

BRIDGE POINT PORT EVERGLADES

2200 NE 7th Ave | Dania Beach, FL

BRIDGE

AVAILABLE
FOR LEASE



NEW CLASS A DEVELOPMENT SOUTHEAST BROWARD SUBMARKET

HIGHLIGHTS

- Total building area 171,983 SF
- State-of-the-art, high image distribution warehouse with frontage & visibility
- Immediate access to I-595 & US 1, 2.5 miles to I-95
- 1.3 miles to Port Everglades & 2.2 miles to Fort Lauderdale International Airport
- Modern, Class-A rear load industrial space with dock-high construction



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JLL

BRIDGE POINT PORT EVERGLADES

BRIDGE

AVAILABILITY

65,890 SF

Clear Height: 32'
Exterior Docks: 13
Car Parking: 67 spaces
Truck Court: 120'
Load Configuration: Rear
Sprinklers: ESFR
Column Spacing: 54' x 53'
60' Speed Bay



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PROXIMITY MAP

BRIDGE

TO INTERSTATE 595

0.3 miles
2 minutes

TO FLL

2.2 miles
4 minutes

TO PORT EVERGLADES

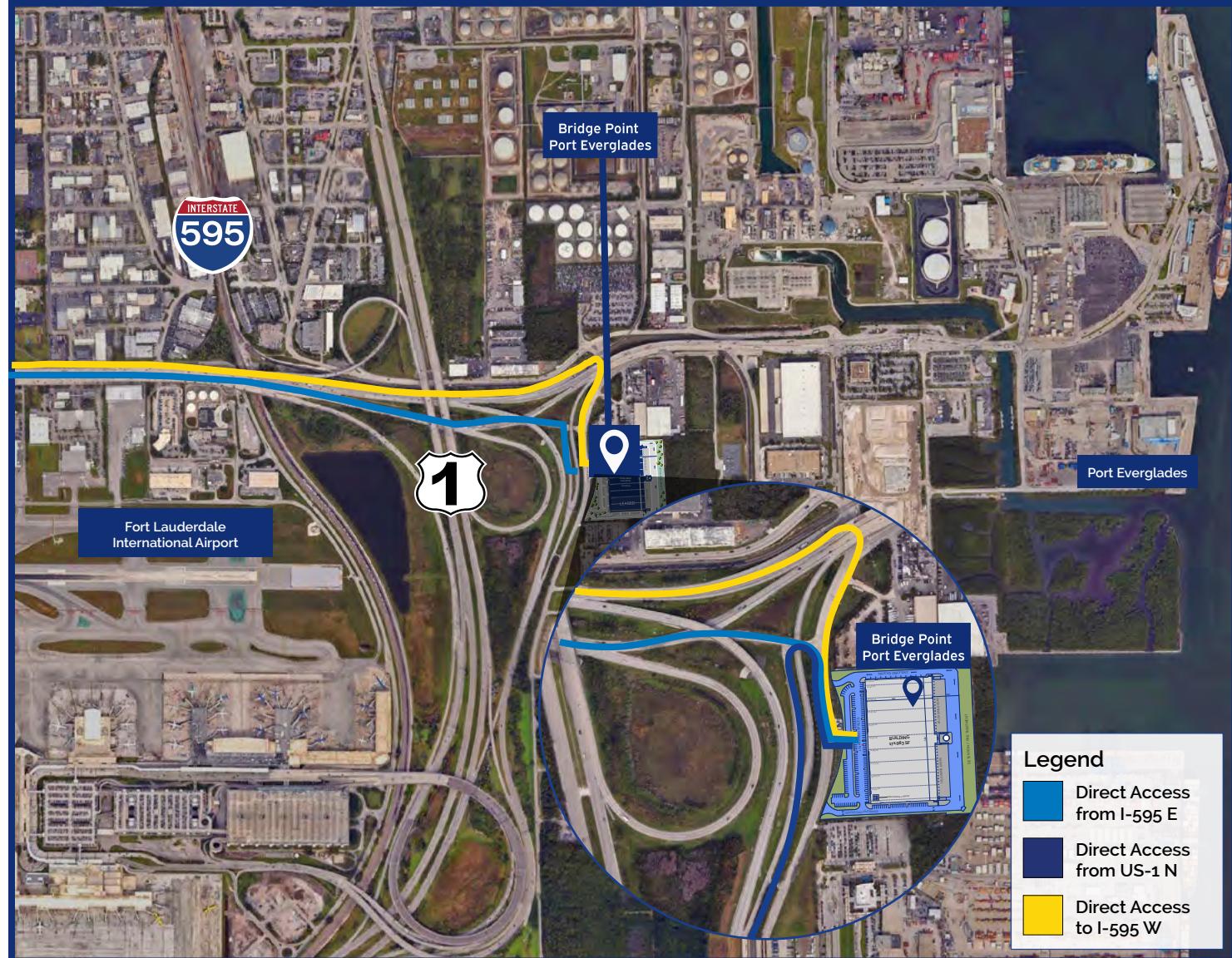
1.3 miles
5 minutes

TO INTERSTATE 95

3.1 miles
7 minutes

DEMOGRAPHIC HIGHLIGHTS

- 2021 Population: 1,898,911
- 2026 Population: 1,980,809
- Median Age: 41.6
- Median Household Income: \$60,691



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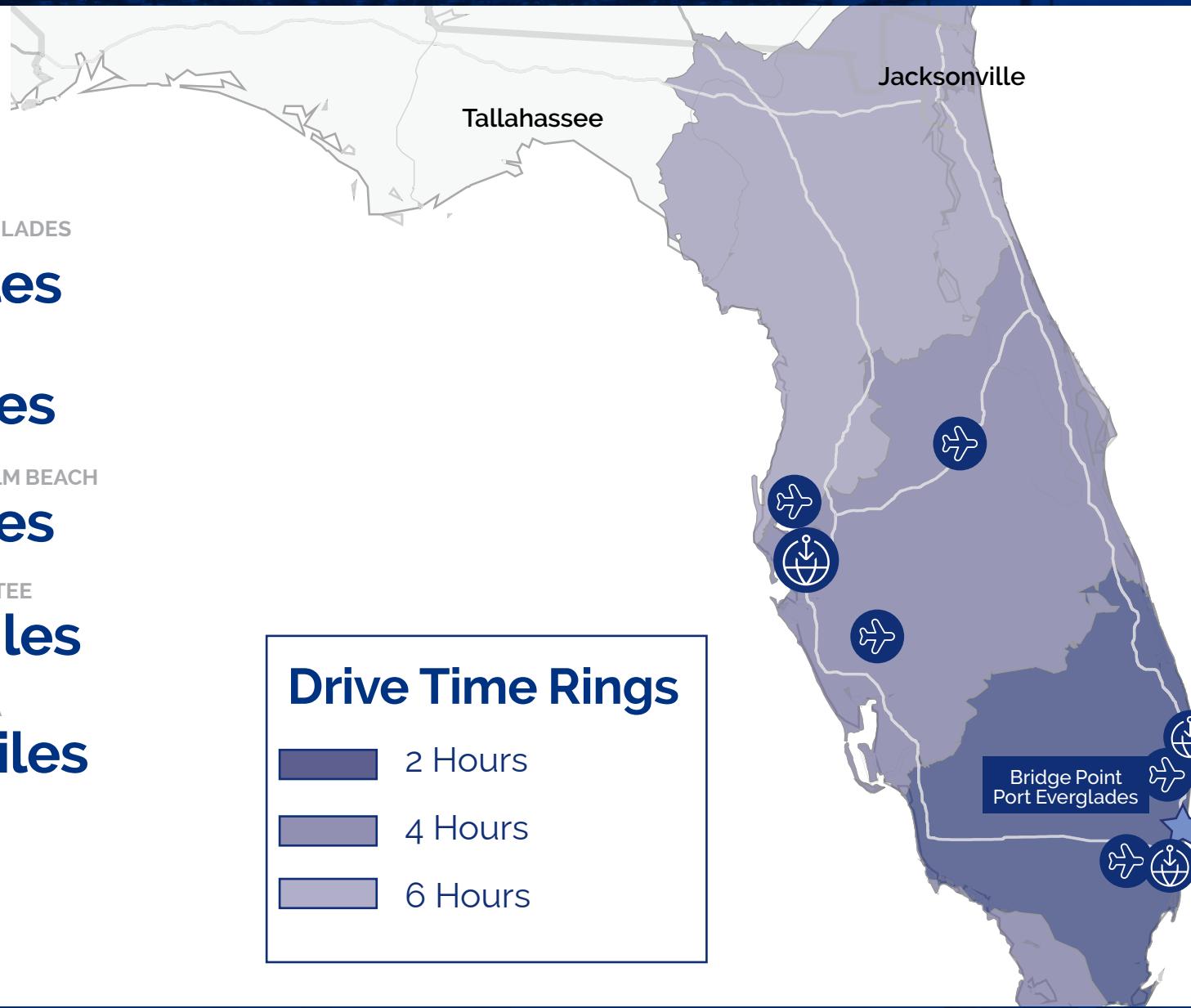
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TRANSPORTATION

