

EXCLUSIVE OFFERING MEMORANDUM

COMMERCIAL LEASE OPPORTUNITY

DANIA DISTRIBUTION CENTRE

74 SW 12th Avenue, Dania Beach, FL 33004

3 FLEXIBLE OFFICE-WAREHOUSE SUITES AVAILABLE

2,000 SF | 7,364 SF | Up to 17,062 SF

\$17.00 /SF Base + \$5.80 NNN/OPEX | Immediate Availability

PROPERTY TYPE
Industrial / Flex

CEILING HEIGHT
18' – 24' Clear

ASKING RATE
\$17.00 + \$5.80 NNN

CONFIDENTIAL — FOR QUALIFIED PROSPECTIVE TENANTS ONLY

Prepared March 2026

PROPERTY PHOTOS — EXTERIOR



Aerial View — Dania Distribution Centre, 74 SW 12th Avenue



Front Entrance — Suite Entries, Parking & Landscaping



Rear Elevation — Loading Docks, Drive-In Doors & Truck Court

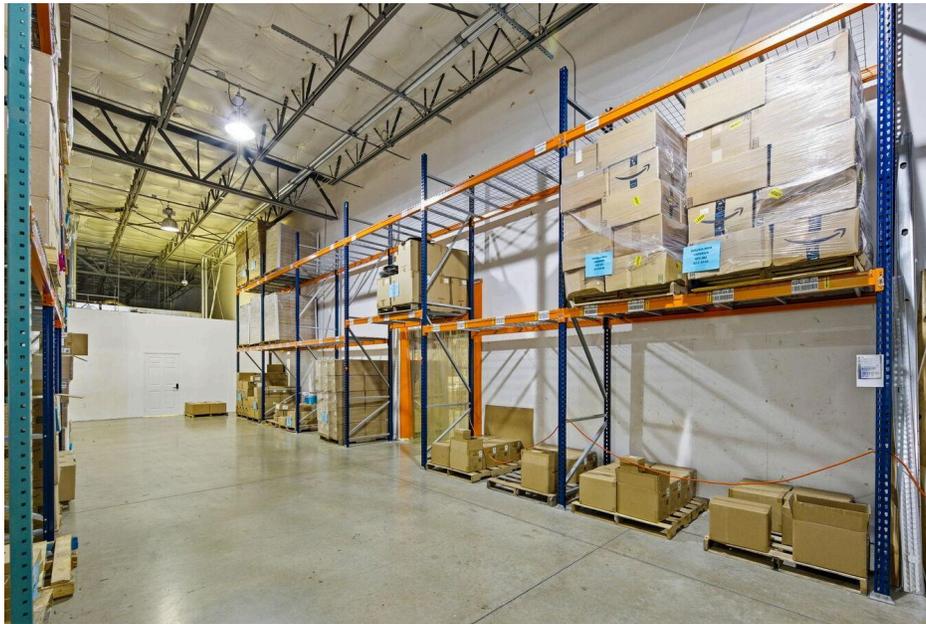
PROPERTY PHOTOS — WAREHOUSE INTERIOR



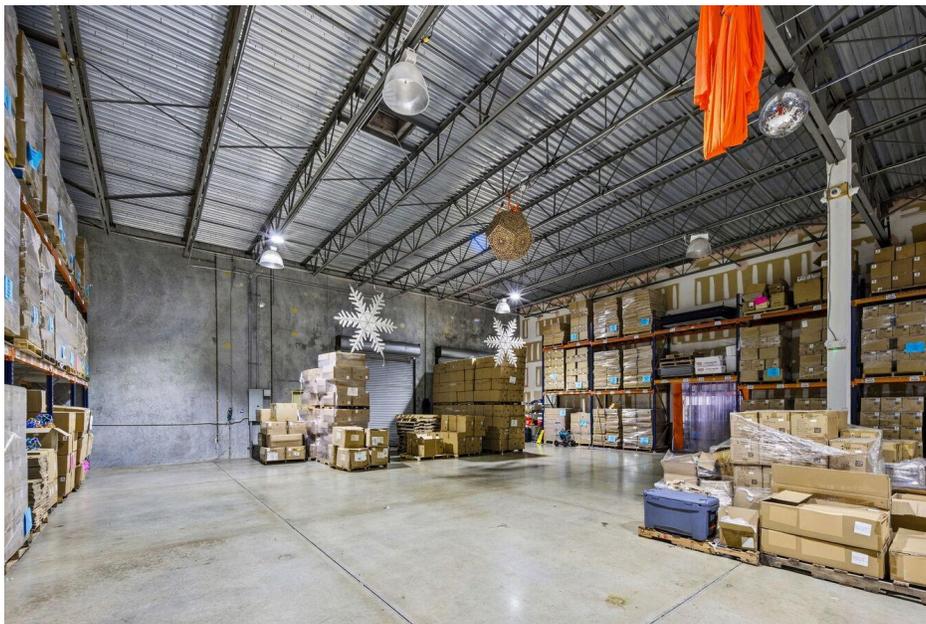
Warehouse — High-Bay Racking, LED Lighting & Open Floor Area



