

CITY SITE PLAN APPROVED INDUSTRIAL WAREHOUSE PROJECT



Total Site Area:
24,834 S.F. / .57 ACRES

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

Nestled within the bustling commercial landscape of Dania Beach, FL, this shovel-ready 0.57-acre industrial development presents a rare opportunity for an end user or developer to secure a strategic logistics hub near Fort Lauderdale International Airport and I-95. The City of Dania Beach has already approved a 9300 SF boutique-style Industrial Warehouse featuring:

- 32+ foot ceiling height (56' max)
- Two (2) large loading doors
- Ample office space
- Efficient layout for logistics and operations

This project offers a turnkey development solution, saving buyers significant time and costs associated with planning, permitting, and approvals.

Investment Highlights

- Shovel-Ready Development – All plans and approvals in place for a quick construction start
- Strategic Industrial Location – Under 3 minutes from Ft. Lauderdale Airport & I-95
- Growth Market – Positioned in one of South Florida's fastest-growing industrial corridors
- Optimal Warehouse Design – Featuring high ceilings, loading access, and modern office spaces

City of Dania Beach Fully Approved Plans Include:

- Architectural, Civil, Electrical, Fire Alarm, Geotech, Landscape, Mechanical, NOA's, Plumbing, Structural, and Boundary/Topographic Surveys

LOCATION MAP

LOCATION & ACCESS

3 min to Fort Lauderdale International Airport
Immediate access to I-95, I-595, and Port Everglades
Strategically located for national and regional distribution.

The IROM-AA Dania Beach Zoning Marine District Overlay allows for a diverse range of industrial, research, office, and marine-related uses, making it an ideal zoning designation for businesses in marine services, logistics, and industrial development.



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EXTERIOR IMAGES



INTERSTATE 595

INTERSTATE 95

Fort Lauderdale
International Airport

SW 26TH TERRACE

SW 26TH TERRACE

Total Site Area:
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SW 36 STREET

