

FOR
LEASE

74 SW 12TH AVE,
DANIA BEACH, FL
33004

**PRIME
LOCATIONS
FOR YOUR
BUSINESS**



FERNANDO TERRY
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Contact Us!
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BUILDING HIGHLIGHTS

- Up to **29,366 SF Available**
- Ideal for distribution, logistics, showroom, or light industrial uses
- Flexible configuration for 17,000 – 25,000 +/- SF
- 18' clear warehouse height
- Multiple grade-level loading doors
- Fully HVAC warehouse environment
- Existing office and showroom build-out
- Efficient truck circulation and maneuverability
- Property accommodates 55-foot truck trailers without operational issues
- Two points of ingress and egress for smooth access and traffic flow



PRIME INDUSTRIAL / DISTRIBUTION OPPORTUNITY

Position your business in one of South Florida's most strategic industrial submarkets. This highly functional office-warehouse facility offers flexible industrial space designed for distribution, logistics, showroom, and light manufacturing users seeking immediate access to the region's major transportation infrastructure.

Located just minutes from Interstate 95, I-595, Fort Lauderdale–Hollywood International Airport, and Port Everglades, the property provides exceptional connectivity for companies requiring efficient regional and international distribution. The surrounding Dania Beach and Fort Lauderdale industrial corridor continues to experience strong demand due to its proximity to major seaports, airports, and dense consumer markets

The building features high-clear warehouse space, multiple grade-level loading doors, and generous truck maneuverability, allowing businesses to operate efficiently while accommodating large delivery vehicles. Existing tenants at the property regularly accommodate 55-foot truck trailers, demonstrating the site's strong functionality for logistics operations.

With up to 29,366 square feet available, the property offers flexibility for tenants seeking scalable space within a well-located Broward County industrial asset.

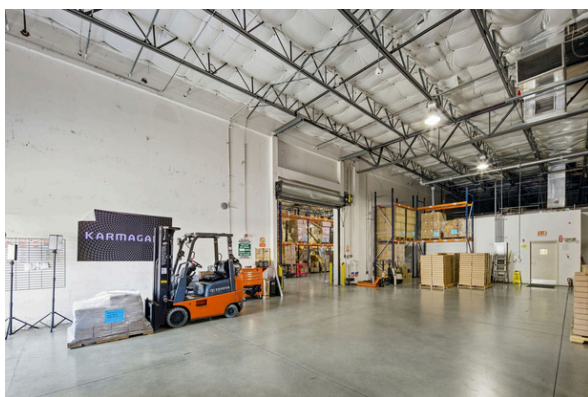
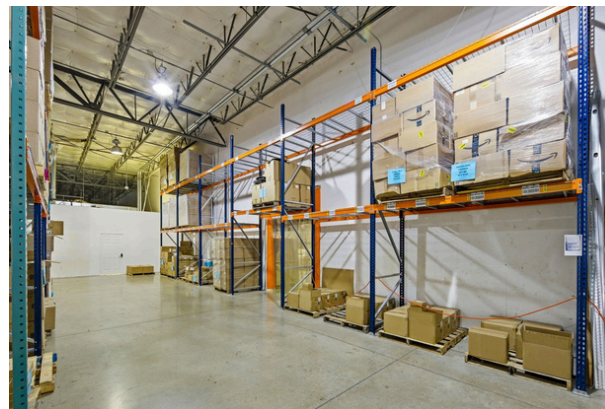
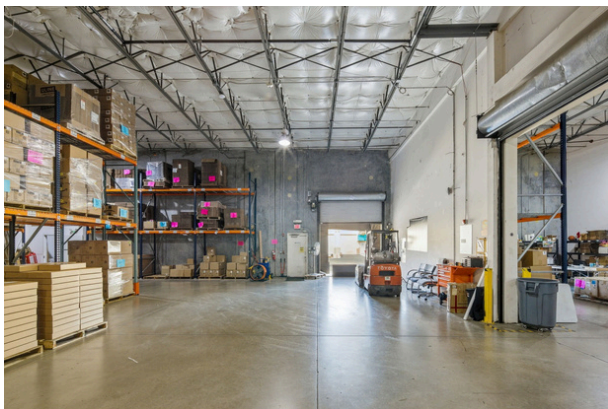
INTERIOR SPACE

**17,062 sqft ** Suite 1 & 2 - (8) Offices (1) Break room/Kitchen (2) Bathroom
(1) Loading Bay Drive in (2) Loading DOCKS**

