

BRIDGE POINT PORT EVERGLADES

2200 NE 7th Ave | Dania Beach, FL

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
sky.groden@am.jll.com
954-817-0188

JEREMY CAIN

Vice President
jeremy.cain@am.jll.com
954-899-2480



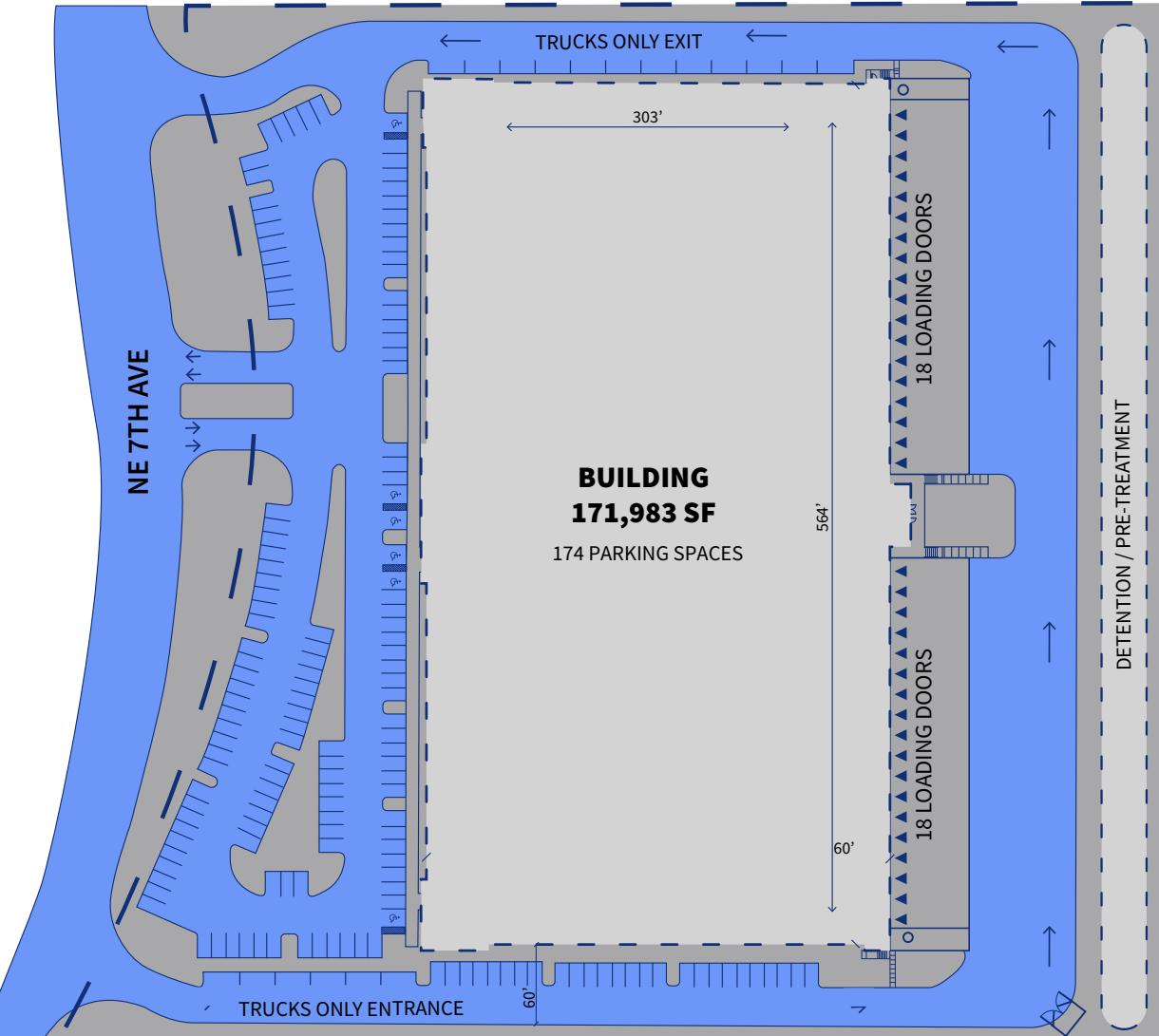
