

AVAILABLE FOR SUBLEASE

Property Overview

3277 SE 14th Ave, Dania Beach, FL 33004

Strategically positioned in the heart of South Florida's premier industrial corridor, this ±38,760 SF facility offers exceptional logistics capabilities with rail access close by, Port Everglades adjacency, and immediate connectivity to I-95 and I-595. The property features 4,690 SF of finished office/showroom space, a fully fenced yard, additional half-acre paved outside storage, and dedicated truck parking — all with 24/7 secured access.

KEY PROPERTY FACTS

- ±38,760 SF Total (Divisible)
- 4,690 SF Office/Showroom
- Near Rail Access
- Port Everglades Adjacent
- 24/7 Secured Access
- Fully Fenced Yard
- Half-Acre Paved Outside Storage
- Dedicated Truck Parking

DRIVE TIME & CONNECTIVITY

3 min

Port Everglades

6 min

FLL Airport

25 min

MIA Airport

2 min

I-95

FLOOR PLAN & SURVEY

Detailed floor plans and boundary survey available upon request.

Divisible configurations from ±14,000 SF to full ±38,760 SF.

Clear heights, column spacing, and dock specifications included.



STRATEGIC LOCATION | Dania Beach Industrial Corridor



EXTERIOR ELEVATION



FENCED YARD



OFFICE / SHOWROOM

Danias Beach Port



Surrounding Area & Business Environment

3277 SE 14TH AVE, DANIA BEACH, FL

CONNECTED LOCATION, STRONG BUSINESS ECOSYSTEM

Positioned in the heart of Dania Beach's established industrial corridor, 3277 SE 14th Ave offers immediate access to a robust network of logistics, distribution, manufacturing, and trade-oriented businesses. The property's strategic location lies within exceptional connectivity to Florida's major transportation arteries, the Port Everglades trade gateway, and one of the nation's most dynamic labor markets.



STRATEGIC LOCATION

Minutes to I-95, I-355, SR-B8, and US-1, providing seamless access throughout South Florida and beyond.



DYNAMIC EMPLOYMENT BASE

Surrounded by established employment hubs with a diverse and skilled workforce across logistics, aviation, hospitality, retail, and professional services.



Proximity to Port Everglades, FL Airport, and Fort Lauderdale makes this location ideal for companies seeking efficiency, access, and growth.



EMPLOYMENT NODES NEARBY

	FORT EVERGLADES	23,000+ JOBS
	FORT LAUDERDALE AIRPORT	40,000+ JOBS
	DANIA BEACH / HOLLYWOOD	55,000+ JOBS
	FORT LAUDERDALE CBD	60,000+ JOBS

193,000+
JOBS WITHIN 10 MILES

1.1M+
RESIDENTS WITHIN 15 MILES

IN GOOD COMPANY



CONNECTIVITY ADVANTAGE

	I-95 2 MIN 1.2 MILES		FORT LAUDERDALE AIRPORT (FLL) 12 MIN 4.2 MILES
	US-1 5 MIN 1.9 MILES		PORT EVERGLADES 9 MIN 3.6 MILES
	SR-B8 / FORT LAUDERDALE 4 MIN 1.5 MILES		FORT LAUDERDALE EXECUTIVE AIRPORT (FTE) 8 MIN 3.6 MILES
	SR-94 4 MIN 1.2 MILES		DANIA BEACH / HOLLYWOOD 5 MIN 1.5 MILES



AMERICAN NETWORK
COMMERCIAL INC.

AVAILABLE FOR SUBLEASE

Prime Industrial Opportunity

3277 SE 14th Ave
Dania Beach, FL 33004

Positioned in the heart of South Florida's industrial corridor, this well-located facility offers exceptional distribution capabilities and immediate access to major transportation routes and the Port.



EXPERIENCE
RELATIONSHIPS.
RESULTS.



+38,760 SF



4,690 SF
SHOWROOM



NEAR
BYRAIL
ACCESS



PORT EVERGLADES
ADJACENT



24/7
ACCESS



FENCED
YARD



ADDITIONAL
HALF-ACRE
PAVED OUTSIDE
STORAGE



TRUCK
PARKING



AMERICAN
NETWORK
COMMERCIAL INC.

