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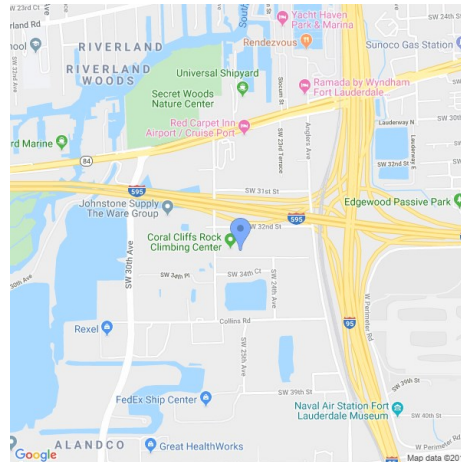


# Merrill Industrial Center

3400-3406 SW 26TH TERRACE, DANIA BEACH, FLORIDA 33312



COMMERCIAL • INDUSTRIAL • FOR LEASE



LEASE RATE **\$8.50-\$9.00/SQFT NNN**  
ZONING **IROM-AA, CITY OF DANIA BEACH**  
CLASS **B**  
YEAR BUILT **1991**  
STORIES **1**

GROSS BLDG **145,769 SQFT**  
CONTIG SPACE **32,568 SQFT**  
LAND AREA **3.03 ACRES**  
AVAIL PARKING **2/1000SQFT**  
SUB-MARKET **SOUTHEAST BROWARD INDUSTRIAL**

- Unit C-1 is 24,426 +/- SF with approximately 8,000 +/- SF office, 100% HVAC, 2 dock doors, 2 ramped doors, heavy power, Rental Rate is \$9.00 per square foot NNN
- \$3.65 per square foot estimated 2019 Operating Expenses
- Easy access to I-95, I-595 and Florida Turnpike with close proximity to Fort Lauderdale/Hollywood International Airport and Port Everglades

Merrill Industrial Center is located in Dania Beach just south of State Road 84, just west of I-95. The property consists of 3 multi-tenant warehouse buildings with dock loading wells and ramped loading doors. The units have a store front entrance with rear loading. Ceiling height is 20-21'. Merrill Industrial is located within minutes of the Fort Lauderdale International Airport, Port Everglades, I-595, Florida Turnpike, I-95. Being centrally located close to I-95, it is an ideal location for businesses serving Miami-Dade, Broward, and Palm Beach Counties.

Conveniently located a short distance from the Fort Lauderdale/Hollywood International Airport and Port Everglades.

## 6 Spaces

TYPE: **OFFICE BUILDING**  
SUITE/UNIT: Bay A-3

AVAILABLE: 4,071 SqFt

LEASE RATE: \$8.50 NNN

TYPE: **FLEX SPACE**  
SUITE/UNIT: C-1 through 5  
MAX CONTIGUOUS: 24,426 SqFt

AVAILABLE: 24,426 SqFt  
DATE AVAIL: 6/1/2019

LEASE RATE: \$9.00 NNN  
MIN DIVISIBLE: 24,426 SqFt

TYPE: **FLEX SPACE**

AVAILABLE: 8,142 SqFt

LEASE RATE: \$9.00 NNN

SUITE/UNIT: C-6

DATE AVAIL: 8/1/2019

MIN DIVISIBLE: 8,142<sub>SqFt</sub>

MAX CONTIGUOUS: 32,568<sub>SqFt</sub>



TYPE: **FLEXSPACE**

AVAILABLE: 12,213<sub>SqFt</sub>

LEASE RATE: \$8.50<sub>NNN</sub>

SUITE/UNIT: B-6 - 8

DATE AVAIL: 8/1/2019

MIN DIVISIBLE: 12,213<sub>SqFt</sub>

MAX CONTIGUOUS: 12,213<sub>SqFt</sub>



TYPE:

AVAILABLE: 4,071<sub>SqFt</sub>

LEASE RATE: \$8.50<sub>NNN</sub>

**WAREHOUSE/DISTRIBUTION**

SUITE/UNIT: C-11

DATE AVAIL: 8/1/2019



TYPE:

AVAILABLE: 6,962<sub>SqFt</sub>

LEASE RATE: \$8.50<sub>NNN</sub>

**WAREHOUSE/DISTRIBUTION**

SUITE/UNIT: A-8