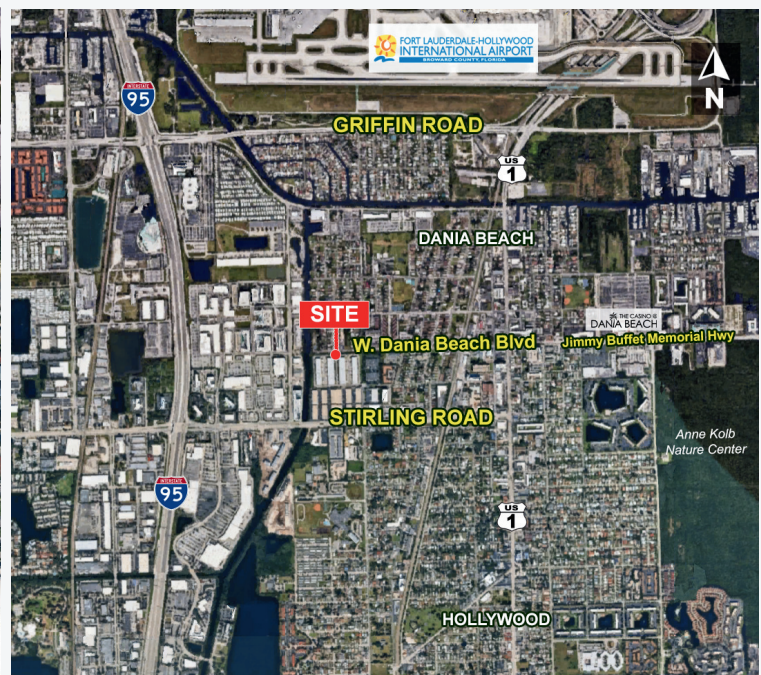


INVESTMENT SALE



Property Overview **SW 12th Ave, Dania Beach, Florida 33004**

Class-A industrial condo opportunity located within Broward County's high-barrier industrial market. The property sits in a strategic logistics corridor in Dania Beach with immediate access to major transportation infrastructure. Positioned within a fully occupied industrial park with a long history of strong tenant and owner demand.

Lease Summary:

Set forth below is a summary of certain terms and conditions of the Lease Agreement with an established National / Institutional Company. In the event there is a conflict between this Lease Summary and the terms and conditions of the Lease Agreement, the terms and conditions of the Lease Agreement shall prevail.

- **Premises** Dania Distribution Centre Condominium, located at **12th Avenue, Dania, Florida**, Broward County
- **Term** Five (5) years with 5 year option exercised April 1, 2026
- **Increase** 2% annual
- **Commencement** date April 1, 2021

Investment Highlights:

- **Tenant** Established national/institutional communications company. (name withheld for confidentiality)
- **Guarantor** Institutional-level entity providing additional credit support.
- **Stable long-term lease structure** with a specialized operating entity, providing predictable and recurring income.
- **Single-Tenant, net-lease format** structured as NNN lease significantly reducing landlord operating risk.
- **Specialized use facility** property configured for a high-demand, niche commercial use, supporting tenant retention and long term occupancy.
- **Strategic Location** within a growing and economically active submarket with favorable demographics.
- **Established Operating Platform** tenant operates within a structured investment and operational framework.
- **Limited Supply** market benefits from limited competing inventory.
- Ideal for investors seeking **hands-off ownership with stable income streams.**

OFFERING SUMMARY

Sale Price:	\$5,888,431 / 4.5% Cap
Building Size:	12,300 SF not including custom built mezzanine office & workstation
Number of Units:	3
Price / SF:	\$478.73
Year Built:	2006
Zoning:	IG Dania

Location Overview:

- 1 Mile to Fort Lauderdale-Hollywood International Airport
- 3 Miles to Port Everglades
- Immediate access to Interstate 95
- Close to Dania Pointe retail and restaurants

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