

# Offering Memorandum

35 SW 12<sup>th</sup> Ave., Dania Beach, Florida



Richard Spado  
**Investment Real Estate Advisor**  
Keyes Commercial RE  
Cell: 305-335-0109  
[richardspado@keyes.com](mailto:richardspado@keyes.com)

### **Strategically Located Industrial Warehouse in Dania Beach**

This fully renovated industrial warehouse is ideally situated in Dania Beach, just 1 mile from Fort Lauderdale-Hollywood International Airport, 3 miles from Port Everglades, and offers immediate access to I-95 making it an excellent hub for distribution and logistics operations. The property is also close to premier amenities including DCOTA and Dania Pointe's array of shops, dining, and entertainment.

### **Property Highlights:**

- **Total Building Area:** 5,937 SF

- 1st Floor Office/Showroom: 996 SF
- 2nd Floor Office Space: 887 SF
- Warehouse: 4,149 SF

- **Ceiling Height:** 24 feet

- **Renovated in 2022** with:

- New A/C systems
- New ceiling grid, panels, and lighting fixtures
- New electrical and plumbing
- Three new restrooms
- Utility sink and employee break room
- Upgraded office/showroom/retail spaces
- Dock-Height Overhead Door 9 Ft width

- **Parking:** Ample parking for employees and guests

- **Monthly Maintenance:** \$1,472.10 Monthly

- **Insurance Included in Maintenance (tenant/owner responsible for content coverage)**

- **Roof Assessment:** \$540.00

- **Real Estate Taxes    \$27,679**

This turnkey property is ideal for businesses seeking a high-quality facility in a strategic location with outstanding accessibility and modern upgrades.

### **Comparable Sales: 3 most recent sales in Dania Distribution Center**

73 SW 12 <sup>th</sup> Ave #107	35 SW 12 <sup>th</sup> Ave #103	73 SW 12 <sup>th</sup> Ave. #110
Sold Sept. 2024	June 2024	June 2023
Price \$2.6M    \$516 PSF	Price \$1.925M \$406 PSF	Price \$1.495    \$364 PSF

**Asking Price \$2,600,000**



























EXIT

106