

# BRIDGE POINT PORT EVERGLADES

2200 NE 7th Ave | Dania Beach, FL

**JLL** BRIDGE



## NEW CLASS A DEVELOPMENT SOUTHEAST BROWARD SUBMARKET

### HIGHLIGHTS

- State-of-the-art, high image distribution warehouse with frontage & visibility
- Immediate access to I-595 & US 1, 2.5 miles to I-95
- 1.3 miles to Port Everglades & 2.2 miles to Fort Lauderdale International Airport
- Modern, Class-A rear load industrial space with dock-high construction

### AVAILABLE SPACE

**171,983 SF**

### LAND SIZE

**22.4 Acres**

### DELIVERY DATE

**Q2 2024**

### SKY GRODEN

Executive Managing Director  
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### JEREMY CAIN

Vice President  
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954-899-2480



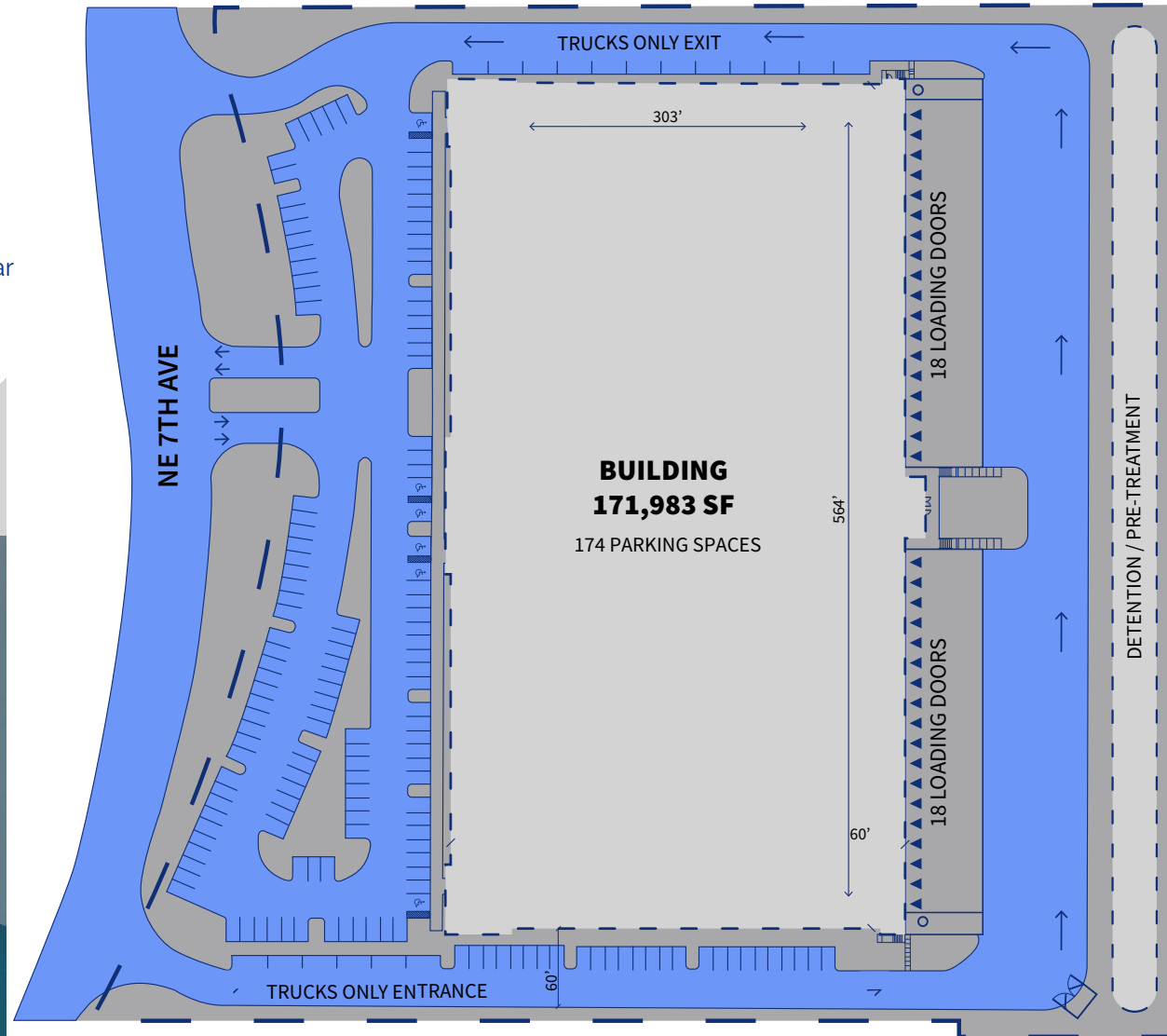
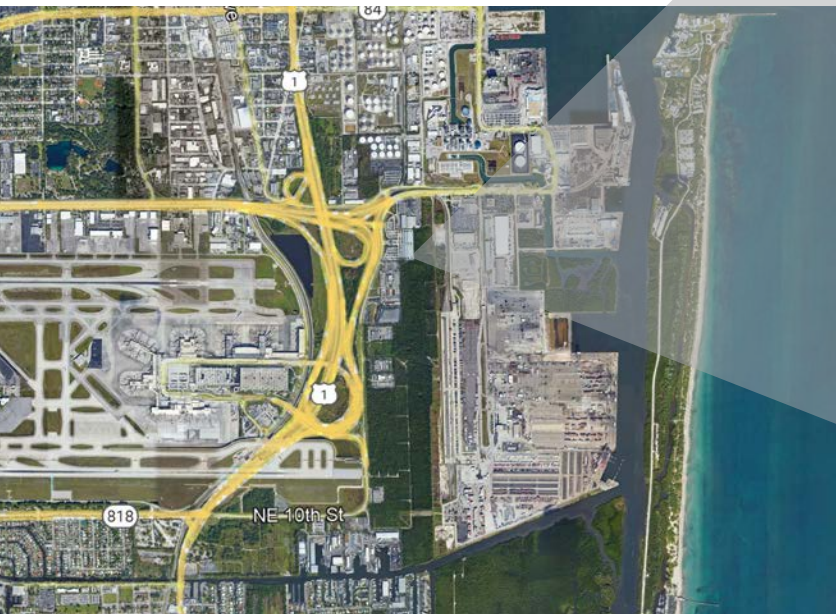
# BUILDING 1