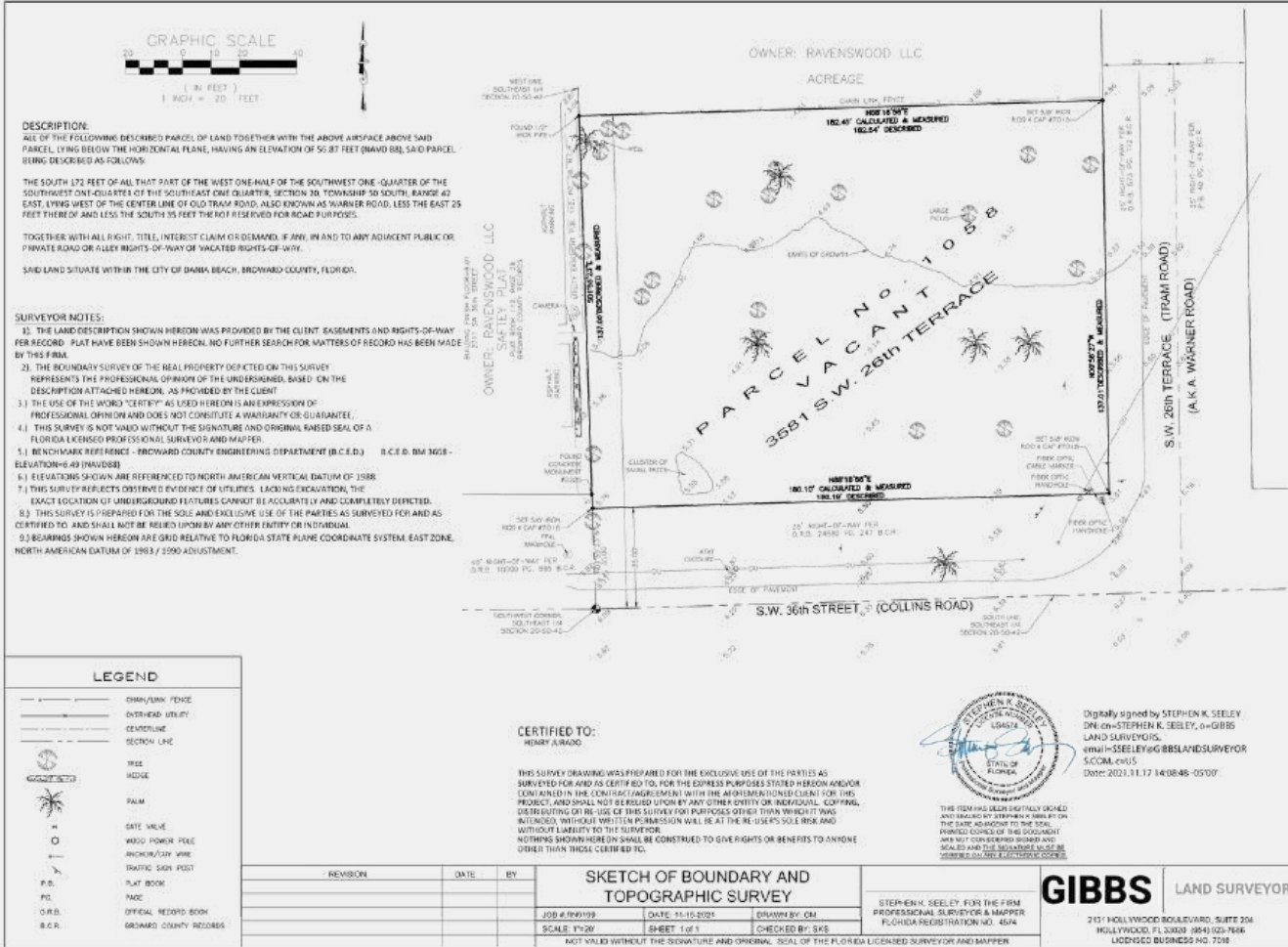
SW 36 STREET





**Total Site Area:
24,834 S.F. / .57 ACRES**

TOPOGRAPHY SURVEY



PROJECT ADDRESS	FOLIO NUMBER	LEGAL DESCRIPTION
3581 SW 26th TERRACE DANIA BEACH FLORIDA 33312	5042 20 00 0560	20-50-42 S 1/2 OF 1/4 OF SW 1/4 OF SW 1/4 OF SE 1/4 W OF OLD TRAM RELESS S 35 FOR RD
SITE INFORMATION		
CURRENT USE OF PROPERTY	NONE - VACANT	
PROPOSED USE OF PROPERTY	MACHINE SHOP	
ADJACENT PROPERTY CURRENT USE AND ZONING DESIGNATION	NORTH SIDE - IROM-AA - LANDSCAPE BUSINESS, BRIGHTVIEW EAST SIDE - IROM-AA - LANDSCAPE BUSINESS, BRIGHTVIEW WEST SIDE - IROM-AA - VACANT SOUTH SIDE - IROM-AA - DANIA BEACH PORT 95	
SUBJECT PROPERTY CURRENT ZONING DESIGNATION	IROM-AA	
SUBJECT PROPERTY PROPOSED ZONING DESIGNATION	IROM-AA	
TOTAL SITE AREA	24,834 S.F. = 57 ACRES	
TOTAL BUILDING COVERAGE	8,179 S.F. = (8,179 SF / 24,834SF) = 33.3%	
TOTAL U.V.A. PROPOSED	8,604 S.F. = (8,604 SF / 24,834SF) = 34.6%	
TOTAL SIDEWALKS	407 S.F.	
TOTAL IMPERVIOUS PROPOSED	18,190 S.F. = (18,190 SF / 24,834SF) = 73.2%	
TOTAL PERVIOUS PROPOSED	6,644 S.F. = (6,644 SF / 24,834SF) = 26.8%	
PARKING DATA		
STALLS REQUIRED	MACHINE SHOP 3,992 SF @ 1 PER 500SF = 8 STALLS ACCESSORY OFFICE 1,070 SF @ 1 PER 300SF = 4 STALLS ACCESSORY STORAGE 4,110 SF @ 1 PER 2000SF = 2 STALLS TOTAL REQUIRED STALLS = 13 STALLS	
STALLS PROVIDED	13 STALLS - 12 STANDARD, 1 ACCESSIBLE REQUESTING 2 STALL REDUCTION FOR DUMPSTER ENCLOSURE WITHIN PARKING AREA PER SEC 290-70 (F)	
BIKE RACK	2 BIKE PARKING REQUIRED, 2 PROVIDED	
LOADING ZONE	1 LOADING ZONE REQUIRED, 1 PROVIDED (12' x 25')	
SETBACK INFORMATION		
NORTH - REAR YARD	GREATER OF 20' OR 1/2X BUILDING HEIGHT 20' REQUIRED - 34'3" 34' PROVIDED	
SOUTH - FRONT YARD	GREATER OF 30' OR 1/2X BUILDING HEIGHT 30' REQUIRED - 30' 14" PROVIDED	
EAST - CORNER YARD	GREATER OF 30' OR 1/2X BUILDING HEIGHT 30' REQUIRED - 30' 14" PROVIDED	
WEST - SIDE YARD	GREATER OF 20' OR 1/2X BUILDING HEIGHT 20' REQUIRED - 20' 11" PROVIDED	
FEMA INFORMATION		
FLOOD ZONE / BFE / DFE	AH-1 / 5.0 NAVD / 6.0 NAVD	
PROPOSED FINISH FLOOR	6.0 NAVD	
HEIGHT INFORMATION		
MAX. HEIGHT ALLOWED - ZONING CODE / FAA	60' (ZONING CODE) 58.87 NAVD (FAA)	
PROPOSED HEIGHT	28' 8" MAX T.O. STRUCTURE (ZONING) 34.87 NAVD T.O. STRUCTURE (FAA)	



