

**EXCLUSIVE OFFERING MEMORANDUM**

COMMERCIAL LEASE OPPORTUNITY

# DANIA DISTRIBUTION CENTRE

74 SW 12th Avenue, Dania Beach, FL 33004

## 3 FLEXIBLE OFFICE-WAREHOUSE SUITES AVAILABLE

**1,611 SF | 7,364 SF | Up to 17,062 SF**

\$17.00 /SF Base + \$5.80 NNN/OPEX | Immediate Availability

PROPERTY TYPE  
**Industrial / Flex**

CEILING HEIGHT  
**18' – 24' Clear**

ASKING RATE  
**\$17.00 + \$5.80 NNN**

*CONFIDENTIAL — FOR QUALIFIED PROSPECTIVE TENANTS ONLY*

Prepared March 2026

# PROPERTY PHOTOS — EXTERIOR

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*Aerial View — Dania Distribution Centre, 74 SW 12th Avenue*



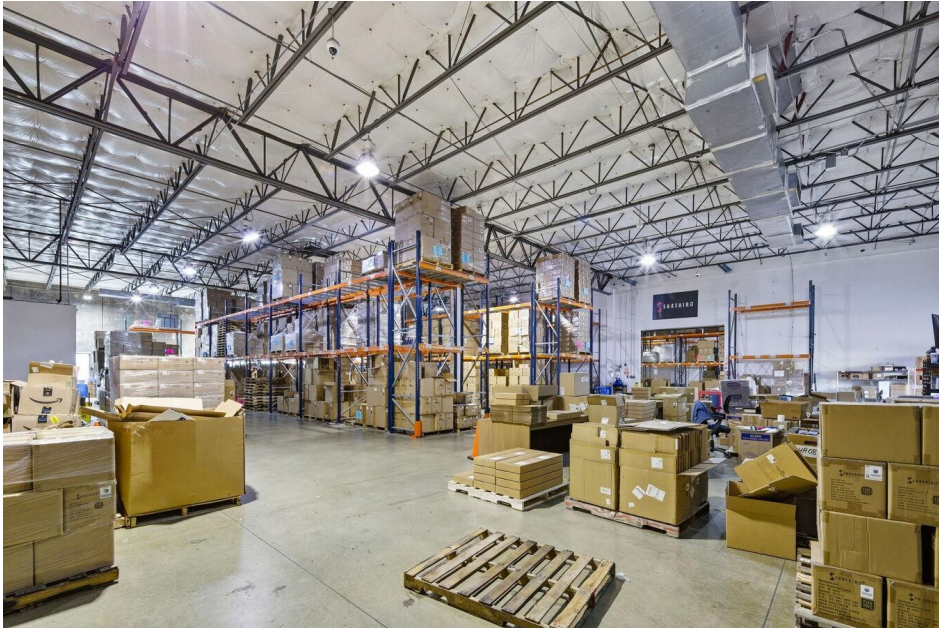
*Front Entrance — Suite Entries, Parking & Landscaping*



