

# PELICAN BAYS

4990 SW 52ND ST, DAVIE, FL 33314

## PROPERTY SUMMARY

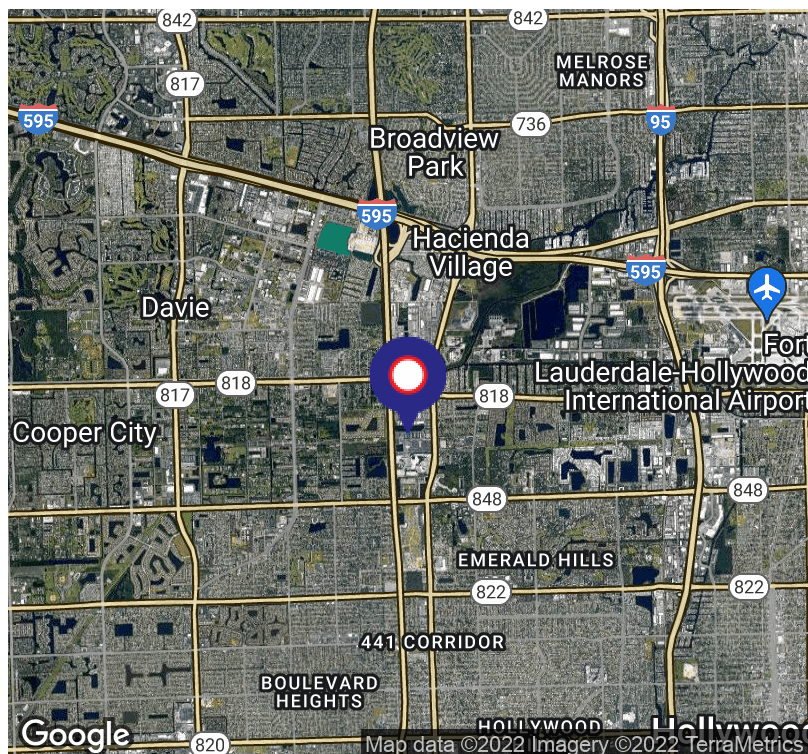


### PROPERTY DESCRIPTION

Pelican Bays is an eight-building warehouse complex located at State Road 7 and SW 52nd Street in Davie. Situated seconds from I-595, the Florida Turnpike, and the Hard Rock "Guitar Hotel" the property spans 197,000 square feet of flex, industrial and office space. It is a vibrant community of more than 120 businesses serving Miami-Dade, Broward and Palm Beach Counties. It features office & warehouse bays that are perfect for Distribution, Wholesale, Marine, Aviation and Service Providers. Adjacent to the 44-acre Manheim Fort Lauderdale Auto Auction, Pelican Bays is an ideal location for auto dealers and related businesses.

### PROPERTY HIGHLIGHTS

- Conveniently located close to Fort Lauderdale / Hollywood International Airport and Port Everglades.
- Seconds to I-595, Florida's Turnpike and State Road 7
- Variety of warehouse units for lease, all equipped with large overhead doors and ample parking spaces.
- 1/4 mile from the iconic Hard Rock "Guitar Hotel" Casino and



### MATT JONES

Senior Vice President  
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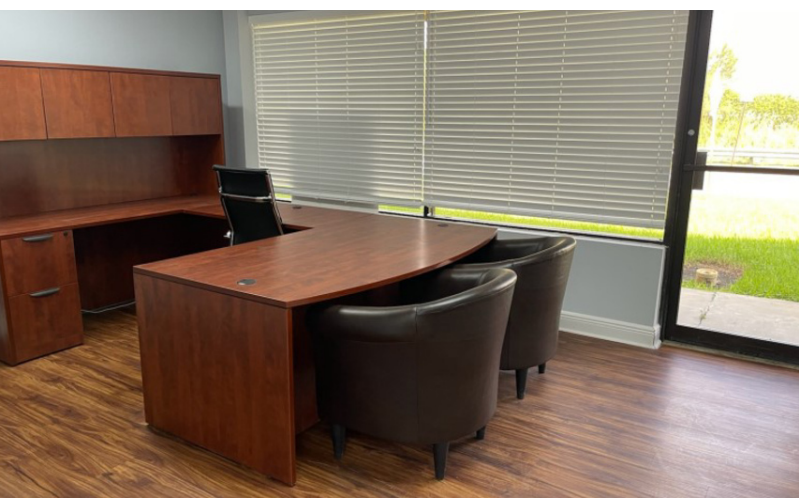


