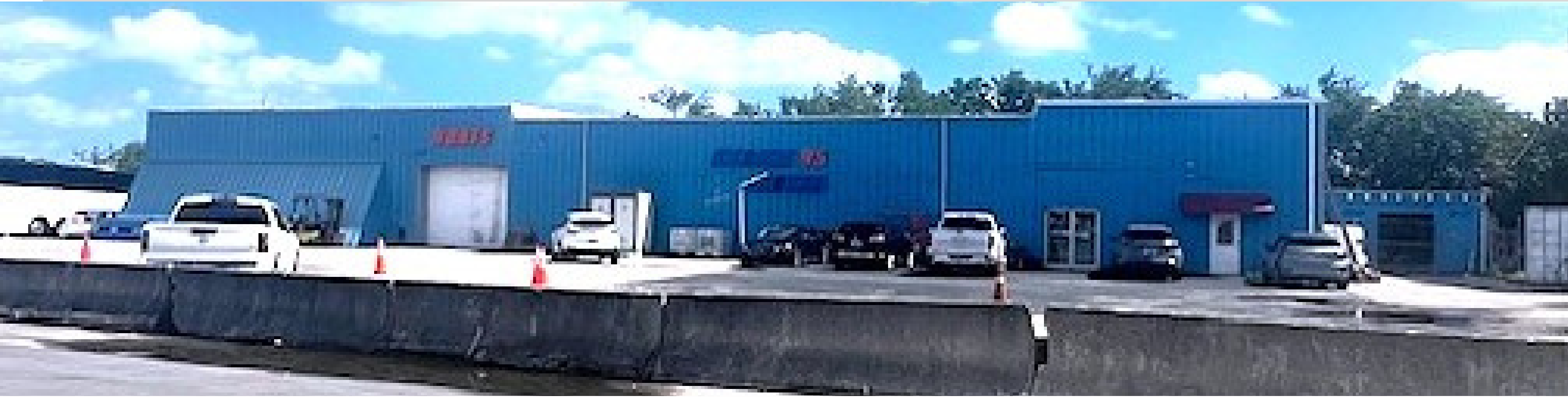


# For Lease - Prime ±3 Acre Industrial Property Featuring ±7,500 SF Warehouse, Concrete Shed & Shared Boat Ramp Access



**Flexible Leasing  
Options  
Available**

**Two Industrial  
Parcels**



**Lease Together  
or Individually**

**2051 Griffin Rd Dania Beach FL 33312 (DANIA BEACH MARINA)**

# OPPORTUNITY

**This is a rare opportunity to lease large, contiguous industrial acreage with waterfront access in a highly accessible and flexible zoning district.**

**Perfect for users seeking marine, transportation, storage, or heavy industrial operations with on-site structures, power, and infrastructure already in place.**

- **Address: 2051 Griffin Rd Dania Beach FL 33312 (DANIA BEACH MARINA)**
- **Total Size: Up to ±3.0 Acres (Two ±1.5 Acre Contiguous Parcels)**
- **Building Size: ±7,500 SF (Warehouse Building)**
- **Zoning: Industrial / Liberal (Ideal for a Variety of Heavy and Marine Uses)**
- **Lease Type: NNN**
- **Availability: Immediate**
- **±1.5 Acre Lot with Warehouse: \$30,000 / Month NNN**
- **±1.5 Acre Yard with Concrete Shed: \$30,000 / Month NNN**
- **Both Parcels Combined (±3.0 Acres Total): \$60,000 / Month NNN**

# PROPERTY DESCRIPTION

**This unique industrial offering includes two contiguous  $\pm 1.5$  acre parcels, which can be leased separately or together for a combined  $\pm 3$ -acre prime site.**

**The property features a  $\pm 7,500$  SF warehouse with oversized grade-level doors and built-out office space, as well as a fully improved outside storage yard with a tall concrete shed.**

**Both parcels benefit from utilities on site, move-in ready infrastructure, and shared access to a private boat ramp, making the site ideal for marine-related, transportation, and heavy equipment operations.**

# SITE FEATURES

## Warehouse Parcel (±1.5 Acres)

- ±7,500 SF high-clearance warehouse
- Two (2) large grade-level overhead doors
- Built-out office component
- Ample yard area for truck access and parking
- Ideal for service, storage, or distribution uses
- Utilities and heavy power available

## Yard Parcel (±1.5 Acres)

- Fully fenced and stabilized outdoor storage yard
- Tall concrete shed / workshop structure
- Excellent for equipment, vehicles, containers, or construction materials
- Utilities in place
- Direct access to shared boat ramp

# HIGHLIGHTS

- Up to ±3 Acres of Contiguous Industrial Land
- Shared Boat Ramp Access – ideal for marine operations
- Liberal Zoning allows a wide range of industrial uses
- Move-In Ready – utilities, structures, and access in place
- Heavy Power and wide truck access
- Excellent Accessibility to major highways and arterial roads
- Flexible Leasing Options: lease one parcel or the entire site
- Ideal for: Marine operations, towing and transportation, heavy equipment storage, dumpsters, laydown yard, or general industrial use

## LEASE SUMMARY

Option	Lot Size	Building	Monthly Rent (NNN)	Notes
Lot A	±1.5 Acres	±7,500 SF Warehouse	\$30,000	Includes office and tall doors
Lot B	±1.5 Acres	Concrete Shed	\$30,000	Fenced yard, utilities, boat ramp
Both (Combined)	±3.0 Acres	±7,500 SF + Concrete Shed	\$60,000	Prime dual-parcel industrial site









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PLEASE CONTACT THE TEAM GURU @ EXP REALTY ADVISOR FOR MORE DETAILS.

# MEET THE GURU...



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**TEAM GURU**

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