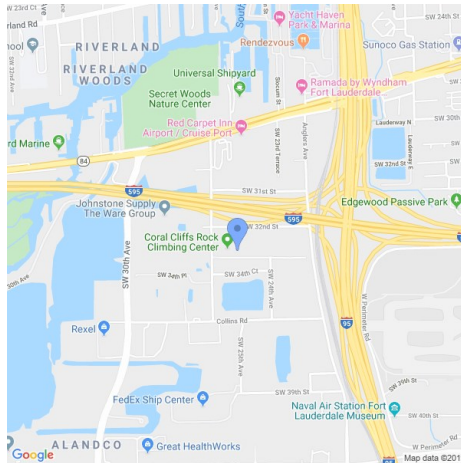


Merrill Industrial Center

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...



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