SITE PLAN RESOLUTION NUMBER 22-190
WAS APPROVED AT PUBLIC HEARING ON
01/01/2023

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ISSUE FOR:

1. DRC 1ST SUBMITTAL 06/02/2022
2. DRC STAFF MEETING 06/29/2022
3. DRC 2ND SUBMITTAL 10/05/2022
4. PUBLIC HEARING 11/08/2022
5. PROGRESS 12/12/2022
6. PROGRESS 1/26/2023
7. PERMIT 02/01/2023

CLIENT:

HYDRASOURCE CORPORATION
3581 SW 26th TERRACE
DANIA BEACH, FL 33312

PROJECT: 2204

NEW WAREHOUSE
3581 SW 26th TERRACE
DANIA BEACH, FL 33312

PROJECT NO.: 2204
DRAWN BY: GCV/JB
CHECKED BY: XSV/JB
DATE: 02.11.2022

SHEET NAME:
SURVEY & SITE DATA

SHEET NUMBER:
SP-1

Digitally signed by
Maria X San Vicente
Date: 2023.02.01
17:20:29 -05'00'

AERIAL SITE PLAN



VICINITY MAP



3581 SW 26 TERRACE,
DANIA BEACH, FL 33312

LOCATION
NTS

ADJACENCY INFORMATION

ADJACENT #1
DYNAMIX INTERNATIONAL GROUP
IROM-AA
ONE STORY

ADJACENT #2
BRIGHTVIEW LANDSCAPE
IROM-AA
ONE STORY

ADJACENT #3
VACANT
IROM-AA

NOTE:
THIS MAP IS CREATED USING A SCALED
AERIAL IMAGE. THE DIMENSIONS SHOWN
ARE APPROXIMATE.

SITE AERIAL IMAGE
NTS



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DRAWN BY: GC / JB
CHECKED BY: XSV / JB
DATE: 02.11.2022

SHEET NAME:

**SITE AERIAL
IMAGE**

SHEET NUMBER:

SP-4



Digitally signed by
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Date: 2023.02.01
16:49:58 -05'00'