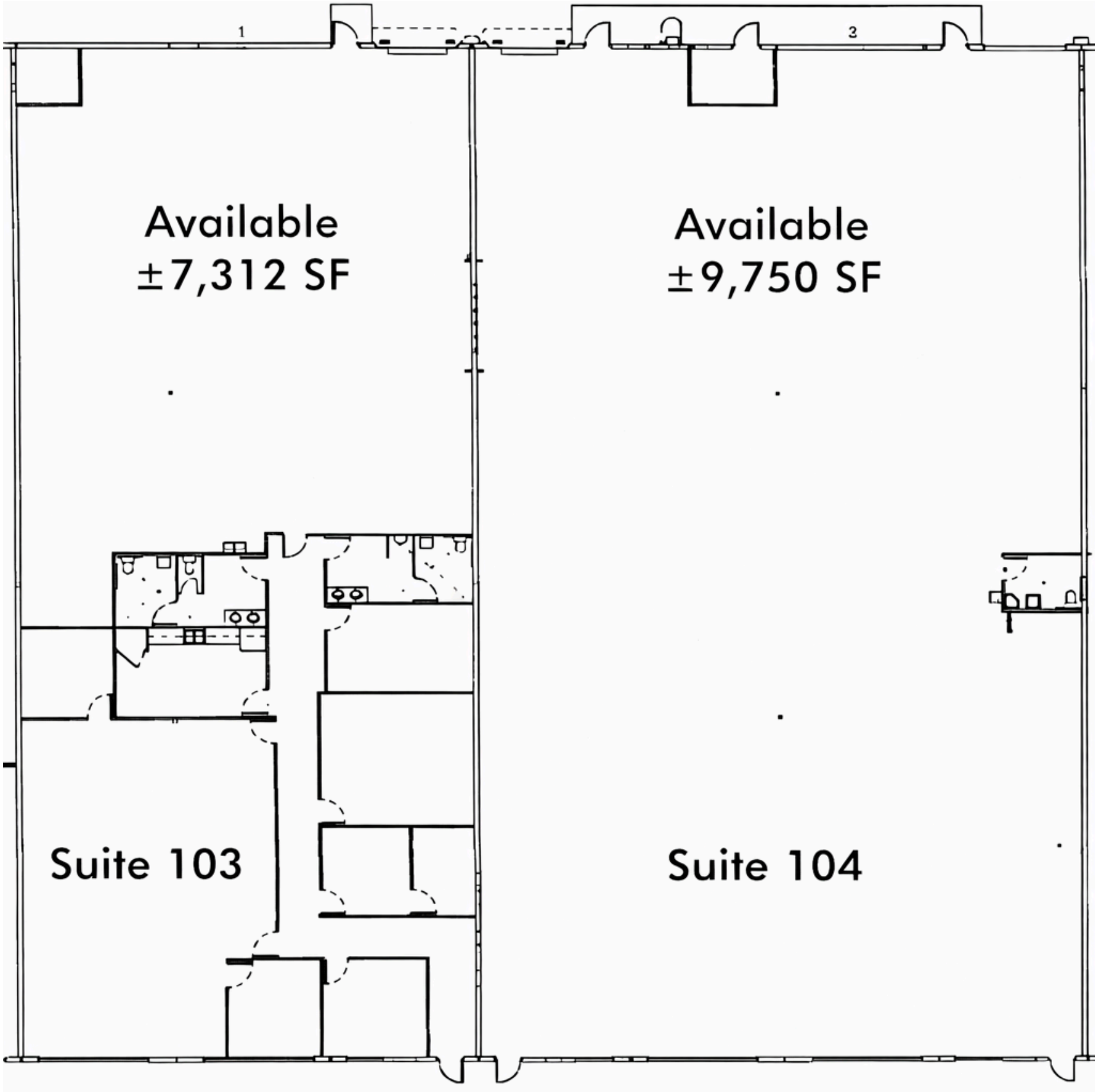
Administrative Space

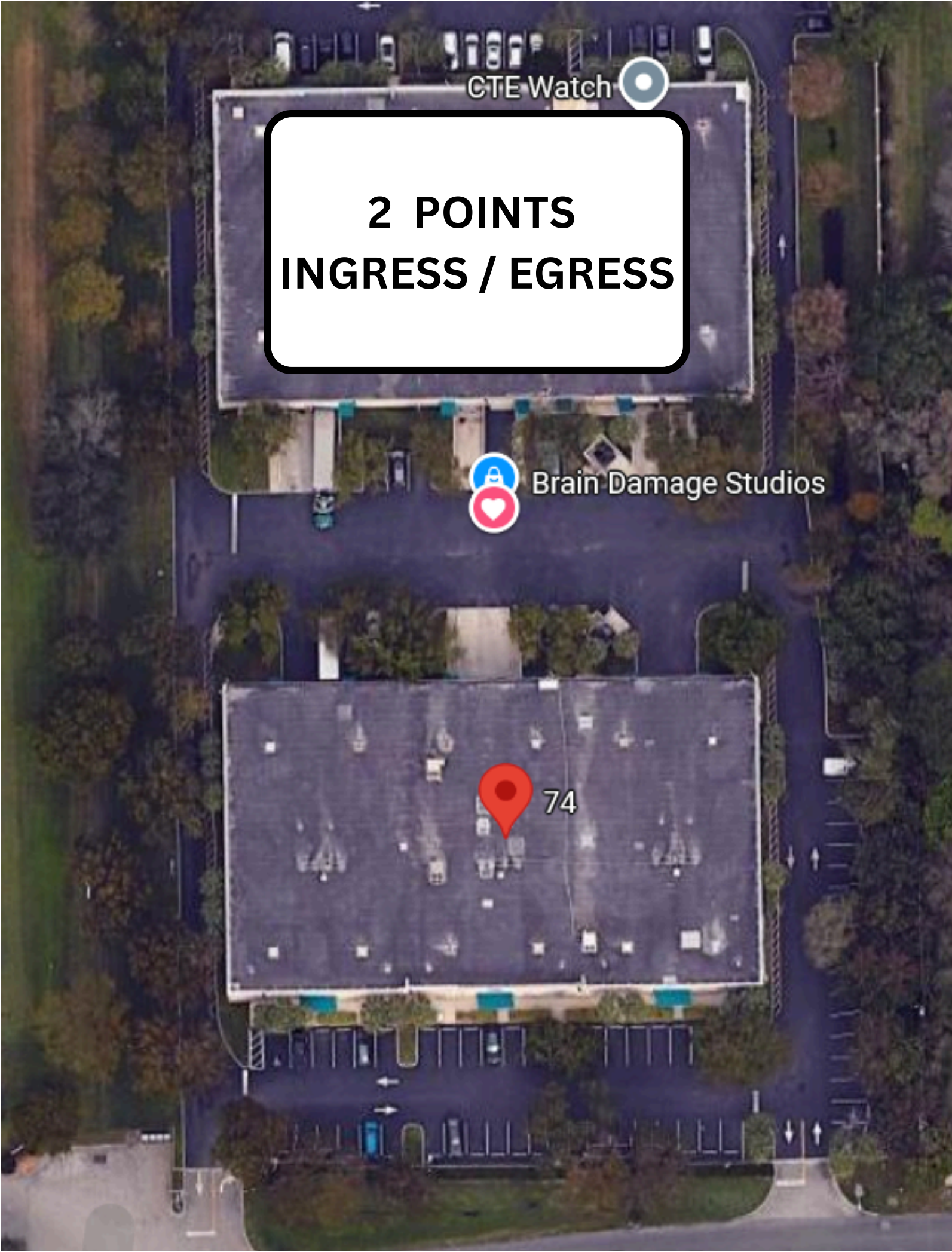


Warehouse Space



FLOOR PLAN



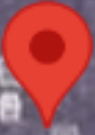


**2 POINTS
INGRESS / EGRESS**

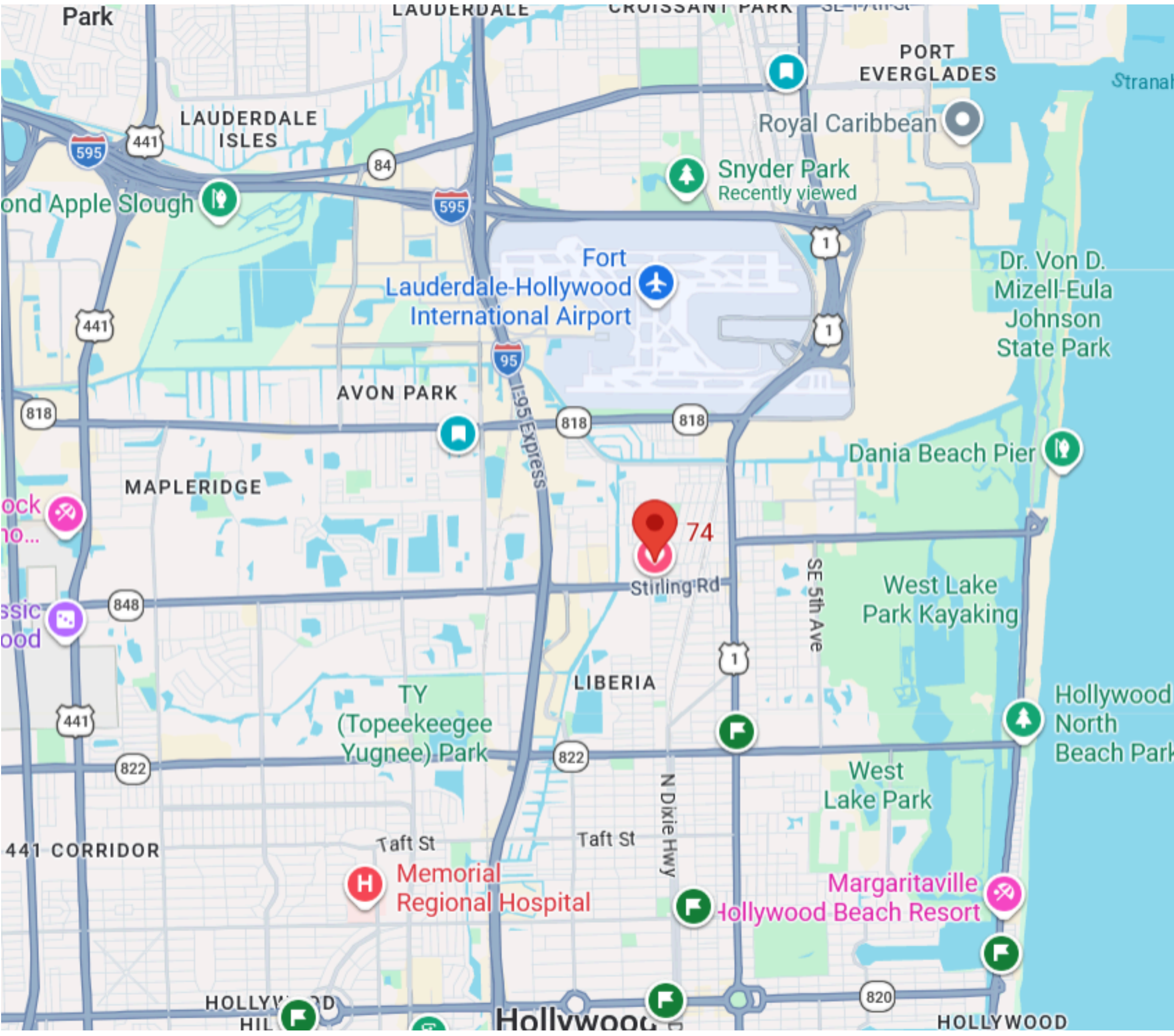
CTE Watch



Brain Damage Studios



74



Strategic Distribution Location

Dania Beach – South Florida Logistics Corridor

Dania Beach is positioned within one of the most important logistics and distribution corridors in South Florida, offering immediate access to the region's key transportation infrastructure. Its proximity to major highways, seaports, and international airports allows distribution companies to move freight quickly throughout South Florida, the Caribbean, and international markets.

Located between Miami and Palm Beach County, this Broward County submarket provides an ideal hub for companies seeking to service the entire tri-county region, which represents one of the largest consumer markets in the southeastern United States.

