



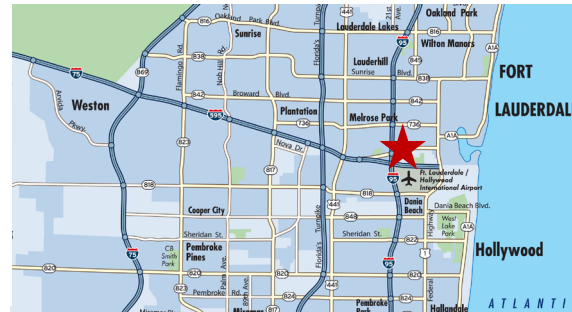
FOR LEASE  
**PORT 95 BUSINESS CENTER**  
 2652 SW 36TH STREET, DANIA BEACH, FL



**28,010 SF CLASS-A WAREHOUSE  
 IMMEDIATE OCCUPANCY | 0.5 MILES FROM I-95**

**PROPERTY FEATURES**

PREMISES	230,036 Total SF (Two Bldgs.) Bldg. A-95,846 Total SF Bldg. B-134,190 Total SF
AVAILABLE FOR LEASE:	28,010 Total Available SF - Bldg. A
LEASE RATE	\$17.95 PSF NNN / \$6.20 OPEX



**Property Highlights**

- State-of-the-Art Design
- Class "A" Industrial Park
- Excellent transportation access via I-95, I-595, Florida's Turnpike, I-75, and the Sawgrass Expressway
- 9 dock high doors (4 with pit levelers and 5 with edge of dock levelers)
- 1 ramp
- 2,500 SF Office
- ESFR sprinklers
- 32' clear ceiling height
- Zoned IROM-AA
- **Available for immediate occupancy**

For more information, please contact:

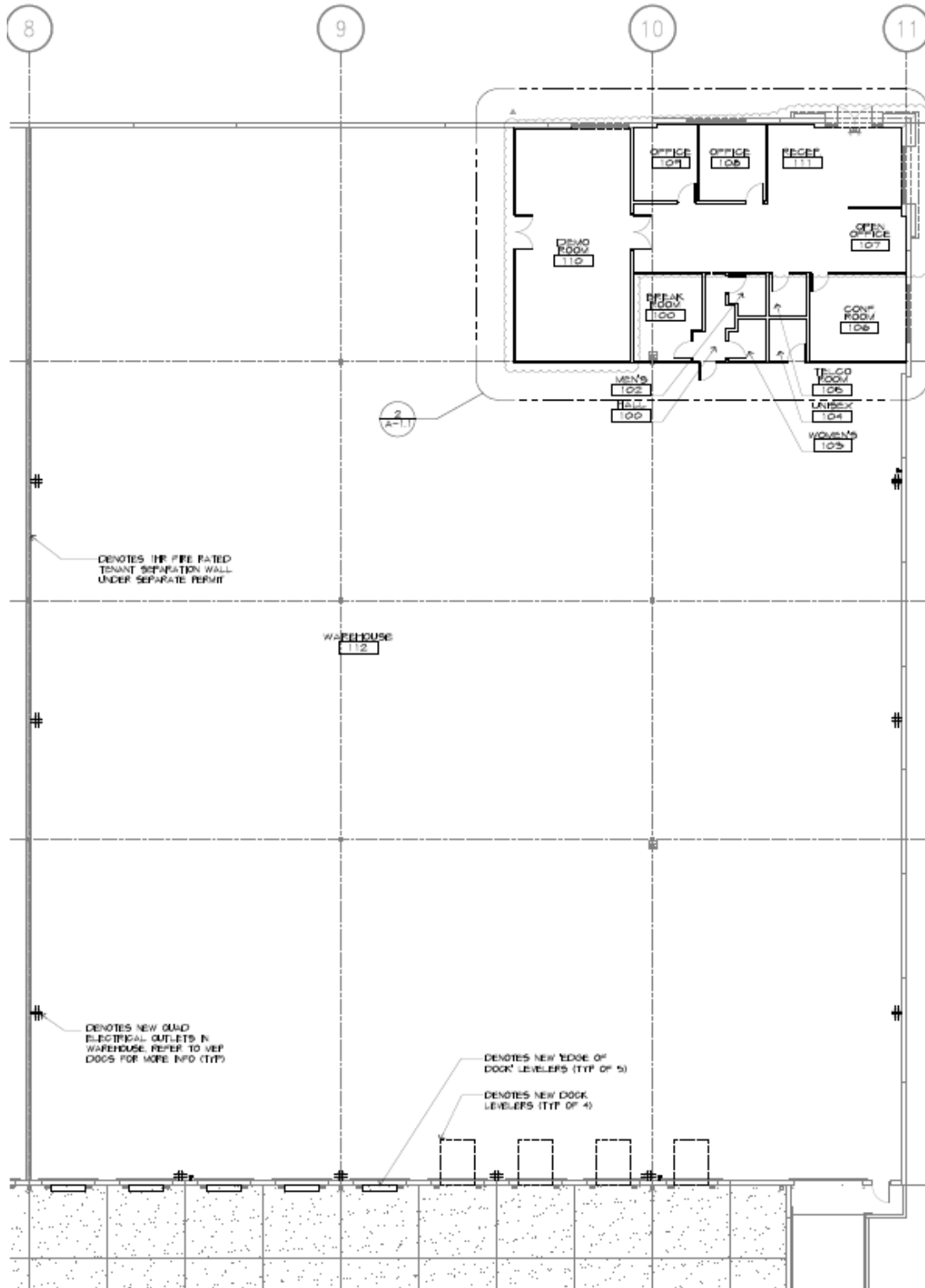
**Chris Metzger, SIOR**  
**Vice Chairman**  
 954.415.9155  
[chris.metzger@cushwake.com](mailto:chris.metzger@cushwake.com)