*Rear Elevation — Loading Docks, Drive-In Doors & Truck Court*

**PROPERTY PHOTOS — WAREHOUSE INTERIOR**

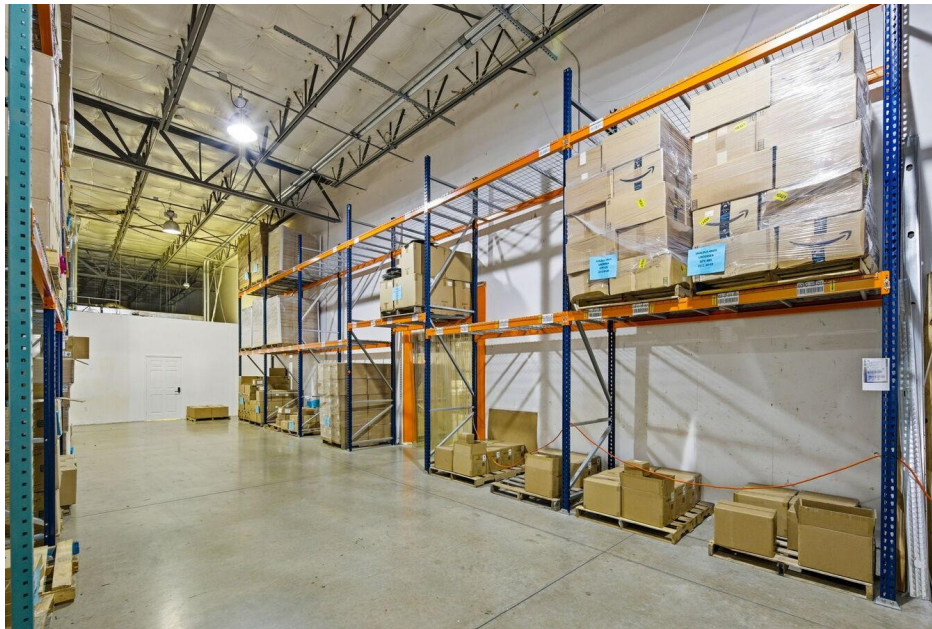
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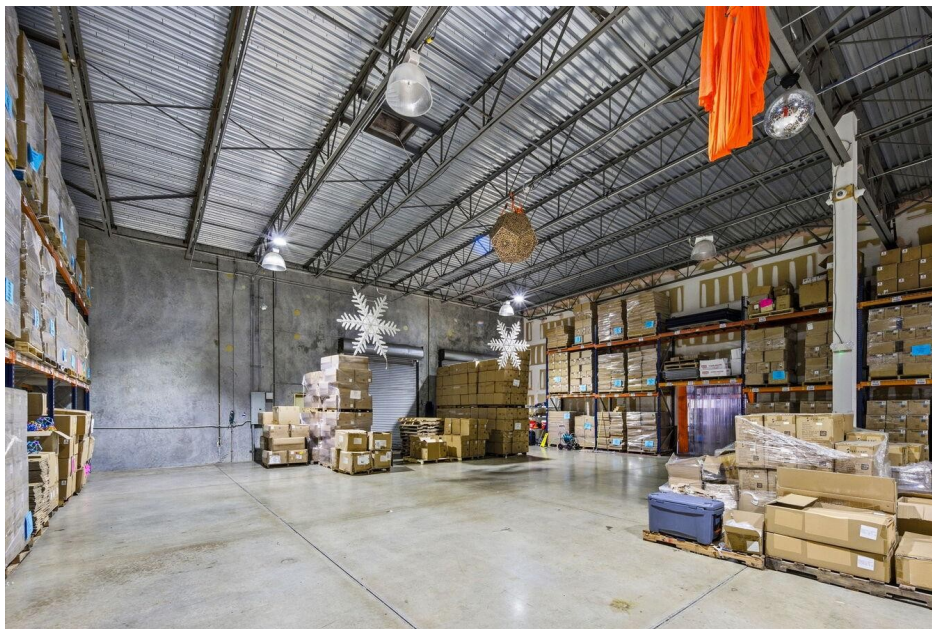
*Warehouse — High-Bay Racking, LED Lighting & Open Floor Area*



*Warehouse — Grade-Level Drive-In Door, Forklift Access & Clear Heights*



*Warehouse — Pallet Racking System & Storage Depth*



*Warehouse — High Clear Ceilings, Roll-Up Door & Open Storage Bay*

**PROPERTY PHOTOS — OFFICE SPACE**

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*Office — Open Bullpen Area with Drop Ceiling & Wood-Look Flooring*



*Office — Private Offices, Open Work Area & Workstation Layout*



*Office — Shipping / Work Room with Warehouse Access*



*Office — Private Office with Built-In Cabinetry & Security Monitors*

## EXECUTIVE SUMMARY

This Offering Memorandum presents an exceptional leasing opportunity at the Dania Distribution Centre, located at 74 SW 12th Avenue, Dania Beach, FL 33004. The property features three (3) versatile suites available for immediate lease: two office-warehouse suites and one dedicated office suite (±2,130 SF). The suites are scalable and select spaces can be combined to accommodate growing businesses.

