

Offering Memorandum

35 SW 12th Ave., Dania Beach, Florida



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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 th Ave #107	35 SW 12 th Ave #103	73 SW 12 th 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



