PHOTO: GETTY IMAGES

1ST FLOOR LIFE SITE PLAN



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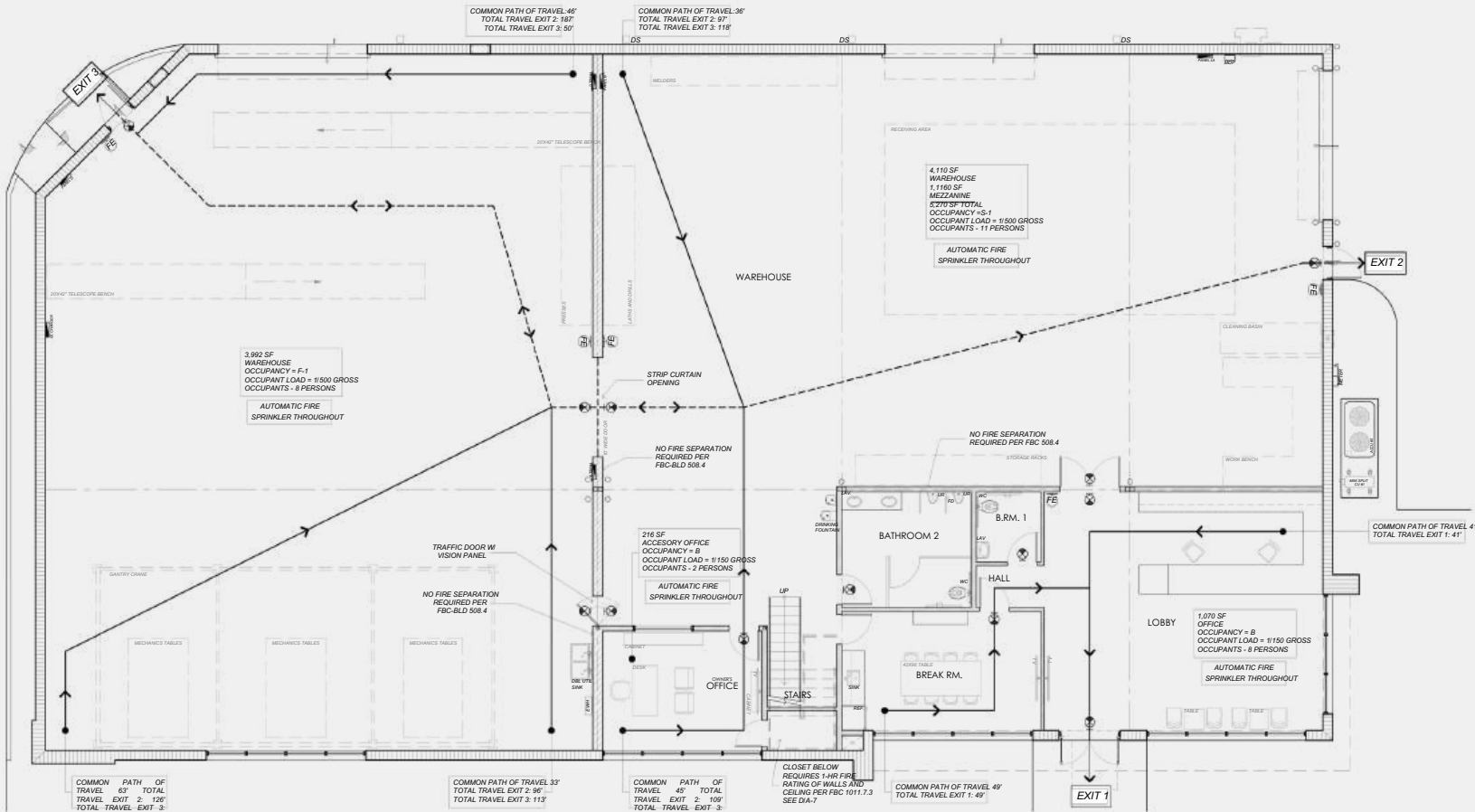
SHEET NAME:

1ST FLOOR LIFE SAFETY PLAN

SHEET NUMBER:

LS-1

Digitally signed by Maria X San Vicente
 Date: 2023.02.01 17:23:02 -05'00'



WAREHOUSE CODE INFORMATION TABLES					
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
MAXIMUM COMMON PATH OF TRAVEL FBC 1008.2.1	100'	63'	MINIMUM NUMBER OF PLUMBING FIXTURES BASED ON OCCUPANCY LOAD AND USE FBC-PLUMBING 403.1		
MAXIMUM TRAVEL DISTANCE FBC 1017.2	200'	187'	WATER CLOSET 1 PER 100	1	1
MAXIMUM DEAD END TRAVEL FBC 1020.4	50'	NA	LAVATORY 1 PER 100	1	1
MINIMUM EXITS FBC 1006.2.1	2	2	DRINKING FOUNTAIN 1 PER 400	1	1
EGRESS WIDTH 1005.3.2	4.2'	34"	SERVICE SINK 1 PER 100	1	1