Situated just one-quarter mile from Interstate 95 and adjacent to the premier Dania Pointe mixed-use development, this property offers unparalleled access to South Florida’s major transportation corridors, including I-595, Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades, and the Florida Turnpike. The location is ideal for distribution, light manufacturing, e-commerce fulfillment, showroom operations, and corporate headquarters requiring warehouse components.

## PROPERTY OVERVIEW

|                            |   |
|----------------------------|---|
| <b>Property Name</b>       | Dania Distribution Centre   |
| <b>Address</b>             | 74 SW 12th Avenue, Dania Beach, FL 33004                                  |
| <b>County / Submarket</b>  | Broward County / Port Everglades – FLL Airport                            |
| <b>Property Type</b>       | Industrial / Flex / Warehouse / Distribution                              |
| <b>Year Built</b>          | 2005  |
| <b>Total Building Size</b> | Approximately 26,426 SF across 3 suites                                   |
| <b>Available Suites</b>    | 3 Suites — 1,611 SF (office) / 7,364 SF / up to 17,062 SF                 |
| <b>Ceiling Height</b>      | 18’ – 24’ clear   |
| <b>Loading</b>             | Dock-high and grade-level drive-in overhead doors                         |
|                            |   |
| <b>Construction</b>        | Tilt-wall concrete, impact glass  |
| <b>Parking</b>             | Private on-site parking with truck court                                  |
| <b>Zoning</b>              | Industrial / Manufacturing  |
| <b>Recent Upgrades</b>     | New roof (2023), new parapets, exterior paint, asphalt resurfacing (2025) |

## AVAILABLE SUITES — LEASE DETAILS

The following three suites are available for immediate occupancy. Suite 1 & 2 and Suite 3,4,5 are office-warehouse spaces with loading capabilities. Suite 6 is a dedicated office-only suite. Select suites may be combined for tenants requiring larger contiguous space.

| Suite       | Size (SF)   | Type         | Base Rent   | NNN/OPEX   | Monthly*   |
|-------------|-------------|--------------|-------------|------------|------------|
| Suite 6     | ± 1,611 SF  | Offices Only | \$17.00 /SF | \$5.80 /SF | \$3,060.90 |
| Suite 1 & 2 | ± 7,364 SF  | Office/Whse  | \$17.00 /SF | \$5.80 /SF | \$13,991   |
| Suite 3,4,5 | ± 17,062 SF | Office/Whse  | \$17.00 /SF | \$5.80 /SF | \$32,417   |

\* Monthly rent = (Base Rent + NNN/OPEX) × SF ÷ 12. Total all-in rate: \$22.80 /SF/YR.

Base Rent: \$17.00 per SF per year.

NNN / OPEX: \$5.80 per SF per year (includes property taxes, insurance, and CAM).

Lease Term: Negotiable (3–5 year terms preferred).

Listing Type: Direct from owner.

### SUITE 6 — DEDICATED OFFICE SPACE

- ✓ ±1,611 SF of finished office space
- ✓ Private offices with open work area
- ✓ Drop ceiling with fluorescent / LED lighting
- ✓ Wood-look flooring throughout
- ✓ Restroom and break area
- ✓ Ideal for professional offices, sales teams, or administrative headquarters

## LOCATION ANALYSIS

The Dania Distribution Centre occupies a premier position in Broward County’s industrial corridor, offering exceptional connectivity to South Florida’s transportation infrastructure. The property’s strategic location provides tenants with a significant competitive advantage for distribution, logistics, and service-based operations.

### PROXIMITY TO KEY INFRASTRUCTURE

| Destination                                   | Distance / Time       |
|---|-----------------------|
| Interstate 95 (I-95)                          | ¼ mile (~ 1 minute)   |
| Interstate 595 (I-595)                        | ~ 2 minutes           |
| Fort Lauderdale-Hollywood Int’l Airport (FLL) | ~ 3 minutes           |
| Port Everglades                               | ~ 5 minutes           |
| Florida Turnpike                              | ~ 5 minutes           |
| Dania Pointe (retail, dining, entertainment)  | Adjacent (~ 1 minute) |
| Major yacht basins / marine industry          | ~ 5–10 minutes        |
| Downtown Fort Lauderdale                      | ~ 10 minutes          |
| Miami International Airport (MIA)             | ~ 25 minutes          |

### NEIGHBORHOOD & AMENITIES

- **Dania Pointe:** A premier 102-acre mixed-use development directly adjacent, offering dining, retail, entertainment, and hotel accommodations for employees and clients.
- **Enterprise Zone:** The property is located within the Dania Beach Enterprise Zone, which may qualify tenants for employer tax benefits and other incentive programs.
- **Workforce Access:** Excellent labor pool with proximity to residential communities in Dania Beach, Hollywood, Fort Lauderdale, and surrounding Broward County municipalities.

