

# East Davie Commerce Center

2405 College Avenue  
Davie, FL 33317

Availability in Class A Industrial Facility



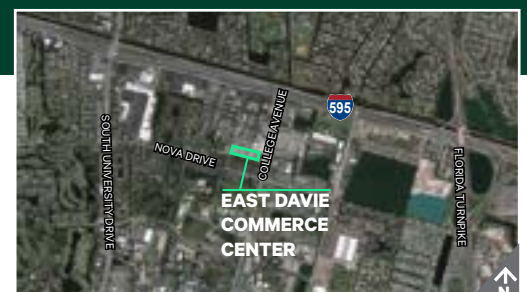
## Property Details

- + Total SF: ±49,655 SF
- + Total Office: ±2,293 SF
- + Dock Doors: 14 (Each with Pit Levelers)
- + 32' Clear
- + ESFR Sprinklers
- + End Cap space with clear story windows
- + Lighting: T5 Lighting with Motion Sensor
- + Electrical: 400 Amp, 277/480 Volt, 3 Phase
- + Direct access via Davie Road, 1 mile from the Florida Turnpike
- + Less than a 5 Mile drive from Ft. Lauderdale-Hollywood International Airport
- + Zoned RAC-RTW
- + Sublease expires 3/31/2023, direct deal can be made with ownership for longer-term requirements
- + Asking: \$12.50 PSF NNN plus \$2.50 OpEx

