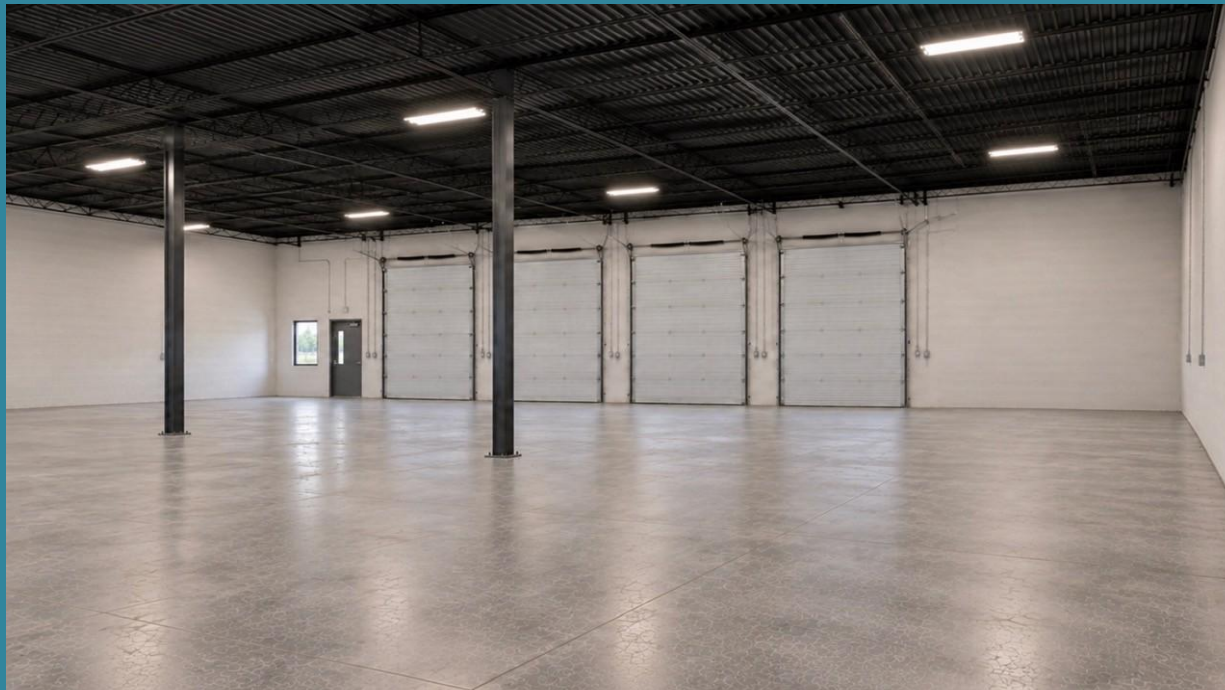




DH-3 ZONED 5,088 SF CORNER WAREHOUSE

Property Overview

Address: 1346 S. Dixie Hwy, Hollywood, FL 33020

Space Type: Corner commercial / industrial / automotive flex space

Location: South Dixie Highway commercial corridor in Hollywood

Positioning: Highly visible corner location with direct Dixie Highway exposure

Signage Exposure: Excellent building and signage visibility to **thousands of vehicles passing daily**

Available Unit: North-side portion of the building, formerly associated with Donny's Auto Body Repair

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OVERVIEW

Up to approximately 5,088 SF of corner commercial/industrial space is available on South Dixie Highway in Hollywood, Florida. The former Donny's Auto Body Repair facility can be leased as the complete **A+B configuration**, as **Unit A (3,925 SF)**, or as **Unit B (1,163 SF)**, providing flexibility for tenants of different sizes. This highly visible location offers exceptional building and signage exposure along a major commercial corridor, with thousands of vehicles passing daily.

The available space features approximately **12-foot clear height**, an existing **spray booth**, and **six grade-level overhead doors** for efficient vehicle, service, and warehouse access—five serving the main space and one serving the addition. The property will be delivered with **new bathrooms**, a **brand-new roof**, and a **freshly painted façade**, providing a clean and upgraded presentation for a new tenant.