BUSINESS CODE INFORMATION TABLES					
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
MAXIMUM COMMON PATH OF TRAVEL FBC 1008.2.1	100'	49'	MINIMUM NUMBER OF PLUMBING FIXTURES BASED ON OCCUPANCY LOAD AND USE FBC-PLUMBING 403.1		
MAXIMUM TRAVEL DISTANCE FBC 1017.2	300'	49'	WATER CLOSET 1 PER 25 FOR THE FIRST 50'	1	1
MAXIMUM DEAD END TRAVEL FBC 1020.4	50'	NA	LAVATORY 1 PER 40 FOR THE FIRST 80'	1	1
MINIMUM EXITS FBC 1006.2.1	1	1	DRINKING FOUNTAIN 1 PER 100	1	1
EGRESS WIDTH 1005.3.2	1.6'	34"	SERVICE SINK 1 PER 100	1	1

SYMBOL LEGEND

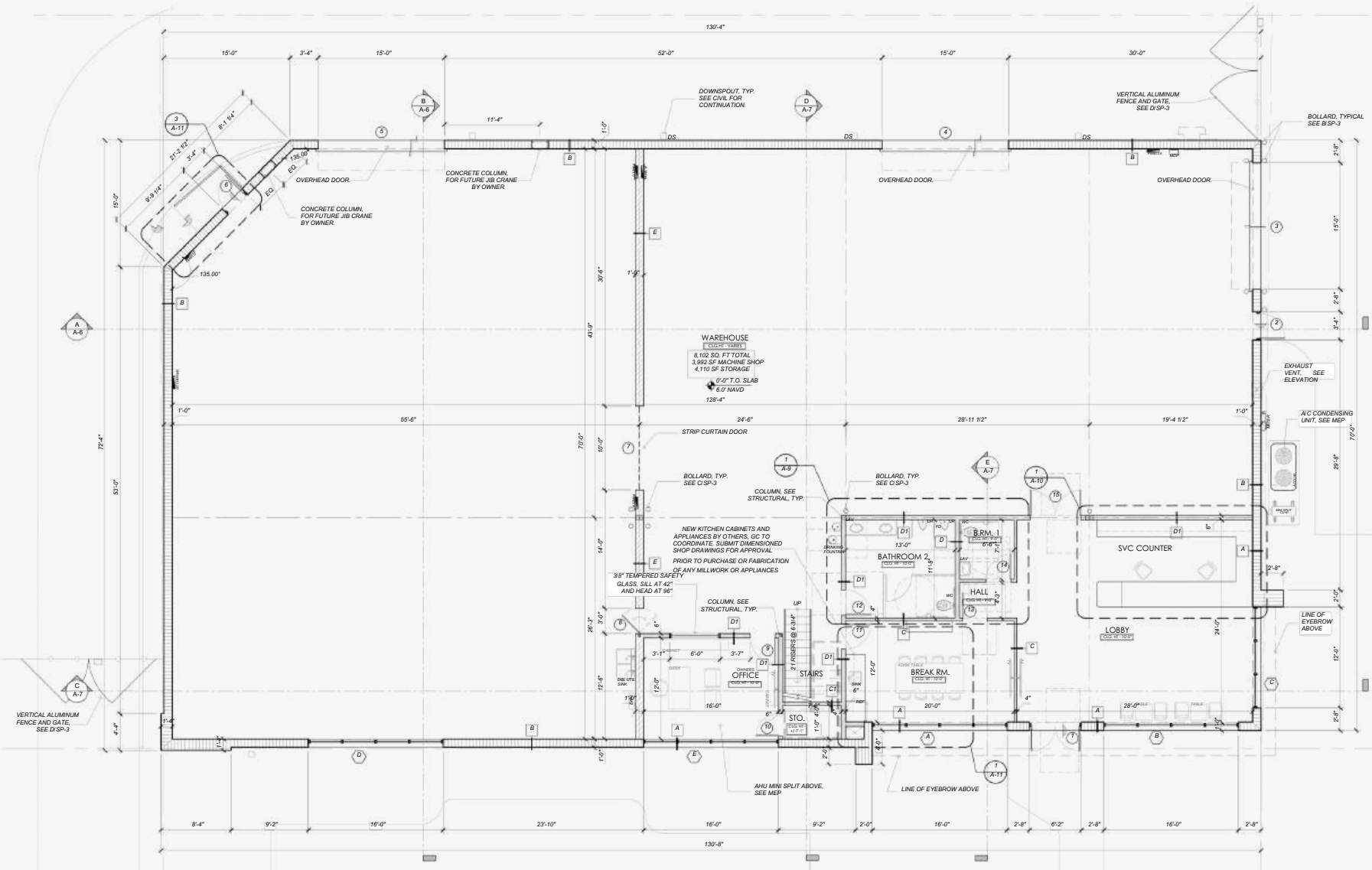
TAG	DESCRIPTION
	EXIT SIGN WITH BATTERY BACKUP.
	EXIT SIGN WITH BATTERY BACKUP AND DIRECTIONAL ARROWS.
	15LB ABC FIRE EXTINGUISHER, HANG WITH APPROVED HANGER, HANDLE OF DEVICE AT 4'-0" AFF.