FOR LEASE

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## ADDITIONAL PHOTOS



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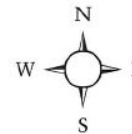
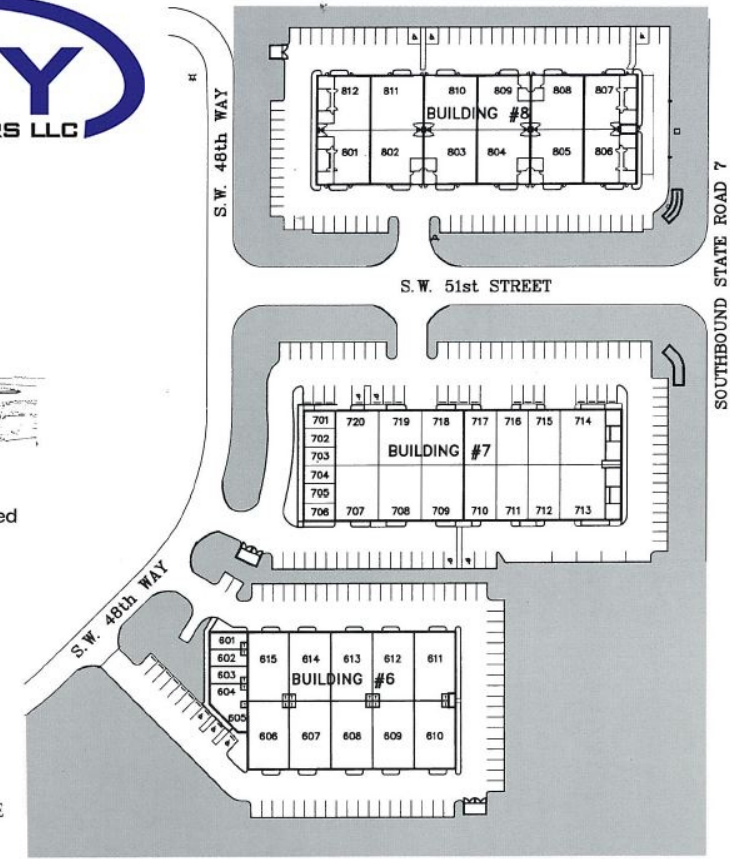
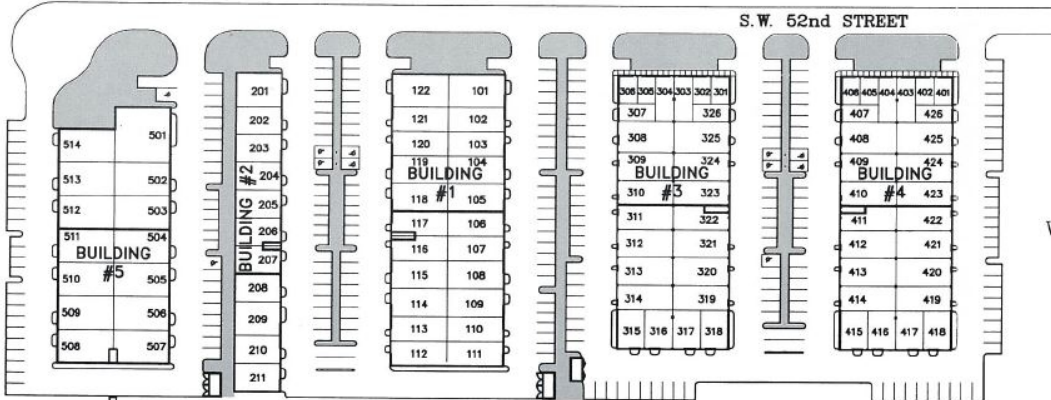


# PELICAN BAYS

OFFICE SUITES OFFICE/WAREHOUSES



- Convenient to Florida's Turnpike and I-95
- Office Suites from 460 sq. ft.
- Office/Warehouse Space from 800 sq. ft.
- 15' Ceilings
- 12' x 12' Garage Doors
- Bathrooms in every Unit
- Ample Parking
- Insulated Roofs, Exhaust Fans
- Three-Phase Electric Available
- City Water and Sewer
- Offices Painted, Carpeted, and Air Conditioned
- Immediate Occupancy
- On-Site Leasing/Management Office



**MATT JONES - 954-921-6673**

[www.levyrealtyadvisors.com](http://www.levyrealtyadvisors.com)