

FOR LEASE

Owned and Operated by



# Port Everglades Distribution Center

1900 NE 7th Avenue, Dania Beach, FL 33004

41,099 SF

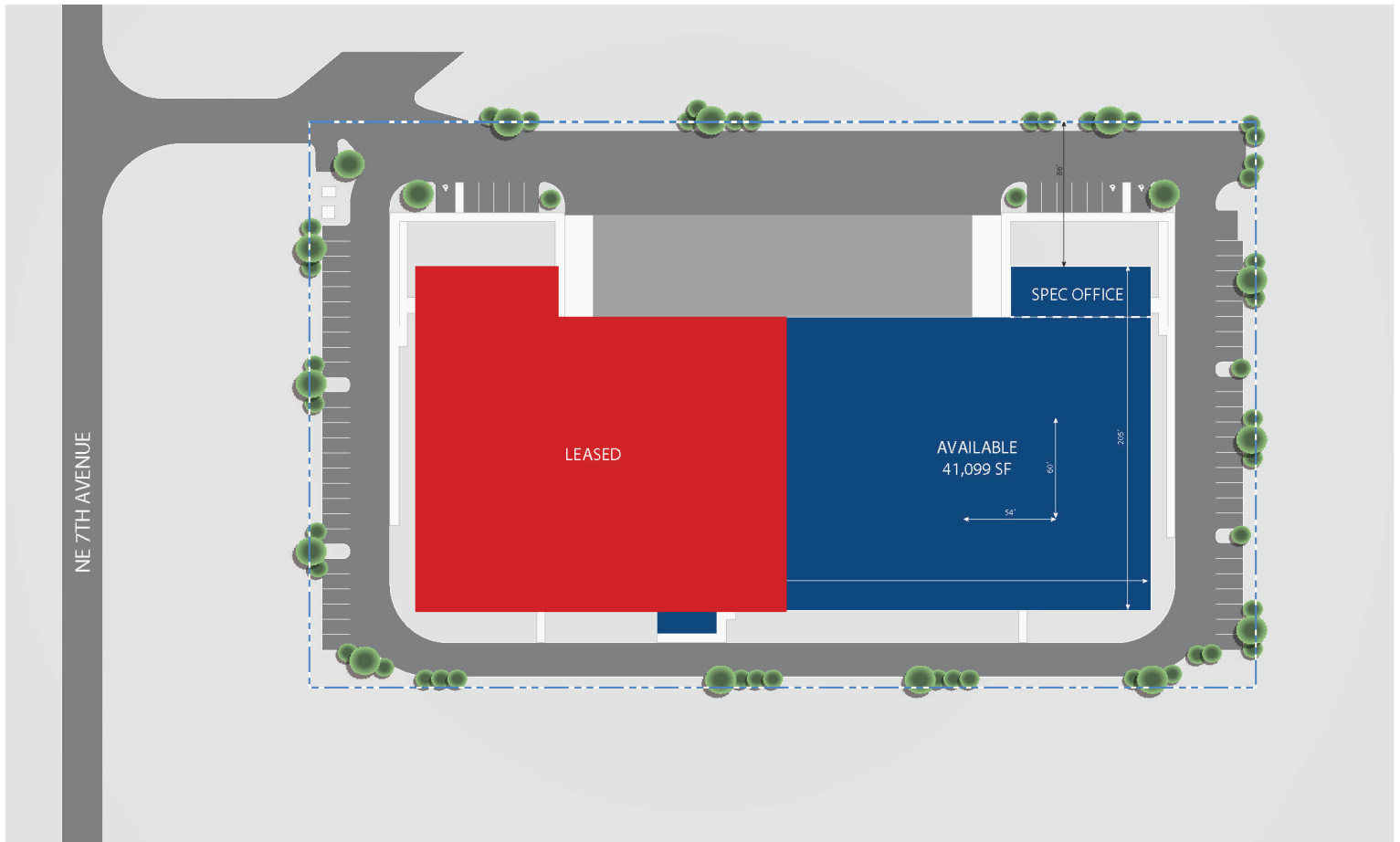


**LEASING INFO & CONTACT**

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## PROPERTY DESCRIPTION

Class A Distribution Center

**Spec Office** ±3,000 SF Spec

**Clear Height** ±32'

**Dock Doors** 8

**Drive-In Doors** 1 (with oversized door)

**Sprinklers** ESFR

**Configuration** Front load site

**Truck Court** 110'

**Parking** 30 spaces

**Security** Total site can be secured

**Construction** Concrete tilt-wall

**Location** Less than 1 mile to Port Everglades, Fort Lauderdale Airport and I-595

**Asking Rate** \$13.00 PSF NNN

**OPEX** \$3.76