BUILDING 1

BRIDGE

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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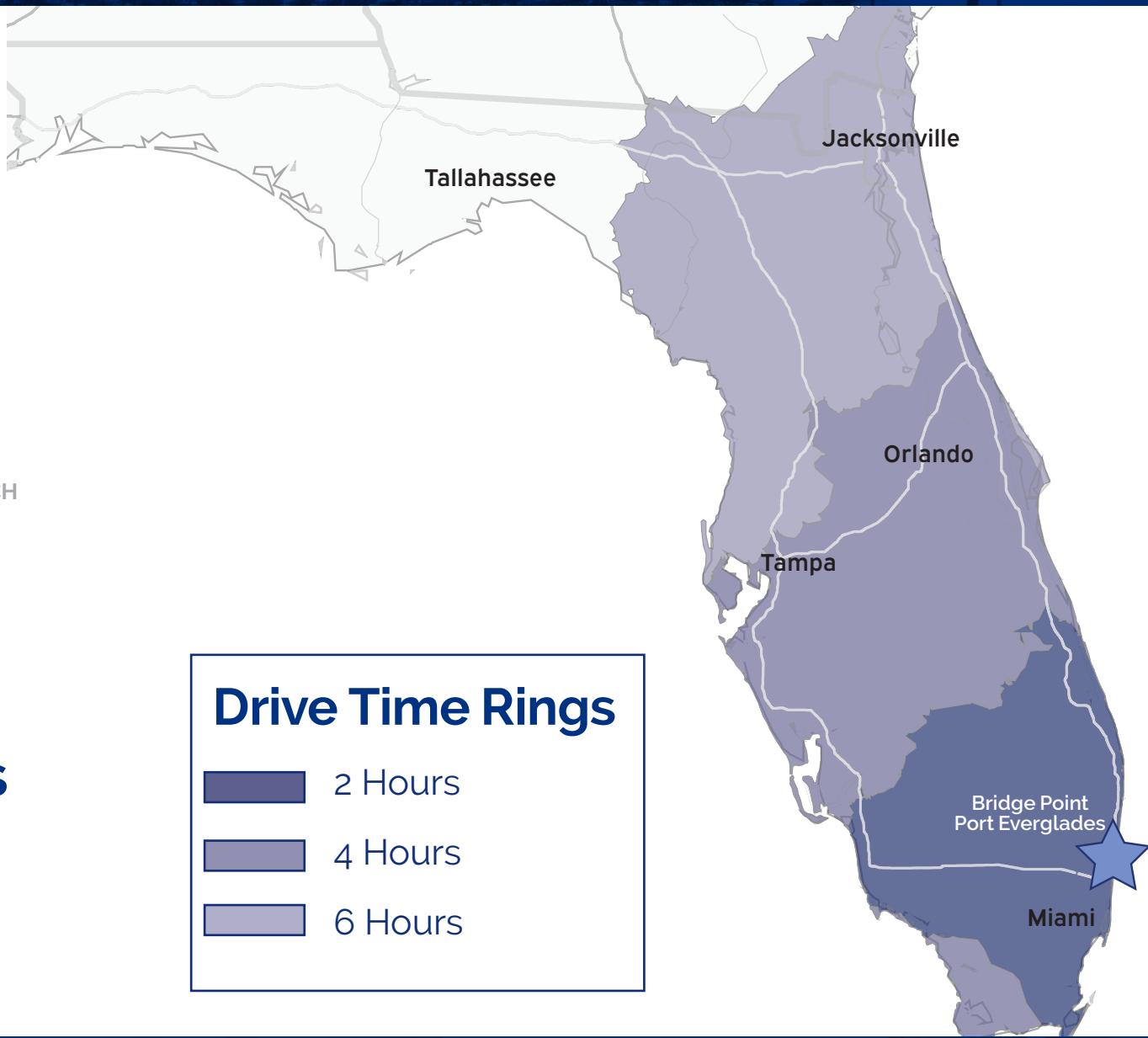
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TRANSPORTATION

