port Everglades (10 minutes)
- 4.4 Miles to FLL International Airport (10 minutes)
- 25.3 Miles to Port Miami (29 minutes)
- 26.7 Miles to Miami International Airport (27 minutes)