

BRIDGE POINT PORT EVERGLADES

2200 NE 7th Ave | Dania Beach, FL

JLL BRIDGE

AVAILABLE
FOR LEASE



AVAILABLE SPACE

65,890 SF

LAND SIZE

22.4 Acres

CLEAR HEIGHT

32'

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



SKY GRODEN, SIOR

Vice Chairman | National Director
sky.groden@jll.com
954-817-0188

JEREMY CAIN

Senior Vice President
jeremy.cain@jll.com
954-899-2480

KEN MORRIS, SIOR

Senior Vice President
ken.morris@jll.com
954-240-4400



BRIDGE POINT PORT EVERGLADES



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



TO INTERSTATE 595

0.3 miles
2 minutes

TO FLL

2.2 miles
4 minutes

TO PORT EVERGLADES

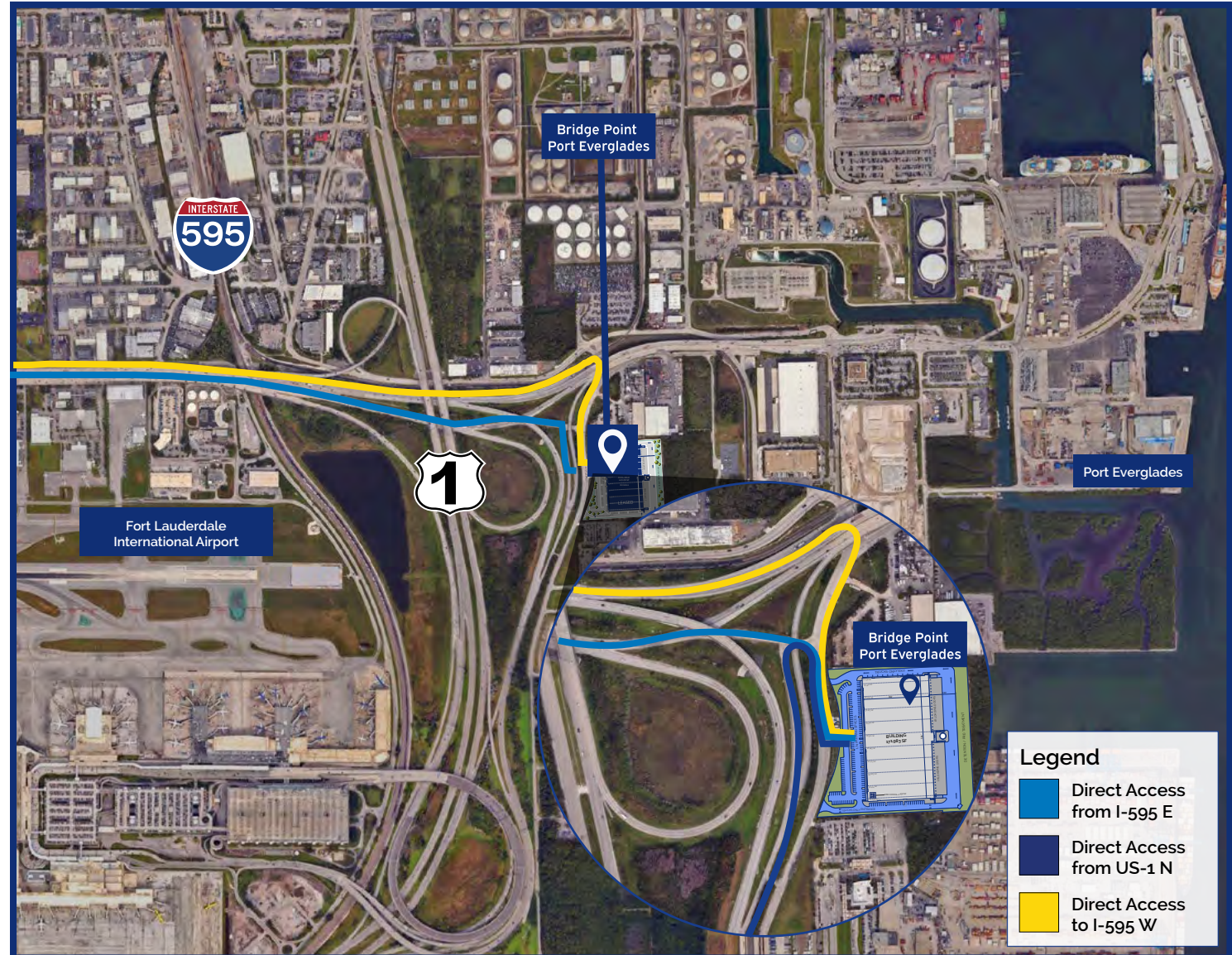
1.3 miles
5 minutes