BRIDGE

TO FLL	TO PORT EVERGLADES
2 miles	2 miles
TO MIA	TO PORT MIAMI
28 miles	28 miles
TO PBI	TO PORT OF PALM BEACH
48 miles	56 miles
TO MCO	TO PORT MANATEE
210 miles	231 miles
TO TPA	TO PORT TAMPA
265 miles	264 miles



RENDERS

BRIDGE



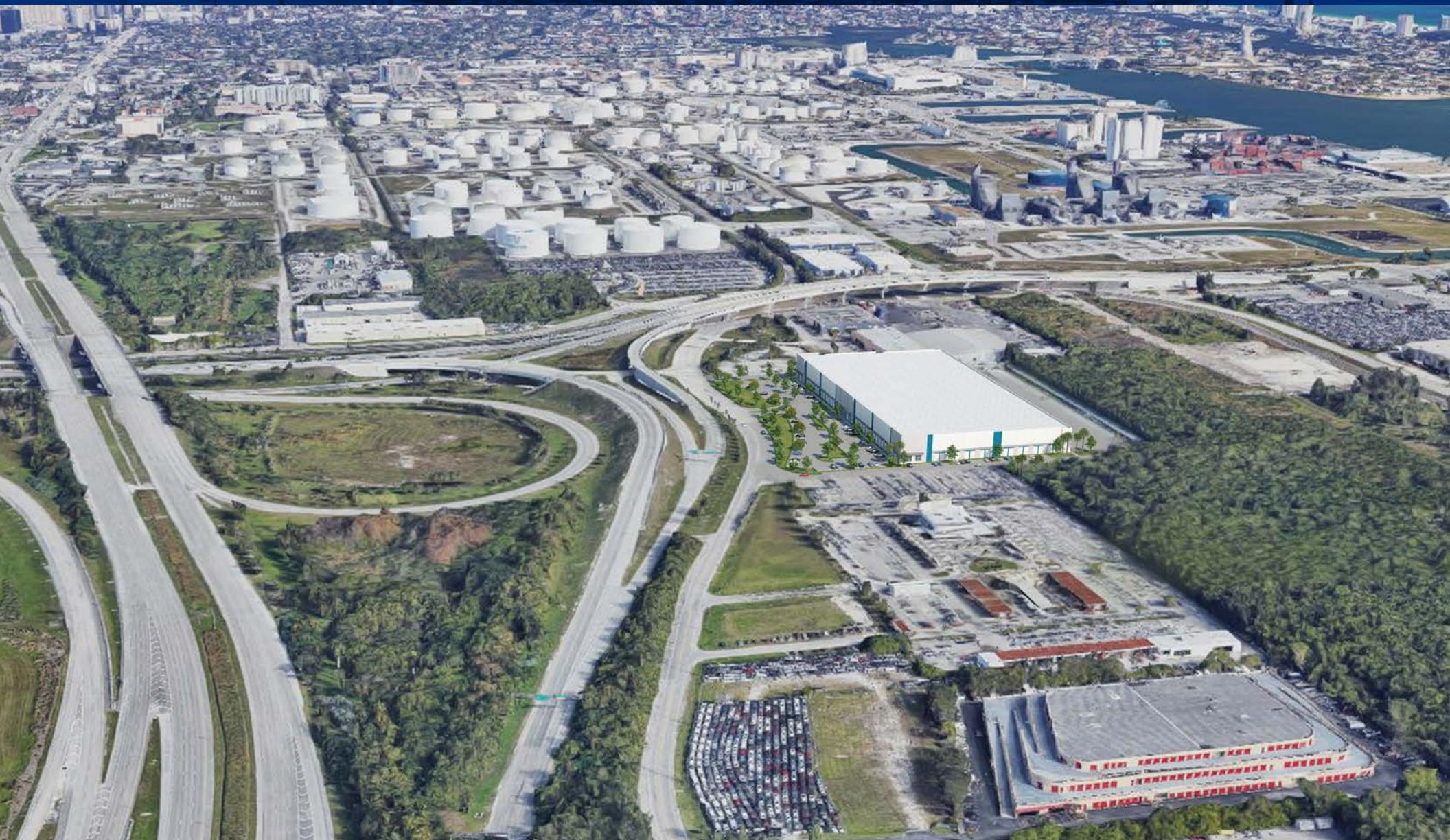
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RENDERS

 **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