



ESTIMATED DELIVERY | Q3-2026

3410 SW 26th Ter. Dania Beach, FL 33312

Southeast Broward County's Newest Warehouse for Lease



**For More Information
Please Contact:**

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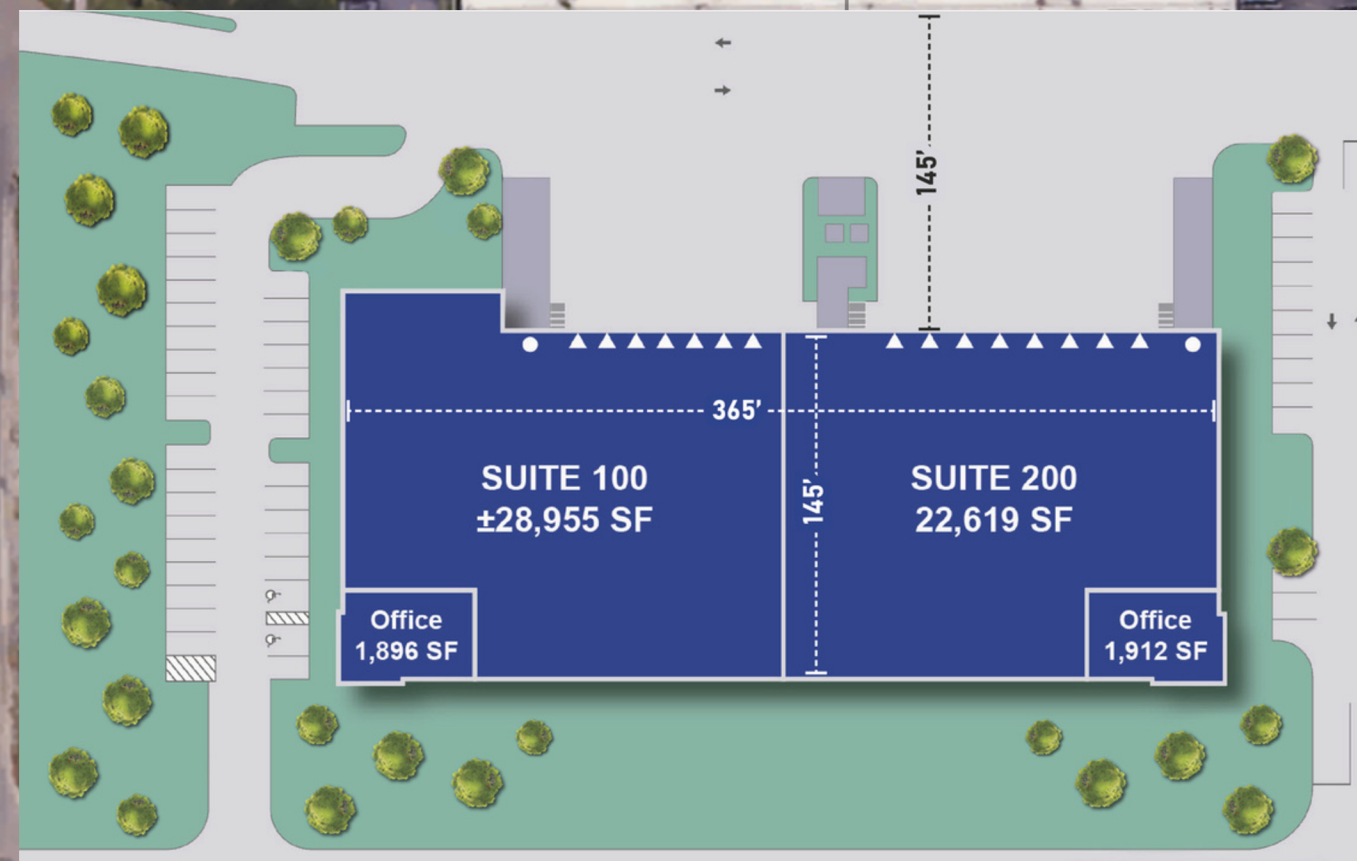
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UNITS STARTING AT ± 22,619 SF UP TO ± 51,574 SF



● Oversized Drive-In
▲ Dock High Door

BUILDING SPECIFICATIONS

Total Square Footage	± 51,574 SF
Office Square Footage	± 1,896 SF - ± 3,808 SF
Building Dimensions	136' (D) X 365' (W)
Clear Height	32'