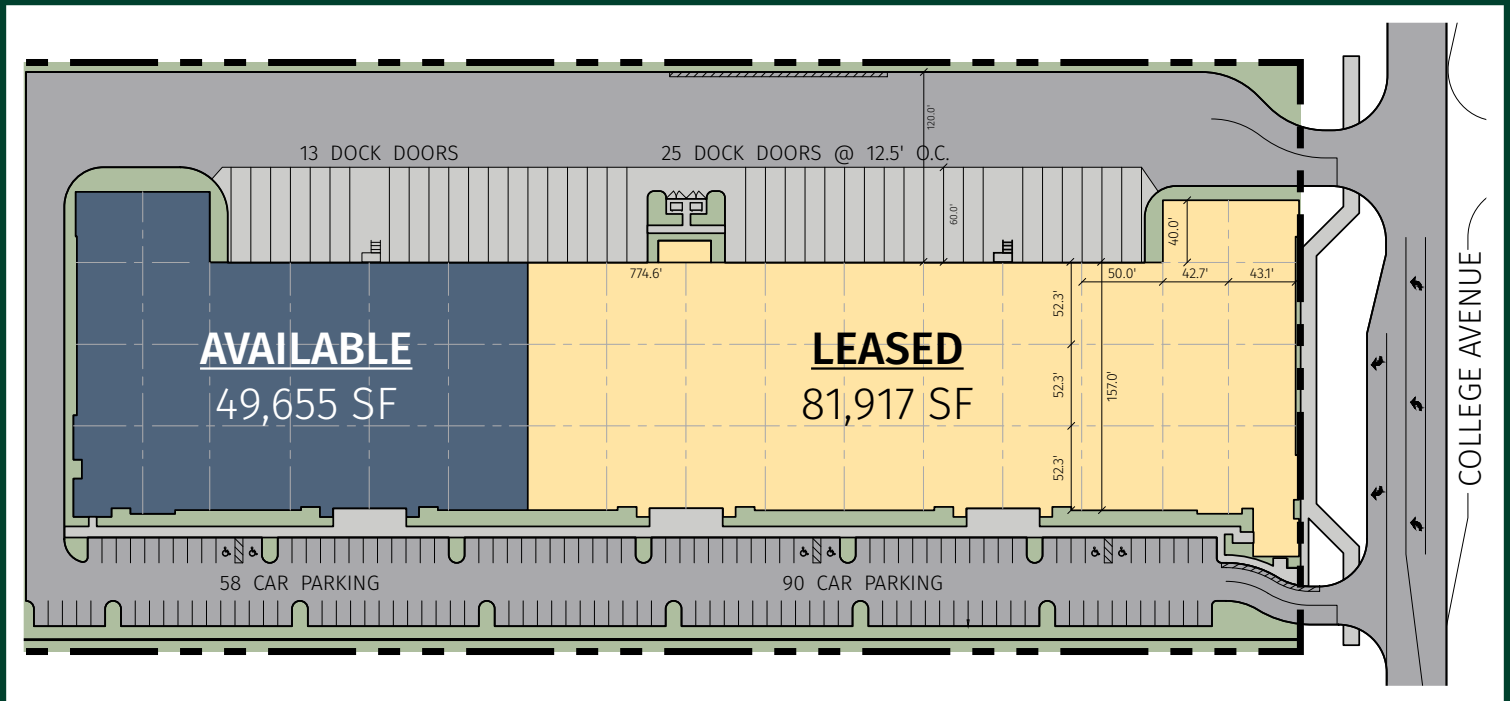
## Contact Us

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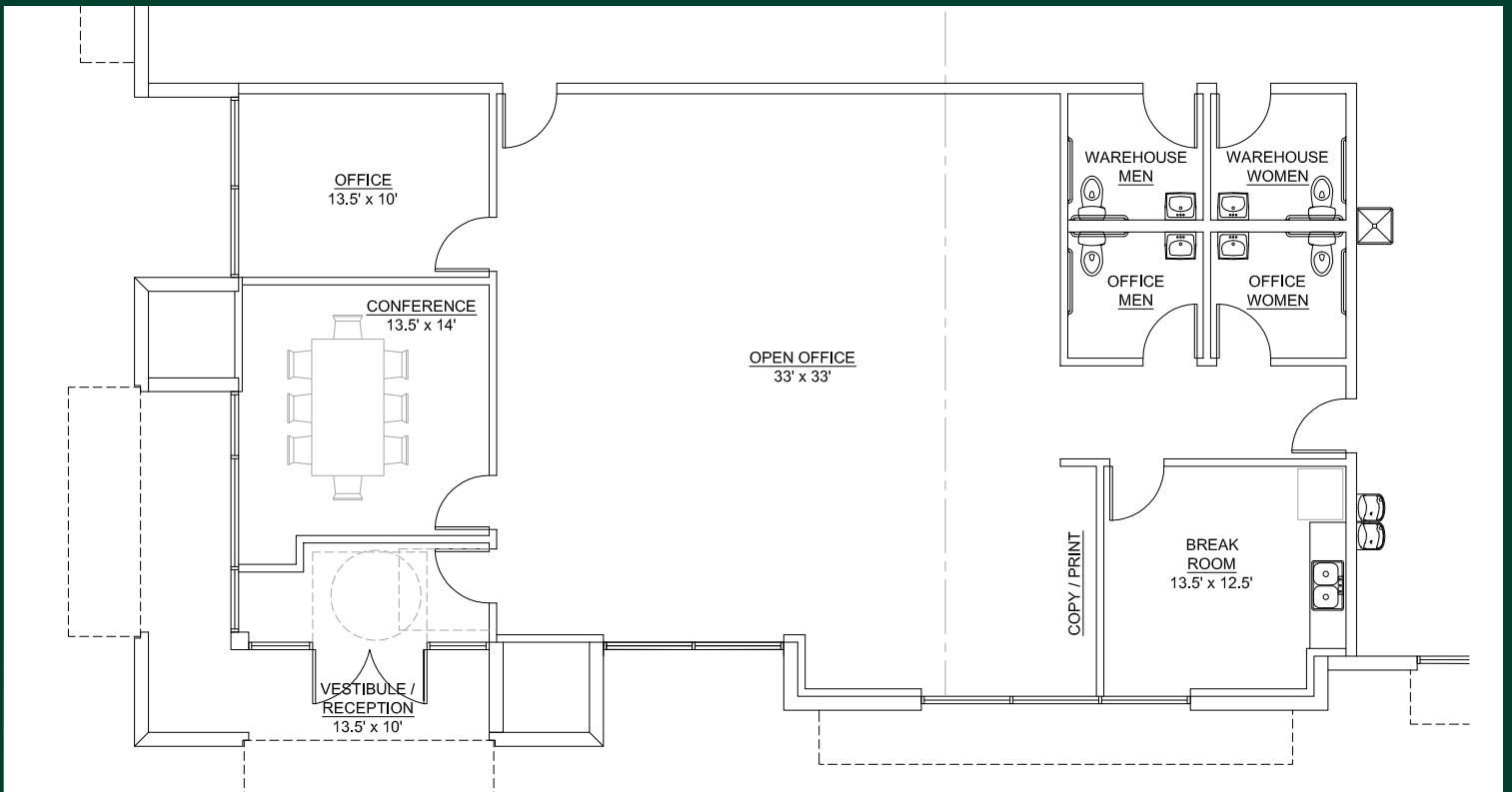
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# Site Plan



# Office Floor Plan



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