NOTES:
 1. SEE MEP DRAWINGS FOR THE LOCATION OF EMERGENCY LIGHTING.

NOTES:
 1. ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH FLORIDA ACCESSIBILITY CODE CHAPTER 4. RUNNING SLOPE SHALL NOT BE STEEPER 1:20
 2. ACCESSIBLE RAMPS SHALL BE IN COMPLIANCE WITH FLORIDA ACCESSIBILITY CODE CHAPTER 4. RUNNING SLOPE SHALL NOT BE STEEPER 1:12 WITH A CROSS SLOPE NO STEEPER THAN 1:48.

1ST FLOOR LIFE SAFETY PLAN
 SCALE: 3/16" = 1'-0"

FLOOR PLAN



WALL LEGEND		
TAG	SYMBOL	DESCRIPTION
A	[Symbol]	12" REINFORCED MASONRY WALL WITH FURRING, R-4.1 INSULATION AND 9/8 GYP. BD.
B	[Symbol]	12" REINFORCED MASONRY WALL, PAINT INTERIOR SIDE
C	[Symbol]	3-5/8" STUD PARTITION WALL, 9/8 GYP. BD. BOTH SIDES
CT	[Symbol]	3-5/8" STUD PARTITION WALL, 9/8 GYP. BD. BOTH SIDES, R-13 BATT INSULATION
D	[Symbol]	6" STUD WALL PARTITION, 9/8 GYP. BD. BOTH SIDES
DT	[Symbol]	6" STUD WALL PARTITION, 9/8 GYP. BD. BOTH SIDES, R-13 BATT INSULATION
E	[Symbol]	12" STUD WALL PARTITION, 9/8 GYP. BD. BOTH SIDES, R-13 BATT INSULATION

FLOOR PLAN
SCALE: 3/16" = 1'-0"



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DATE: 02.11.2022

SHEET NAME:
FLOOR PLAN

SHEET NUMBER:
A-1

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Date:
2023.02.01 17:22:42 -05'00'



MARKET OVERVIEW

Fort Lauderdale is a prime location that combines the allure of beautiful sandy shores with an upscale, dynamic atmosphere. As the city continues to grow and attract both tourists and young professionals, the demand for residential properties in this area is rising. Investing in multifamily units near La Olas Beach offers a unique opportunity to tap into the flourishing rental market driven by the area's lifestyle appeal, proximity to the beach, and vibrant dining and entertainment scene. With its strong potential for high occupancy rates and future development, Las Olas Beach is an excellent spot for investors seeking long-term returns and a stable income stream.



190,000+

PEOPLE WITHIN 3 MILES



60,000+

EMPLOYEES WITHIN 3 MILES



\$80,000+

AVERAGE HOUSEHOLD INCOME



DEVELOPMENTS IN THE AREA



Spirit Headquarter

Seven-story, 200-unit residential building with 297 parking spaces will house Spirit Airlines crew and employees.



Embassy Suites

Seven-story, 200-unit residential building with 297 parking spaces will house Spirit Airlines crew and employees.



Seagis @ Port 95 Building D

Seagis is set to build a fourth building on its 15-acre industrial park after acquiring and upgrading 142,000 square feet of space since June 2021.



800 Old Griffin Road

Located on the Dania Cut Off Canal, is currently under construction. This project will house marine offices and boat storage.



