

Vacant Flex/Industrial Warehouse

1800 N Dixie Hwy, Hollywood, FL 33020

Price: \$3,800,000



Property Highlights:

- 12,013 SF air-conditioned flex/industrial facility
- 14,176 SF enclosed and secured lot
- Delivered vacant for immediate occupancy
- DH-3 (High Intensity Mixed-Use) zoning
- Excellent owner-user or investment opportunity
- Potential redevelopment with generous height and
- density allowances



Alex Sajovits
Team@leahandalexs.com
754-484-0005

Douglas Elliman
444 East Palmetto park Road ,
Boca Raton FL ,33432

Property Features:



- Air-conditioned warehouse space
- **Approximately 600 amps of electrical service** with the potential to expand
- Attractive candidate for data center, technology, AI, or high-power users
- 3-phase power
- Recently replaced roof
- Security system
- Retail frontage with true warehouse functionality
- Ideal Uses:
 - Small Data Center / Server Facility
 - AI & Technology Operations
 - Distribution / Logistics
 - Warehouse & Manufacturing
 - Showroom / Retail
 - Office / Medical
 - Restaurant / Service Uses
 - Mixed-Use Redevelopment
 - Residential Above Commercial (subject to approvals)
- This 12013 SF flex industrial warehouse property presents a unique opportu



Interior Space:

Building Configuration:

Building 1: 5,300+ SF warehouse

24' clear ceilings

Two grade-level garage doors

Open warehouse layout

Mezzanine (not included in square footage)



Building 2: 5,900+ SF two-story office/flex building

Directly connected to the warehouse

Interior staircase to second floor

Building 3: 813+ SF standalone building

**Can remain independent or be connected
to the main buildings**



12,013 SF air-conditioned flex/industrial facility
14,176 SF enclosed and secured lot

Delivered vacant for immediate occupancy
DH-3 (High Intensity Mixed-Use) zoning
Excellent owner-user or investment opportunity



Potential redevelopment with generous height and density allowances
(subject to city approvals)

FLOOR PLANS:

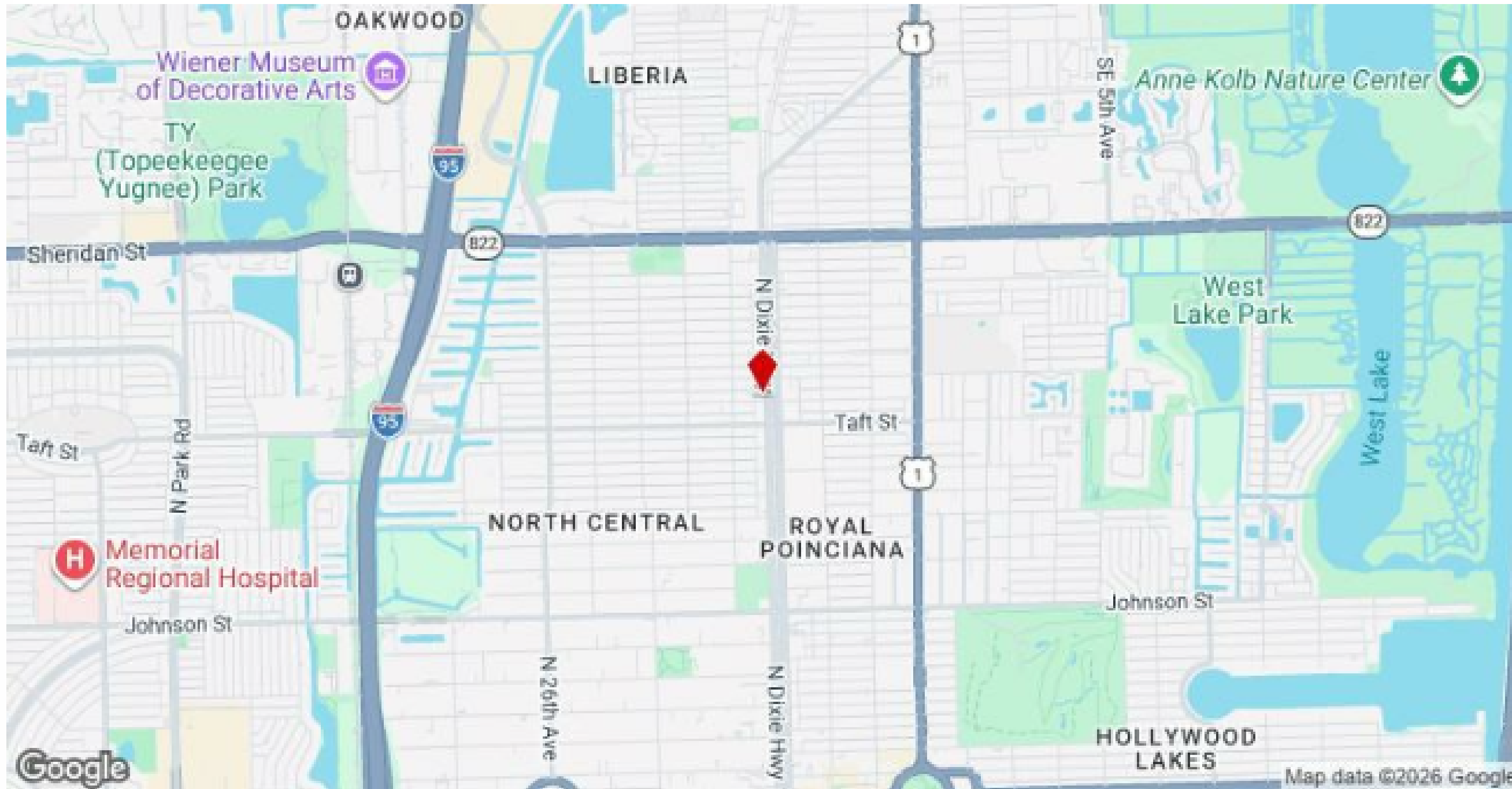


Vacant Flex/Industrial Warehouse

1800 N Dixie Hwy, Hollywood, FL 33020

Location

Price: \$3,800,000



Alex Sajovits
Team@leahandalexs.com
754-484-0005

Douglas Elliman
444 East Palmetto park Road ,
Boca Raton FL ,33432