515 E. Las Olas Boulevard, Suite 860  
 Fort Lauderdale, FL 33301  
 phone: +1 954 771 0800

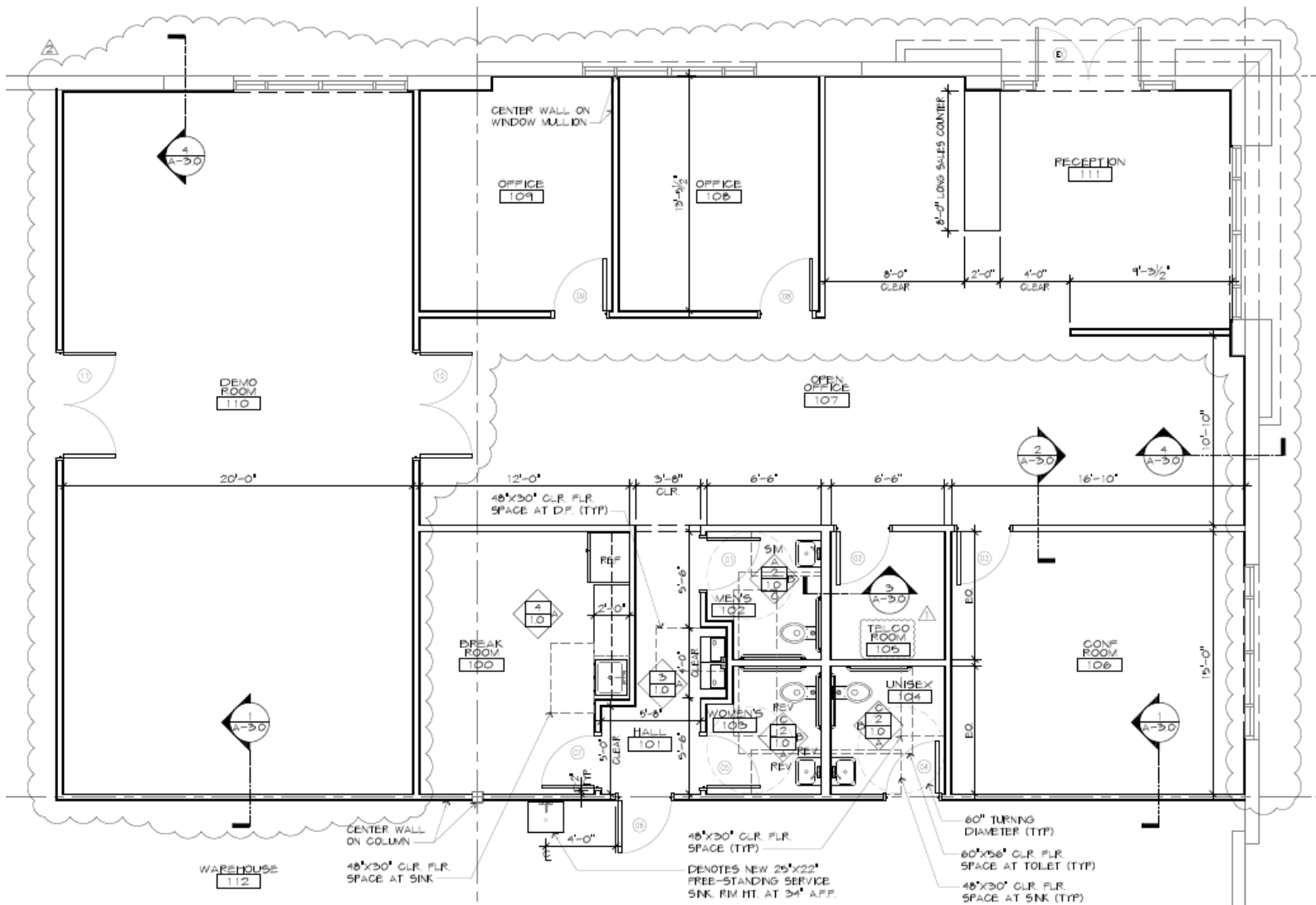
[cushmanwakefield.com](http://cushmanwakefield.com)