The property benefits from direct connectivity to the region's primary freight gateways. Fort Lauderdale–Hollywood International Airport is located approximately 2 miles away, enabling rapid air cargo and time-sensitive shipments.

In addition, Port Everglades—one of Florida's most active container ports—is approximately 7 miles from Dania Beach, supporting import/export distribution and international trade logistics.

Port Everglades alone handles more than one million container units annually, creating strong demand for nearby warehouse and last-mile distribution facilities.

South Florida's integrated logistics network—combining seaports, airports, and rail—allows cargo arriving in the region to reach up to 70% of the U.S. population within four days, making the area a strategic distribution hub for national and international supply chains.

With direct access to Interstate 95, Interstate 595 (Port Everglades Expressway), and US-1, the location allows efficient truck movement between seaports, airports, and regional distribution routes throughout Florida and the southeastern United States.

Why This Location Works for Distribution Companies

- 2 miles to Fort Lauderdale–Hollywood International Airport (FLL) for air cargo and expedited shipping
- 7 miles to Port Everglades, a major container port serving international trade routes
- Immediate access to I-95 and I-595, the primary freight corridors connecting South Florida
 - Efficient distribution access to Miami-Dade, Broward, and Palm Beach counties
- Located within a region that handles billions in international trade annually through its logistics infrastructure
- Proximity to major population centers and consumer markets across South Florida
 - Ideal for import/export, last-mile distribution, logistics, and regional fulfillment operations