Zoned **DH-3 — Dixie Highway High Intensity Mixed-Use**, the property provides unusual flexibility for a broad range of automotive, industrial, warehouse, commercial, and service operations. The zoning framework includes automotive repair, paint and body work, vehicle sales, vehicle rentals, service uses, warehouse operations, and related commercial uses, subject to applicable City approvals, licensing, and site requirements.

The corner position, strong signage exposure, automotive-oriented layout, spray booth, multiple overhead doors, and South Dixie Highway visibility make this an excellent opportunity for automotive users, vehicle sales or rental operators, contractors, service businesses, distributors, warehouse users, and other qualified commercial tenants.

LISTING & SPACE INFORMATION

- **Approximately 12-foot clear height**
- **Six grade-level overhead doors** serving the available space
 - Five doors serving the main space
 - One additional door serving the addition
- **Existing spray booth**
- **Masonry / concrete-block construction**
- **Ground-level vehicle, delivery, equipment, and warehouse access**
- **High-visibility corner location**
- **Excellent building and signage visibility** along South Dixie Highway
- Exposure to **thousands of vehicles passing daily**
- Adjacent area available for tenant parking, subject to applicable zoning, City rules, and lease terms
- **IMPROVEMENTS & DELIVERY**
- **Brand-new roof**
- **Freshly painted exterior façade**
- **New bathrooms**
- Clean, updated presentation for a new automotive, industrial, warehouse, or commercial tenant

DH-3 ZONING & USE FLEXIBILITY

- **DH-3 ZONED | AUTOMOTIVE-FRIENDLY COMMERCIAL / INDUSTRIAL SPACE**
- **Dixie Highway High Intensity Mixed-Use District**
- 1346 S. Dixie Hwy is located within Hollywood's **DH-3 zoning district**, providing flexibility for a broad range of qualified automotive, industrial, warehouse, commercial, and service uses. The property's existing automotive-oriented layout, spray booth, six grade-level doors, visibility, and corner location create a compelling setting for an operating business.
- **AUTOMOTIVE USES**
 - Automotive repair and mechanic shop
 - Auto body and collision repair
 - Automotive paint and refinishing
 - Vehicle sales, including used-car sales
 - Vehicle rental operations
 - Fleet service, maintenance, and storage
 - Tire, wheel, brake, suspension, and alignment service
 - Automotive detailing, tinting, wrapping, audio, and customization
- **INDUSTRIAL & WAREHOUSE USES**
 - Warehouse and storage operations
 - Distribution and last-mile delivery
 - Contractor service facility
 - Equipment storage, repair, and service
 - Building-material, tool, and trade supply operations
 - Plumbing, electrical, HVAC, roofing, restoration, and other trade uses
 - Commercial showroom with warehouse or service component

FLEXIBLE LEASING CONFIGURATIONS

Lease the complete facility or select the space that fits your operation.

The former Donny's Auto Body Repair facility is available as a combined north-side operation of **up to approximately 5,100 SF**, or as two individually rentable units. This flexibility accommodates automotive, industrial, warehouse, service, and commercial users of different sizes.

UNIT A + B

Up to ±5,088 SF

Lease the complete north-side facility for a full-service automotive, warehouse, fleet, service, or multi-function operation.

UNIT A

3,925 SF

The primary operating area, well suited to an automotive, industrial, service, warehouse, or contractor user.

UNIT B

1,163 SF

A flexible secondary space ideal for a smaller automotive, service, storage, warehouse, or support operation.