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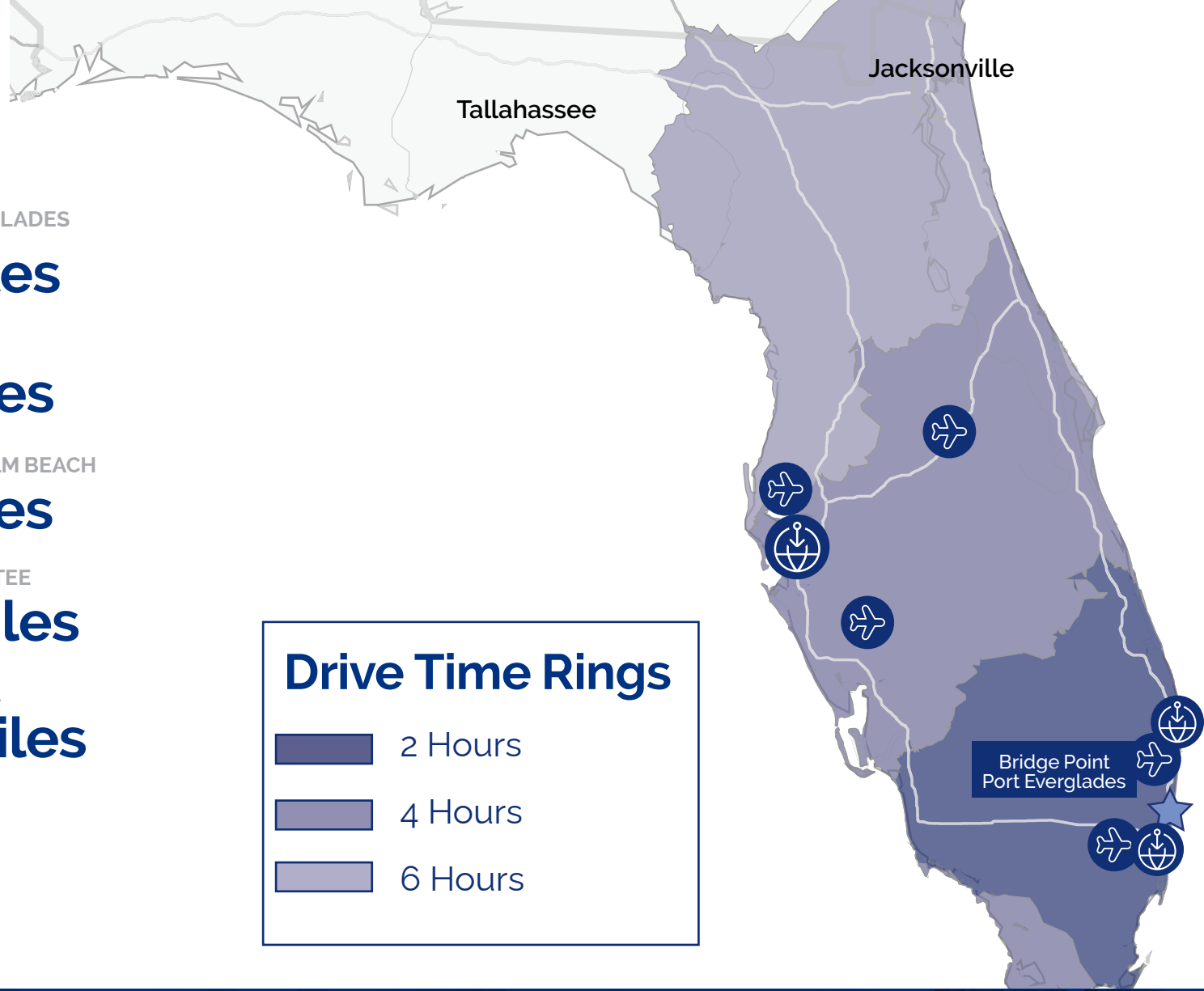
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TO FLL	TO PORT EVERGLADES
2.2 miles	1.3 miles
TO MIA	TO PORT MIAMI
28 miles	28 miles
TO PBI	TO PORT OF PALM BEACH
48 miles	56 miles
TO MCO	TO PORT MANATEE
210 miles	231 miles
TO TPA	TO PORT TAMPA
265 miles	264 miles

Drive Time Rings

	2 Hours
	4 Hours
	6 Hours



PROPERTY PHOTOS

 **BRIDGE**



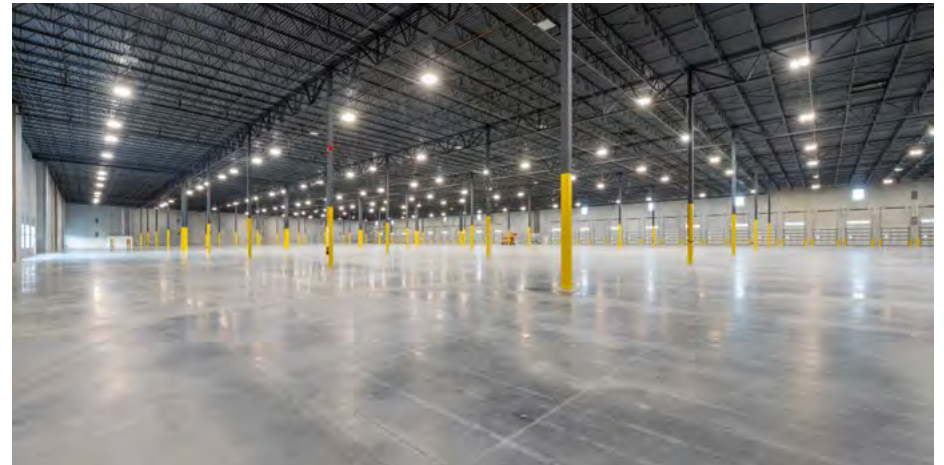
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PROPERTY PHOTOS

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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.

RECOGNITION

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