LICENSED REAL ESTATE BROKER

EDWARD RENZULLI

Voice President
edwardrenzulli@gmail.com
954.605-7274

GARY TANKSOOS

Voice President
gtanksoos@gmail.com
954.274-7774

TOM CAPORASO

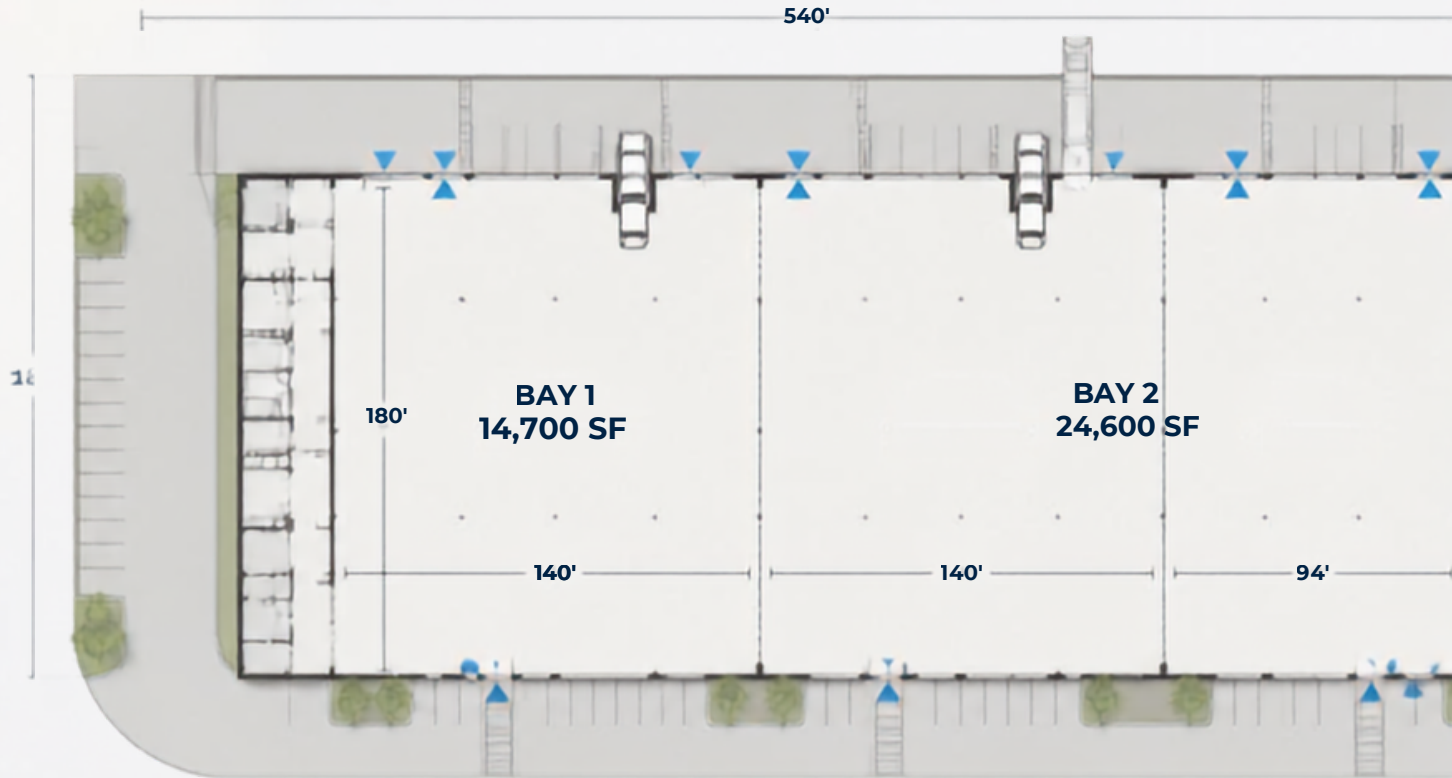
Voice President
ttom@choonusa.com
954.646-8661



954 776-9900
anncommercial.com

Industrial Sublease

BUILDING VISIBILITY & SITE PLAN



STRATEGIC LOCATION. LOGISTICS ADVANTAGE.