ADDITIONAL SPACE FEATURES

Existing **±348.5 SF paint booth**

±170 SF office

Two restrooms

Six grade-level overhead doors

Five doors serving the main space

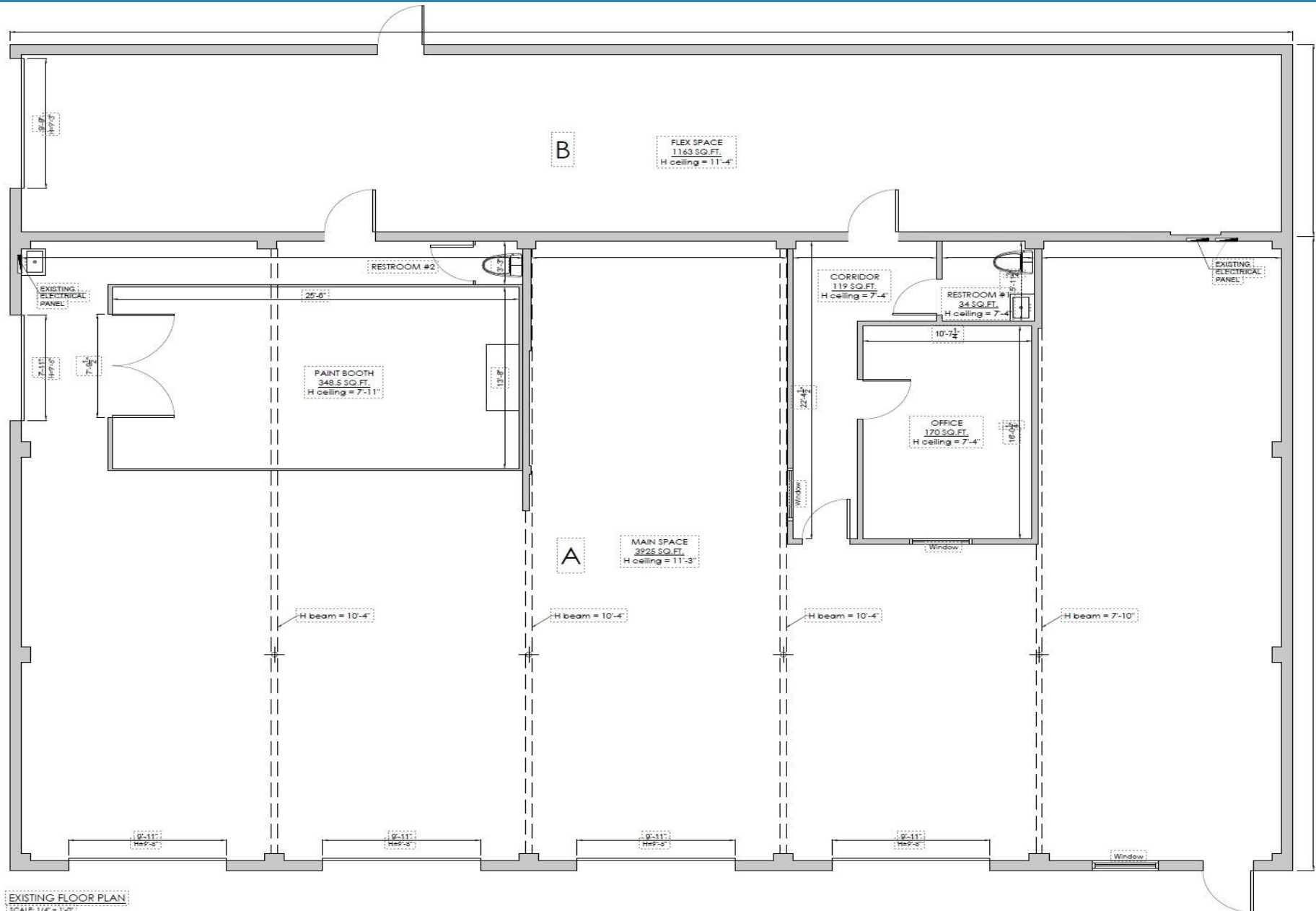