BRIDGE

TO FLL	TO PORT EVERGLADES
2.2 miles	1.3 miles
TO MIA	TO PORT MIAMI
28 miles	28 miles
TO PBI	TO PORT OF PALM BEACH
48 miles	56 miles
TO MCO	TO PORT MANATEE
210 miles	231 miles
TO TPA	TO PORT TAMPA
265 miles	264 miles



PROPERTY PHOTOS

BRIDGE



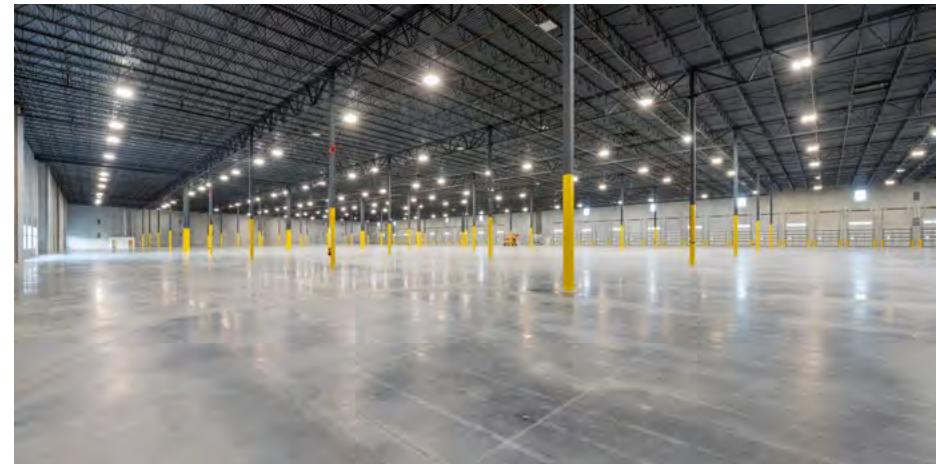
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PROPERTY PHOTOS

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Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.


73M+ SF
ACQUIRED & DEVELOPED SINCE 2000

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

NAIOP

CHICAGO

 Developer of the Year
 2021 • 2019 • 2015

 Industrial Redevelopment of the Year
 2015 • 2014

 Industrial Speculative Development of the Year
 2022 • 2021 • 2020 • 2019 • 2018 • 2017

MIAMI/SOUTHERN FLORIDA

 Developer of the Year
 2023 • 2021 • 2019 • 2018 • 2016

 Project of the Year
 2017

SOUTHERN CALIFORNIA

 Industrial Project of the Year
 2024 • 2022

NEW JERSEY

 Deal of the Year
 2020 • 2018

SEATTLE

 Deal of the Year
 2024

TOBY

MIAMI/SOUTHERN REGION

 Industrial TOBY Award - Pacific Northwest Region
 2023 • 2022

SEATTLE/PACIFIC NW

 Industrial TOBY Award - Pacific Northwest Region
 2024

 Industrial TOBY Award - Seattle King County
 2023

ESG/COMMUNITY

GREEN LEASE LEADER - GOLD

2023

UNITED WAY NORTHERN NEW JERSEY

 Industrial Impact Award
 2022

CITY OF FORT LAUDERDALE

 Community Appearance Award
 2019, 2018

MEDIA

CHICAGO COMMERCIAL REAL ESTATE AWARDS

 Developer of the Year
 2018 • 2015 • 2011

 Industrial Development of the Year
 2021

ILLINOIS REAL ESTATE JOURNAL

 Industrial Project of the Year - Multi-Tenant
 2021

 Most Significant Industrial Transaction of the Year
 2019

NEW JERSEY BUSINESS & INDUSTRY ASSOCIATION

 New Good Neighbor
 2023 • 2021

SAN FRANCISCO BUSINESS JOURNAL

 Deal of the Year
 2024

SOUTH FLORIDA BUSINESS JOURNAL

 Industrial Project of the Year
 2022 • 2020 • 2018