## BUILDING CHARACTERISTICS

**171,983 SF**

Clear Height: 32'  
Exterior Docks: 36  
Drive-in Doors: 2  
Car Parking: 174 spaces  
Truck Court: 120'  
Spec Office: To Suit  
Load Configuration: Rear  
Sprinklers: ESFR



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# PROXIMITY MAP

**BRIDGE**

TO INTERSTATE 595

**0.3 miles**  
**2 minutes**

TO FLL

**2.2 miles**  
**4 minutes**

TO PORT EVERGLADES

**1.3 miles**  
**5 minutes**

TO INTERSTATE 95

**3.1 miles**  
**7 minutes**

## DEMOGRAPHIC HIGHLIGHTS

- 2021 Population: 1,898,911
- 2026 Population: 1,980,809
- Median Age: 41.6
- Median Household Income: \$60,691



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TO FLL

**2 miles**

TO MIA

**28 miles**

TO PBI

**48 miles**

TO MCO

**210 miles**

TO TPA

**265 miles**

TO PORT EVERGLADES

**2 miles**

TO PORT MIAMI

**28 miles**

TO PORT OF PALM BEACH

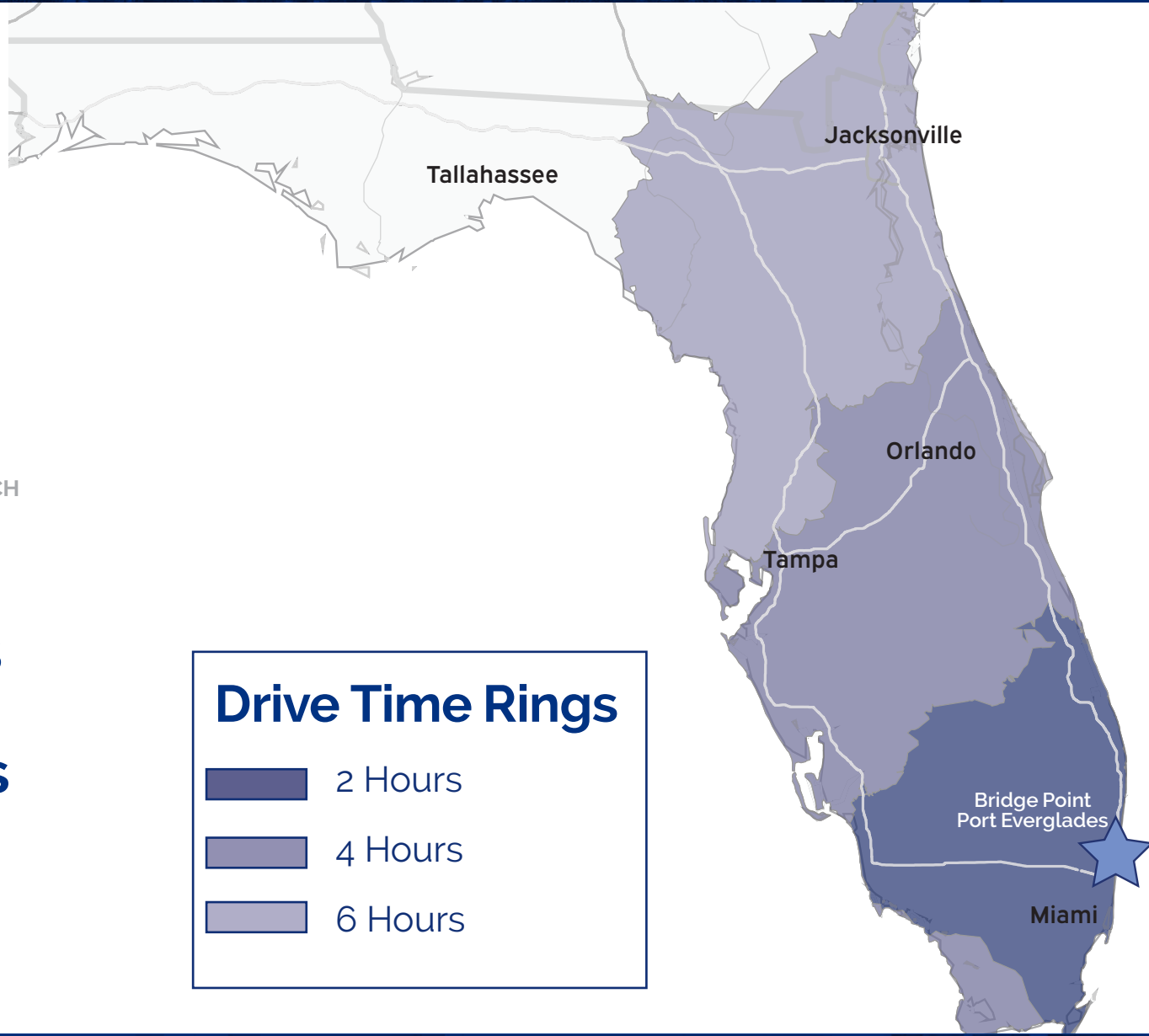