One door serving the addition

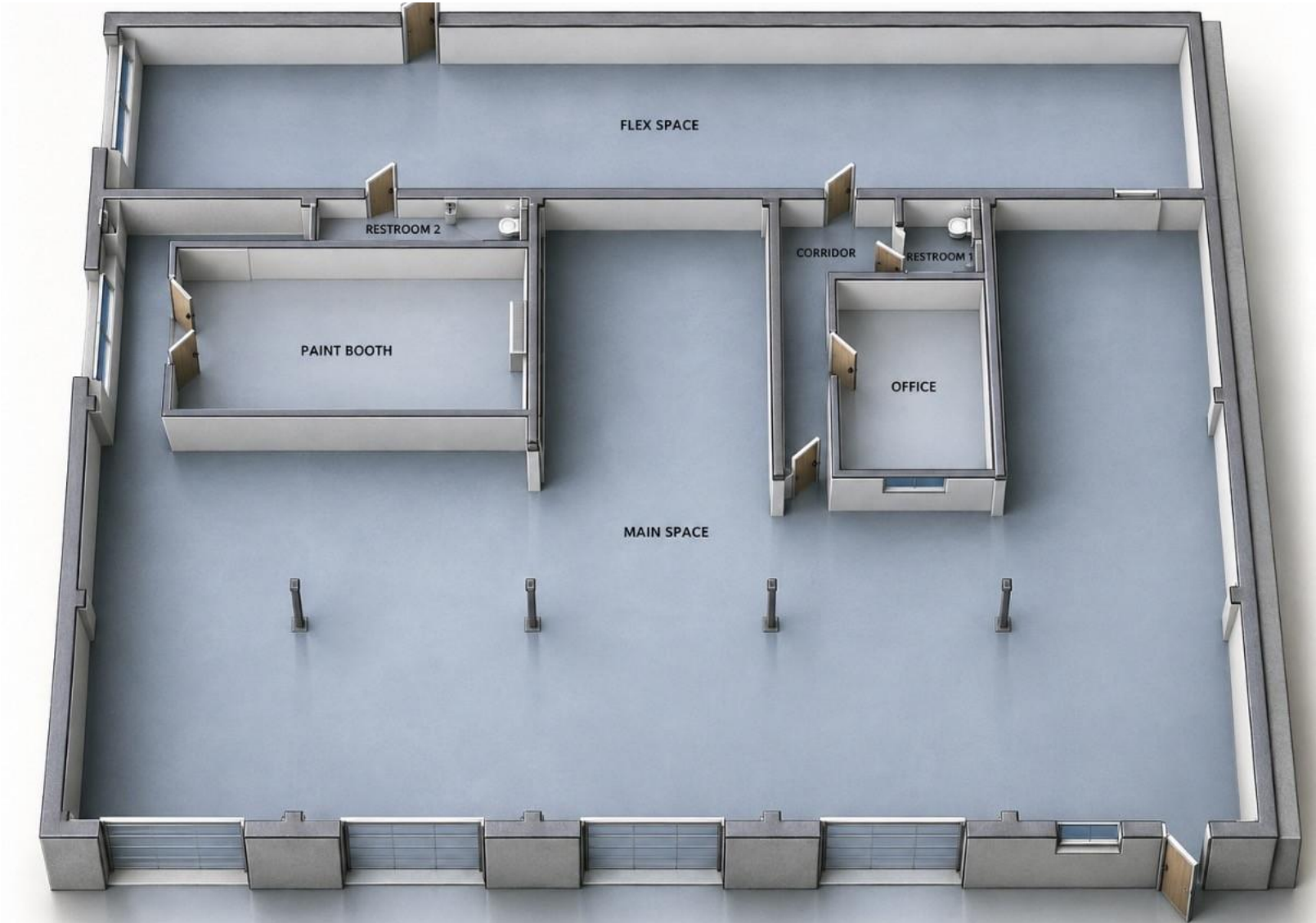
Approximately **12-foot clear height**

DH-3 zoning supporting broad automotive, industrial, warehouse, commercial, and service use flexibility