Warehouse — Grade-Level Drive-In Door, Forklift Access & Clear Heights



Warehouse — Pallet Racking System & Storage Depth



Warehouse — High Clear Ceilings, Roll-Up Door & Open Storage Bay

PROPERTY PHOTOS — OFFICE SPACE



Office — Open Bullpen Area with Drop Ceiling & Wood-Look Flooring



Office — Private Offices, Open Work Area & Workstation Layout



Office — Shipping / Work Room with Warehouse Access



Office — Private Office with Built-In Cabinetry & Security Monitors

EXECUTIVE SUMMARY

This Offering Memorandum presents an exceptional leasing opportunity at the Dania Distribution Centre, located at 74 SW 12th Avenue, Dania Beach, FL 33004. The property features three (3) versatile suites available for immediate lease: two office-warehouse suites (±4,940 SF and ±14,546 SF) and one dedicated office suite (±2,130 SF). The suites are scalable and select spaces can be combined to accommodate growing businesses.

Situated just one-quarter mile from Interstate 95 and adjacent to the premier Dania Pointe mixed-use development, this property offers unparalleled access to South Florida’s major transportation corridors, including I-595, Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades, and the Florida Turnpike. The location is ideal for distribution, light manufacturing, e-commerce fulfillment, showroom operations, and corporate headquarters requiring warehouse components.

PROPERTY OVERVIEW

Property Name	Dania Distribution Centre
Address	74 SW 12th Avenue, Dania Beach, FL 33004
County / Submarket	Broward County / Port Everglades – FLL Airport
Property Type	Industrial / Flex / Warehouse / Distribution
Year Built	2005
Total Building Size	Approximately 26,426 SF across 3 suites
Available Suites	3 Suites — 2,000 SF (office) / 7,364 SF / up to 17,062 SF
Ceiling Height	18’ – 24’ clear
Loading	Dock-high and grade-level drive-in overhead doors
Electrical	3-phase power
Construction	Tilt-wall concrete, impact glass
Parking	Private on-site parking with truck court
Zoning	Industrial / Manufacturing
Recent Upgrades	New roof (2023), new parapets, exterior paint, asphalt resurfacing (2025)

AVAILABLE SUITES — LEASE DETAILS

The following three suites are available for immediate occupancy. Suite 5 and Suite 7 are office-warehouse spaces with loading capabilities. Suite 6 is a dedicated office-only suite. Select suites may be combined for tenants requiring larger contiguous space.

Suite	Size (SF)	Type	Base Rent	NNN/OPEX	Monthly*
Suite 6	± 2,000 SF	Offices Only	\$17.00 /SF	\$5.80 /SF	\$3,800
Suite 1 & 2	± 7,364 SF	Office/Whse	\$17.00 /SF	\$5.80 /SF	\$13,991
Suite 3,4,5	± 17,062 SF	Office/Whse	\$17.00 /SF	\$5.80 /SF	\$32,417

* Monthly rent = (Base Rent + NNN/OPEX) × SF ÷ 12. Total all-in rate: \$22.80 /SF/YR.

Base Rent: \$17.00 per SF per year.

NNN / OPEX: \$5.80 per SF per year (includes property taxes, insurance, and CAM).

Lease Term: Negotiable (3–5 year terms preferred).

Listing Type: Direct from owner.

SUITE 6 — DEDICATED OFFICE SPACE

- ✓ ±2,130 SF of finished office space
- ✓ Private offices with open work area
- ✓ Drop ceiling with fluorescent / LED lighting
- ✓ Wood-look flooring throughout
- ✓ Restroom and break area
- ✓ Ideal for professional offices, sales teams, or administrative headquarters

LOCATION ANALYSIS

The Dania Distribution Centre occupies a premier position in Broward County’s industrial corridor, offering exceptional connectivity to South Florida’s transportation infrastructure. The property’s strategic location provides tenants with a significant competitive advantage for distribution, logistics, and service-based operations.