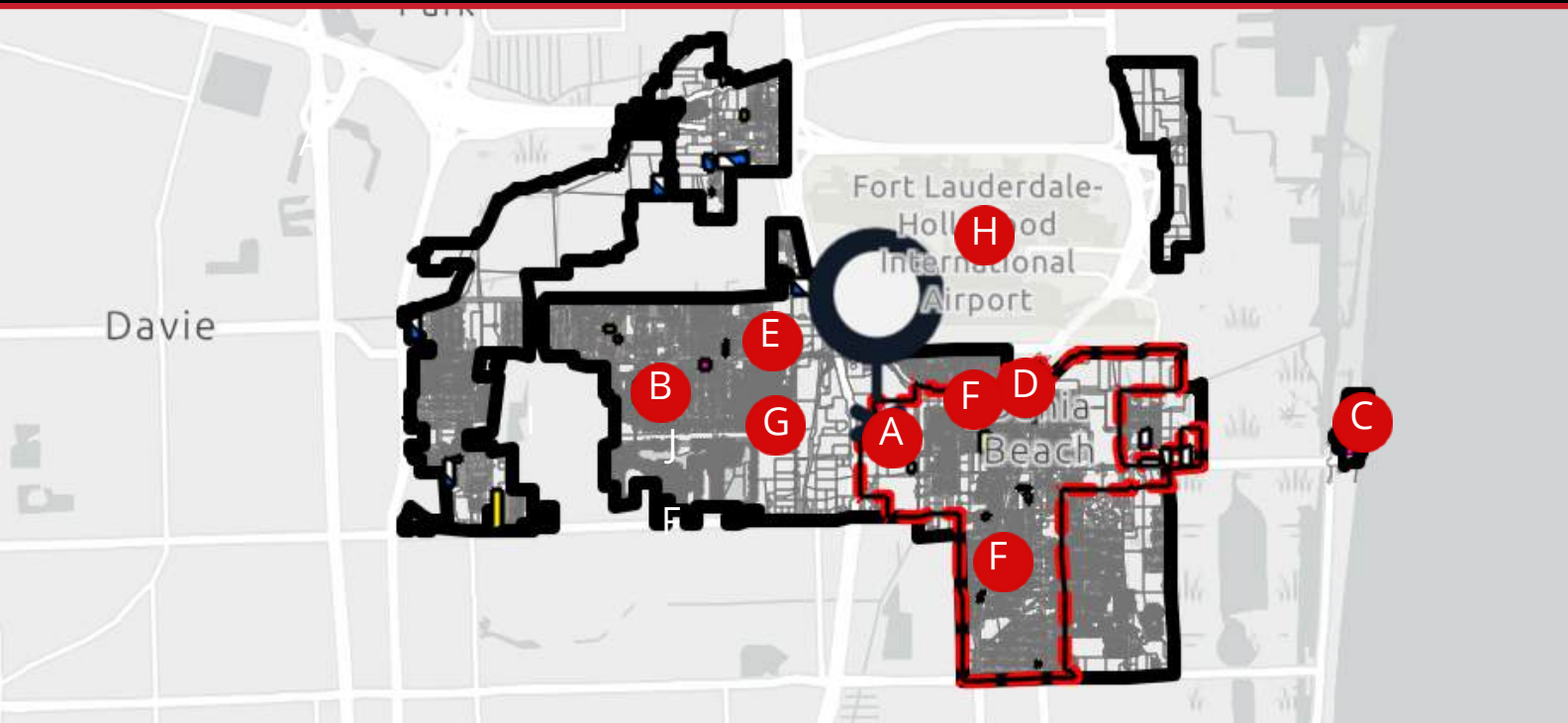
Elmore

U.S. Crane and Rigging has submitted plans to construct a 144,541 square foot warehouse and vehicle storage facility. This project sites on a 7.2 acre site.



Showroom Warehouse

7,500 SF new construction. The project will house showroom and warehouse space. 20% of the construction will be reserved for office space.



- A. Spirit Residential
- B. Seagis
- C. Lucky Fish Beach Bar
- D. Elmore
- E. Embassy Suites
- F. 800 Old Griffin Road
- G. Showroom Warehouse
- H. Fort Lauderdale Airport

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