**56 miles**

TO PORT MANATEE

**231 miles**

TO PORT TAMPA

**264 miles**





# RENDERINGS

 **BRIDGE**



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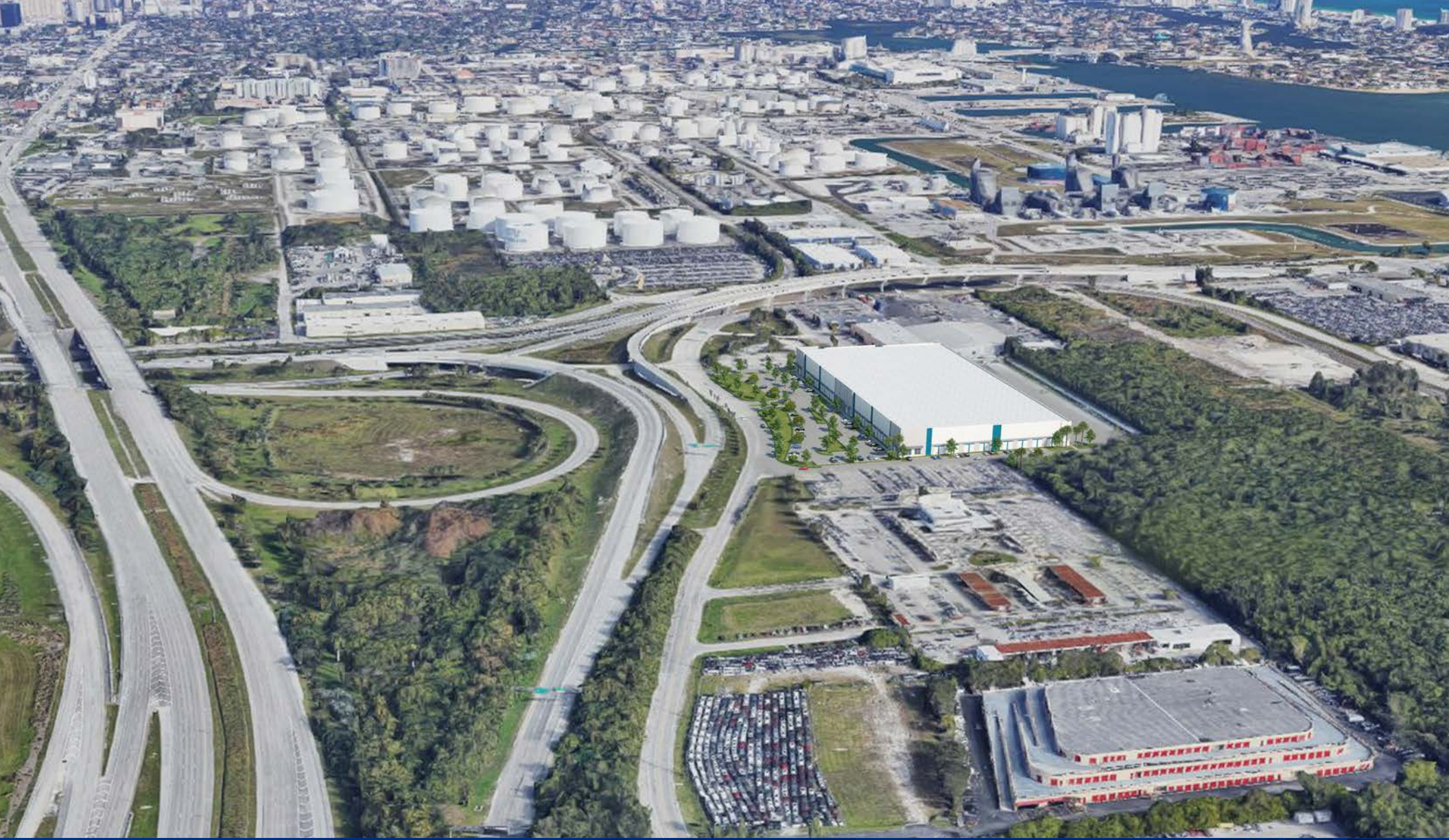
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# RENDERINGS

**JLL** BRIDGE



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## 67 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



### HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

### MIAMI OFFICE

201 S. Biscayne Blvd., Suite 1950, Miami, FL 33131

### AWARDS

Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Industrial Project of the Year, South Florida Business Journal	2020, 2018
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Project of the Year, NAIOP South Florida	2017
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, IREJ	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014