Dock Doors	15
Oversized Drive-Ins	2
Column Spacing	54' X 40'
Zoning	IROM-AA

Loading Type	Rear-Load
Truck Court (Shared)	145'
Parking	1.86/1,000 SF
Power Specs	3-phase, 480V, 2,000 Amps

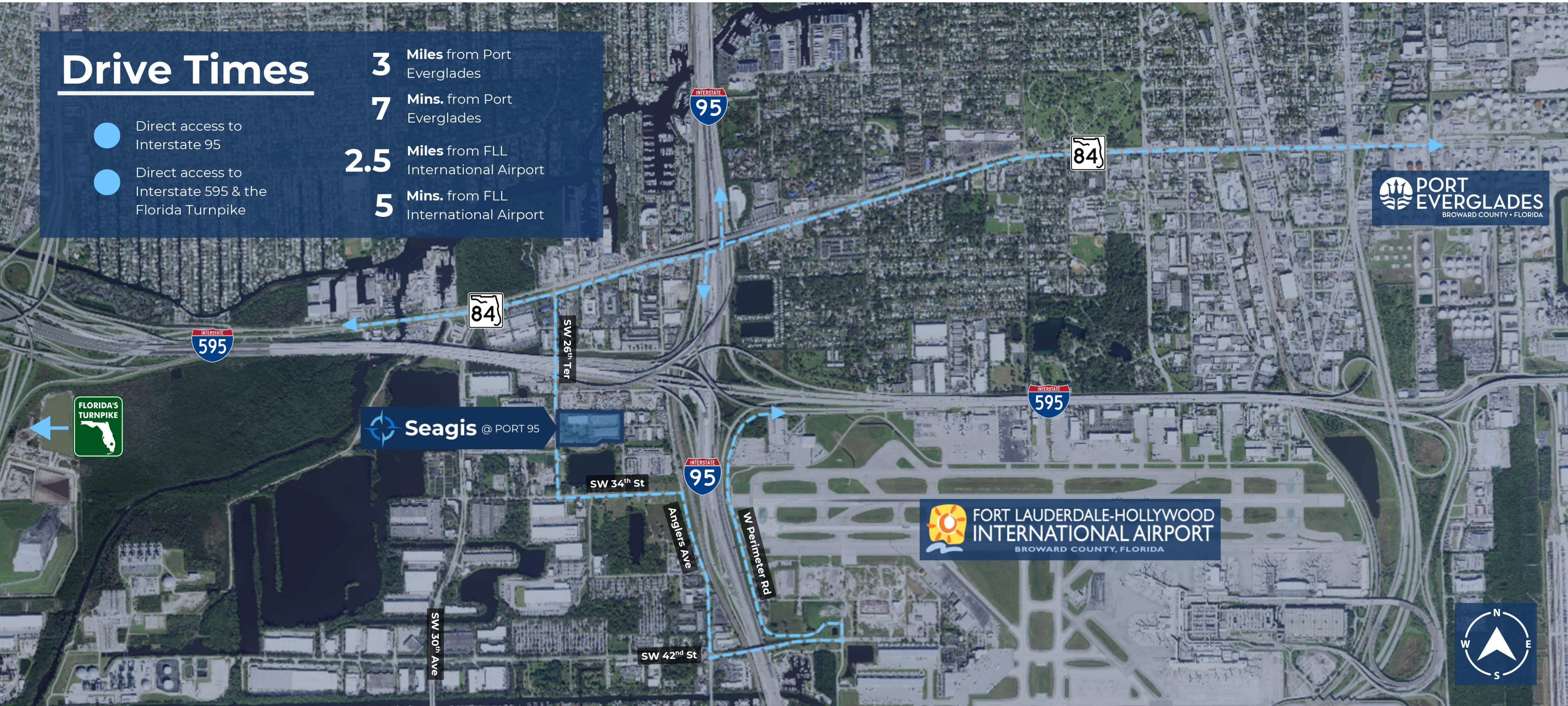
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Drive Times

- Direct access to Interstate 95
- Direct access to Interstate 595 & the Florida Turnpike

3 Miles from Port Everglades
7 Mins. from Port Everglades
2.5 Miles from FLL International Airport
5 Mins. from FLL International Airport



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Seagis Property Group



Company Overview



Owns & Operates
12 Million SF



Over 20 years
of Operating



Over 200 Buildings
Owned/Managed



Over 600 Tenants



Over 60 Person Team

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