PROXIMITY TO KEY INFRASTRUCTURE

Destination	Distance / Time
Interstate 95 (I-95)	¼ mile (~ 1 minute)
Interstate 595 (I-595)	~ 2 minutes
Fort Lauderdale-Hollywood Int’l Airport (FLL)	~ 3 minutes
Port Everglades	~ 5 minutes
Florida Turnpike	~ 5 minutes
Dania Pointe (retail, dining, entertainment)	Adjacent (~ 1 minute)
Major yacht basins / marine industry	~ 5–10 minutes
Downtown Fort Lauderdale	~ 10 minutes
Miami International Airport (MIA)	~ 25 minutes

NEIGHBORHOOD & AMENITIES

- **Dania Pointe:** A premier 102-acre mixed-use development directly adjacent, offering dining, retail, entertainment, and hotel accommodations for employees and clients.
- **Enterprise Zone:** The property is located within the Dania Beach Enterprise Zone, which may qualify tenants for employer tax benefits and other incentive programs.
- **Workforce Access:** Excellent labor pool with proximity to residential communities in Dania Beach, Hollywood, Fort Lauderdale, and surrounding Broward County municipalities.

MARKET OVERVIEW — DANIA BEACH INDUSTRIAL

The Dania Beach industrial submarket continues to demonstrate strong fundamentals, driven by sustained demand for distribution and flex-warehouse space in the South Florida corridor. The property's location within the Port Everglades / FLL Airport submarket positions it within one of the most sought-after industrial corridors in the region.

Market Metric	Current Data
Avg. Industrial Asking Rent (Dania Beach)	\$18 – \$22 /SF/YR
Avg. Industrial Asking Rent (South Florida)	\$20.89 /SF/YR
Avg. Office Asking Rent (Dania Beach)	\$32.00 /SF/YR
Total Industrial Inventory (Dania Beach)	1,054,662 SF
Available Industrial Space (Dania Beach)	300,438 SF
Dania Beach Vacancy Trend	Tightening
12-Month Rent Growth (South FL Industrial)	2.4% – 5.3%

Key market dynamics include continued population growth, record tourism, expansion of e-commerce operations, and limited new industrial supply in the infill submarket. Properties with proximity to both FLL Airport and Port Everglades command premium rents and maintain low vacancy rates. The Dania Distribution Centre's asking rate of \$17.00 /SF/YR base rent (plus \$5.80 NNN/OPEX for a total of \$22.80 /SF/YR all-in) reflects the property's superior location, modern construction, and flexible configuration — competitive within the local market.

IDEAL TENANT PROFILE

The versatile layout and strategic location make the Dania Distribution Centre suitable for a wide range of commercial and industrial tenants, including:

- Distribution and logistics operators requiring proximity to FLL Airport and Port Everglades
- E-commerce and fulfillment companies needing flexible warehouse space with office components
- Light manufacturing and assembly operations requiring 3-phase power and high ceilings
- Marine industry and yacht service companies leveraging proximity to yacht basins
- Corporate headquarters with warehouse and showroom requirements
- Automotive, fitness, and specialty trade businesses (fitness clubs are permitted use)

LEASE TERMS SUMMARY

Lease Type	NNN — Base Rent + NNN/OPEX
Base Rent	\$17.00 per SF per year
NNN / OPEX	\$5.80 per SF per year
Total All-In Rate	\$22.80 per SF per year
Lease Term	Negotiable (3–5 year terms preferred)
Escalations	Annual increases — to be negotiated
Security Deposit	To be negotiated
Tenant Responsibilities	Electric, telecommunications, trash removal
Availability	Immediate
Listing Type	Direct from Owner

CONTACT INFORMATION

For tours, additional information, or to submit a Letter of Intent, please contact:

LEASING INQUIRIES
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Tours available by appointment | Immediate occupancy

DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy or lease. All information contained herein is from sources deemed reliable but is not guaranteed. Prospective tenants should conduct their own independent investigation of the property and verify all information. Square footages are approximate. The owner and its agents reserve the right to withdraw the property from the market, change the asking price or lease terms, or reject any offer at any time without prior notice. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.