LEASING ADVANTAGE

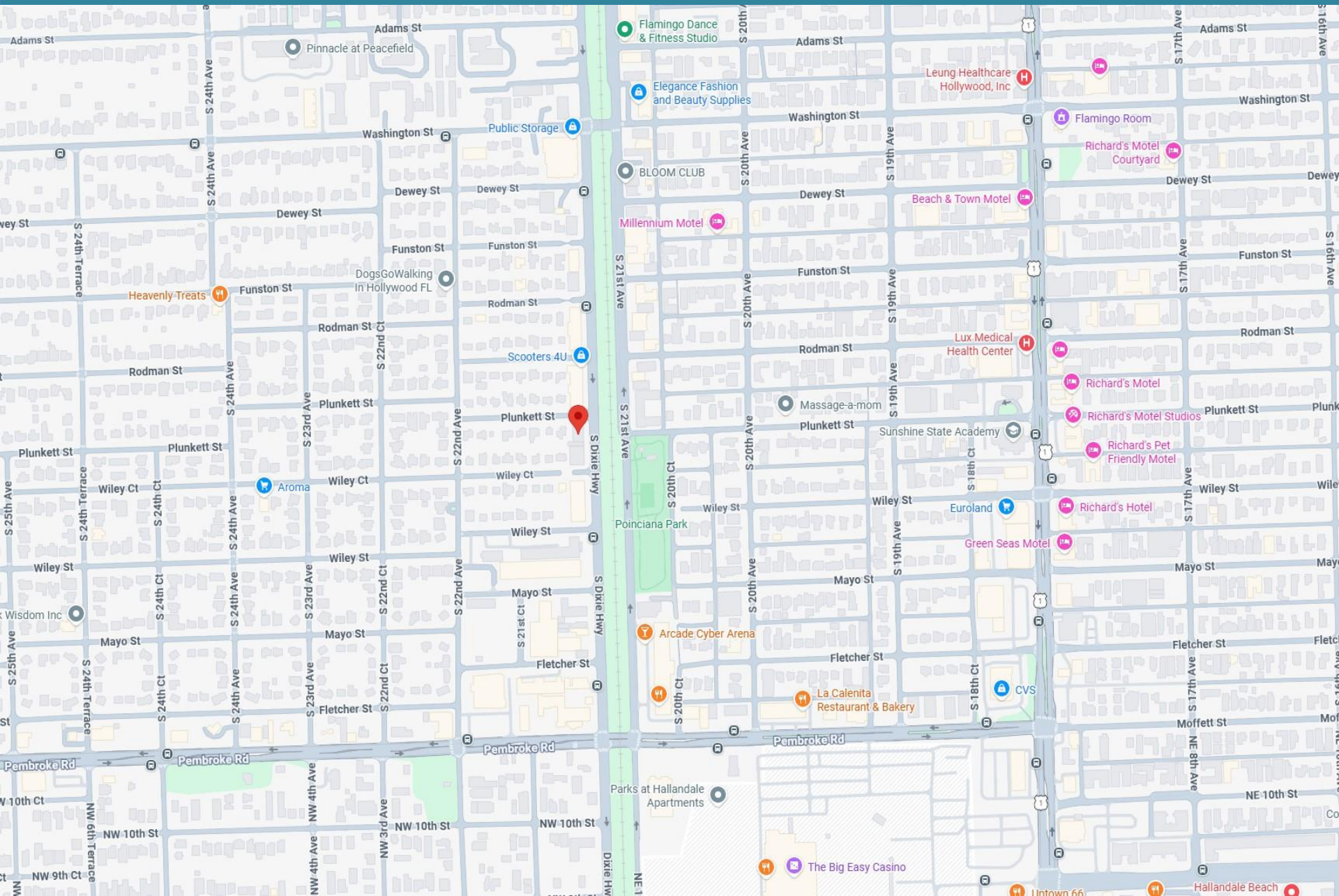
Rent only the footprint needed today, with the ability to lease **Unit A**, **Unit B**, or the combined **A + B** configuration, subject to final lease terms and availability.











SapoGROUP

BEYOND THE SQUARE

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