PORT EVERGLADES
3.3 Miles | 5 Minutes
Direct access to one of
Florida's busiest seaports.



**FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT (FLL)**
3.1 Miles | 9 Minutes
Seamless air cargo connectivity
for time-sensitive logistics.



TOTAL AVAILABLE
38,760 SF

DIVISIBLE TO:
14,700 SF / 38,760 SF



**DRIVE-IN
DOORS**
1 Ramp



**DOCK-HIGH
DOORS**
5 Total



**CLEAR
HEIGHT**
18'



**COLUMN
SPACING**
40° x 40°



**SPRINKLER
SYSTEM**
ESFR



PARKING
Ample On-Site
Parking



AMERICAN
NETWORK
COMMERCIAL INC.

REGIONAL LOCATION OVERVIEW

Strategically Positioned. Connected to Everything That Moves South Florida.

3277 SE 14th Ave is located in the heart of Dania Beach—one of South Florida's most strategic logistics and distribution hubs. This central location offers immediate access to the region's major transportation corridors, seaports, airports, and a deep labor pool—enabling businesses to move faster, serve wider, and operate more efficiently.



PORT EVERGLADES ADIACENCY

Minutes to Port Everglades—one of the top container ports in the U.S.



HOLLYWOOD BOWARD AIRPORT

-2 miles to FLL for cargo, charter, and executive air travel.