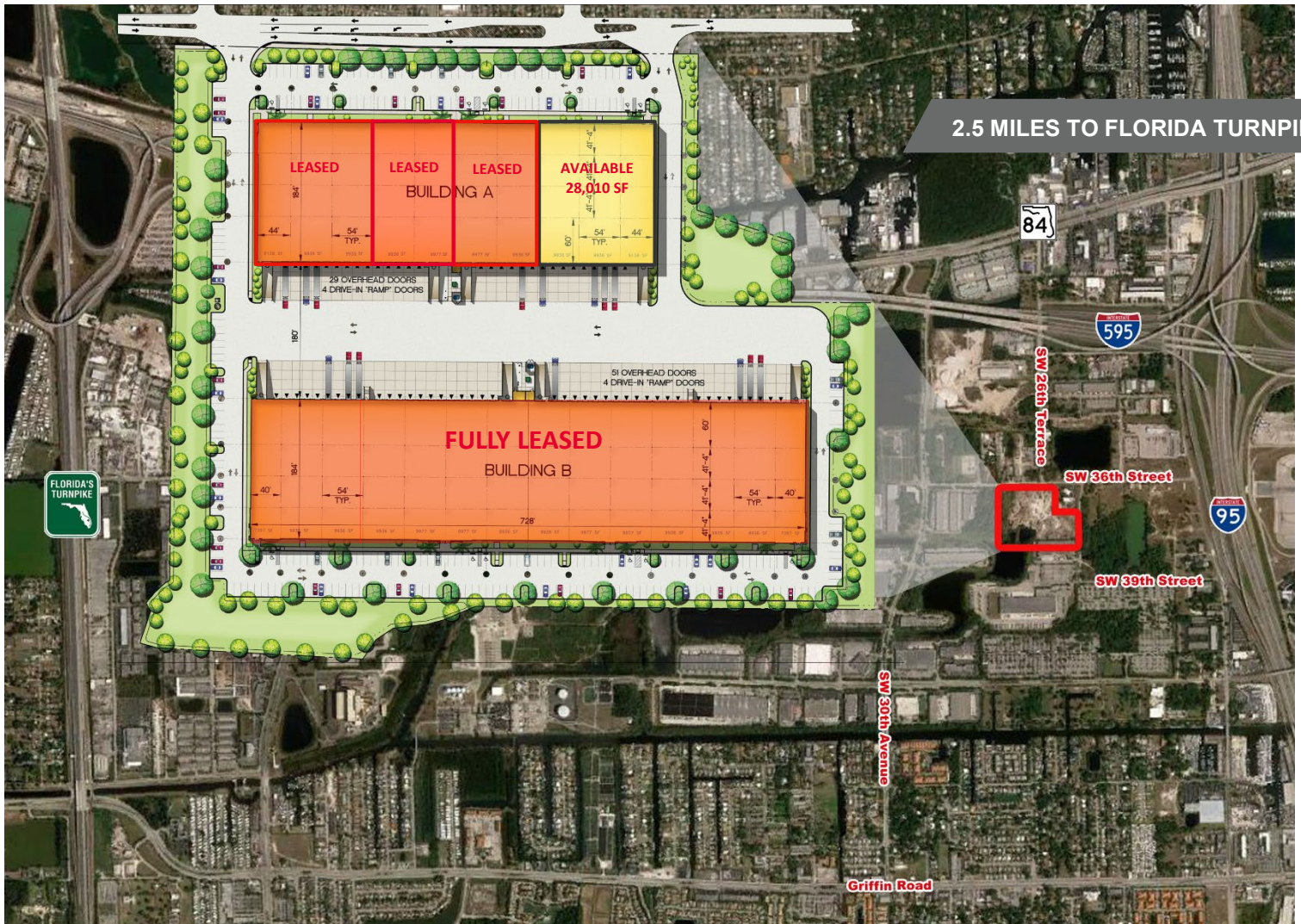


## FLOOR PLAN



# OFFICE PLAN





For more information, contact:

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**Vice Chairman**  
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- 0.5 Miles to I-95
- 2.5 Miles to Florida's Turnpike
- 4.0 Miles to Port Everglades (10 minutes)
- 4.4 Miles to FLL International Airport (10 minutes)
- 25.3 Miles to Port Miami (29 minutes)
- 26.7 Miles to Miami International Airport (27 minutes)