## MARKET OVERVIEW — DANIA BEACH INDUSTRIAL

The Dania Beach industrial submarket continues to demonstrate strong fundamentals, driven by sustained demand for distribution and flex-warehouse space in the South Florida corridor. The property's location within the Port Everglades / FLL Airport submarket positions it within one of the most sought-after industrial corridors in the region.

| Market Metric                               | Current Data       |
|---|--------------------|
| Avg. Industrial Asking Rent (Dania Beach)   | \$18 – \$22 /SF/YR |
| Avg. Industrial Asking Rent (South Florida) | \$20.89 /SF/YR     |
| Avg. Office Asking Rent (Dania Beach)       | \$32.00 /SF/YR     |
| Total Industrial Inventory (Dania Beach)    | 1,054,662 SF       |
| Available Industrial Space (Dania Beach)    | 300,438 SF         |
| Dania Beach Vacancy Trend                   | Tightening         |
| 12-Month Rent Growth (South FL Industrial)  | 2.4% – 5.3%        |

Key market dynamics include continued population growth, record tourism, expansion of e-commerce operations, and limited new industrial supply in the infill submarket. Properties with proximity to both FLL Airport and Port Everglades command premium rents and maintain low vacancy rates. The Dania Distribution Centre's asking rate of \$17.00 /SF/YR base rent (plus \$5.80 NNN/OPEX for a total of \$22.80 /SF/YR all-in) reflects the property's superior location, modern construction, and flexible configuration — competitive within the local market.

## IDEAL TENANT PROFILE

The versatile layout and strategic location make the Dania Distribution Centre suitable for a wide range of commercial and industrial tenants, including:

- Distribution and logistics operators requiring proximity to FLL Airport and Port Everglades
- E-commerce and fulfillment companies needing flexible warehouse space with office components
- Light manufacturing and assembly operations requiring 3-phase power and high ceilings
- Marine industry and yacht service companies leveraging proximity to yacht basins
- Corporate headquarters with warehouse and showroom requirements
- Automotive, fitness, and specialty trade businesses (fitness clubs are permitted use)

## LEASE TERMS SUMMARY

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|                                |   |
|--------------------------------|---|
| <b>Lease Type</b>              | NNN — Base Rent + NNN/OPEX                  |
| <b>Base Rent</b>               | \$17.00 per SF per year                     |
| <b>NNN / OPEX</b>              | \$5.80 per SF per year                      |
| <b>Total All-In Rate</b>       | \$22.80 per SF per year                     |
| <b>Lease Term</b>              | Negotiable (3–5 year terms preferred)       |
| <b>Escalations</b>             | Annual increases — to be negotiated         |
| <b>Security Deposit</b>        | To be negotiated                            |
| <b>Tenant Responsibilities</b> | Electric, telecommunications, trash removal |
| <b>Availability</b>            | Immediate                                   |
| <b>Listing Type</b>            | Direct from Owner                           |

## CONTACT INFORMATION

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For tours, additional information, or to submit a Letter of Intent, please contact:

**LEASING INQUIRIES**  
**Fernando Terry, Broker**  
Terry Realty Team  
**(786) 325-8335 | [fernando@terryrealtyteam.com](mailto:fernando@terryrealtyteam.com)**  
Tours available by appointment | Immediate occupancy

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### DISCLAIMER

*This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy or lease. All information contained herein is from sources deemed reliable but is not guaranteed. Prospective tenants should conduct their own independent investigation of the property and verify all information. Square footages are approximate. The owner and its agents reserve the right to withdraw the property from the market, change the asking price or lease terms, or reject any offer at any time without prior notice. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.*