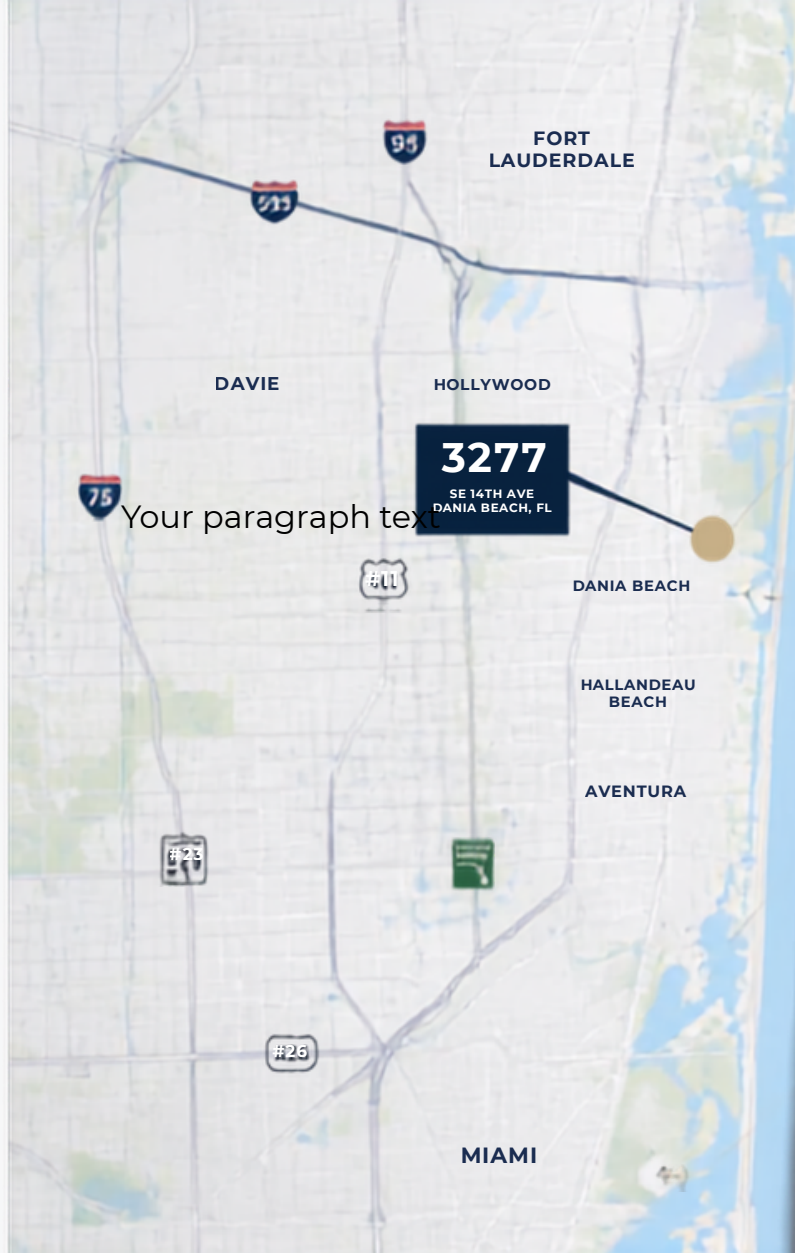
SEAPORT ACCESS

Direct access to global trade lanes and cruise operations.



MIAMI INTERNATIONAL AIRPORT

-23 miles to MIA—one of the top international cargo gateways in the U.S.



FACILITIES | Efficient Port Intermodal Access

Port Everglades offers a near-dock, 43-acre Intermodal Container Transfer Facility operated by Florida East Coast Railway. Located adjacent to the container terminals, the facility enables fast ship-to-rail transfers with dedicated processing and storage tracks, RTG cranes, automated gate lanes, and trailer parking. Direct connections to regional interstate and highway systems support efficient container movement by rail and truck throughout South Florida and beyond.

CENTRAL CONNECTIVITY

Unmatched access to I-PR, I-595, FI, Turnpike, and US-1 for efficient regional distribution.

STRONG LABOR POOL

Access to a diverse and experienced workforce across Broward and Miami-Dade Counties.

LOGISTICS ADVANTAGE

Positioned in the core of South Florida's logistics corridor—reducing transit times and costs.

BUSINESS GROWTH

Surrounded by a thriving ecosystem of logistics, manufacturing, and trade-oriented businesses.

EXPERIENCE.
RELATIONSHIPS.
RESULTS.



PORT EVERGLADES

-2 MILES
One of the top container ports in the U.S.



HOLLYWOOD BOWARD AIRPORT

-5 MILES
South Florida's premier business and cargo airport.



SEAPORT

-2 MILES
Direct access to global trade lanes and cruise operations.

MIAMI INTERNATIONAL AIRPORT

-23 MILES
One of the top international cargo gateways in the U.S.

AMERICAN NETWORK COMMERCIAL INC.

LICENSED REAL ESTATE BROKER

CONTACT US

Call to inquire about pricing

EDWARD RENZULLI

President

edwardrenzulli@gmail.com

GARY TANKOOS

Senior Vice President

gtankoos@gmail.com

TOM CAPORASO

Vice President

tomcapanc@gmail.com

954 776-9900

EXPERIENCE. RELATIONSHIPS. RESULTS.

AVAILABLE FOR SUBLEASE



SE 14th Ave / Eller Drive corridor — the primary arterial truck route directly into Port Everglades this eliminates drayage cost and transit time between the ship and their dock

PEDD permits maritime and marine industry, warehousing and distribution, industrial fabrication, and port infrastructure

- | | |
|---|---|
|  ±38,760 SF
Divisible |  4,690 SF
Office/Showroom |
|  24/7 Access |  Port Everglades
Adjacent |
|  Fenced Yard |  Near Rail Access |

**PRIME INDUSTRIAL OPPORTUNITY — AVAILABLE
IMMEDIATELY**

**Additional half-acre paved, outside storage, Truck parking
Strategically positioned adjacent to Port Everglades with
unmatched logistics connectivity. Inquire today to
schedule a tour.**

**AMERICAN NETWORK COMMERCIAL INC
Call for pricing information 954 776-9900**



Edward Renzulli
President 954 605-7274

Gary Tankoos
Sr. Vice President 954 274-7774

Tom Comporaso Vice president
954 646-8661

