



ESTIMATED DELIVERY

**Q2-2026**



# Seagis @ Port 95 | Building D

3410 SW 26th Terrace Dania Beach, FL 33312

**For More Information  
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# The BIG Opportunity

**Seagis @ Port 95 | Building D** delivers a rare opportunity to occupy new, freestanding Class A industrial space in Southeast Broward County. Strategically positioned minutes from Fort Lauderdale-Hollywood International Airport, Port Everglades, I-95, I-595 and Florida's Turnpike, the project provides unparalleled connectivity for regional distribution, air cargo, logistics, e-commerce, and international trade users.



## Project Summary

- ±51,574 SF Rare Class A industrial opportunity in one of Broward County's most supply-constrained logistics submarkets.
- Immediate access to I-95, I-595 and Florida's Turnpike.
- Minutes from Port Everglades and Fort Lauderdale-Hollywood International Airport.
- 32' clear heights, 145' truck courts, rear-load configuration, and modern warehouse specifications.
- Institutionally owned and managed by Seagis Property Group, one of the nation's leading industrial operators.



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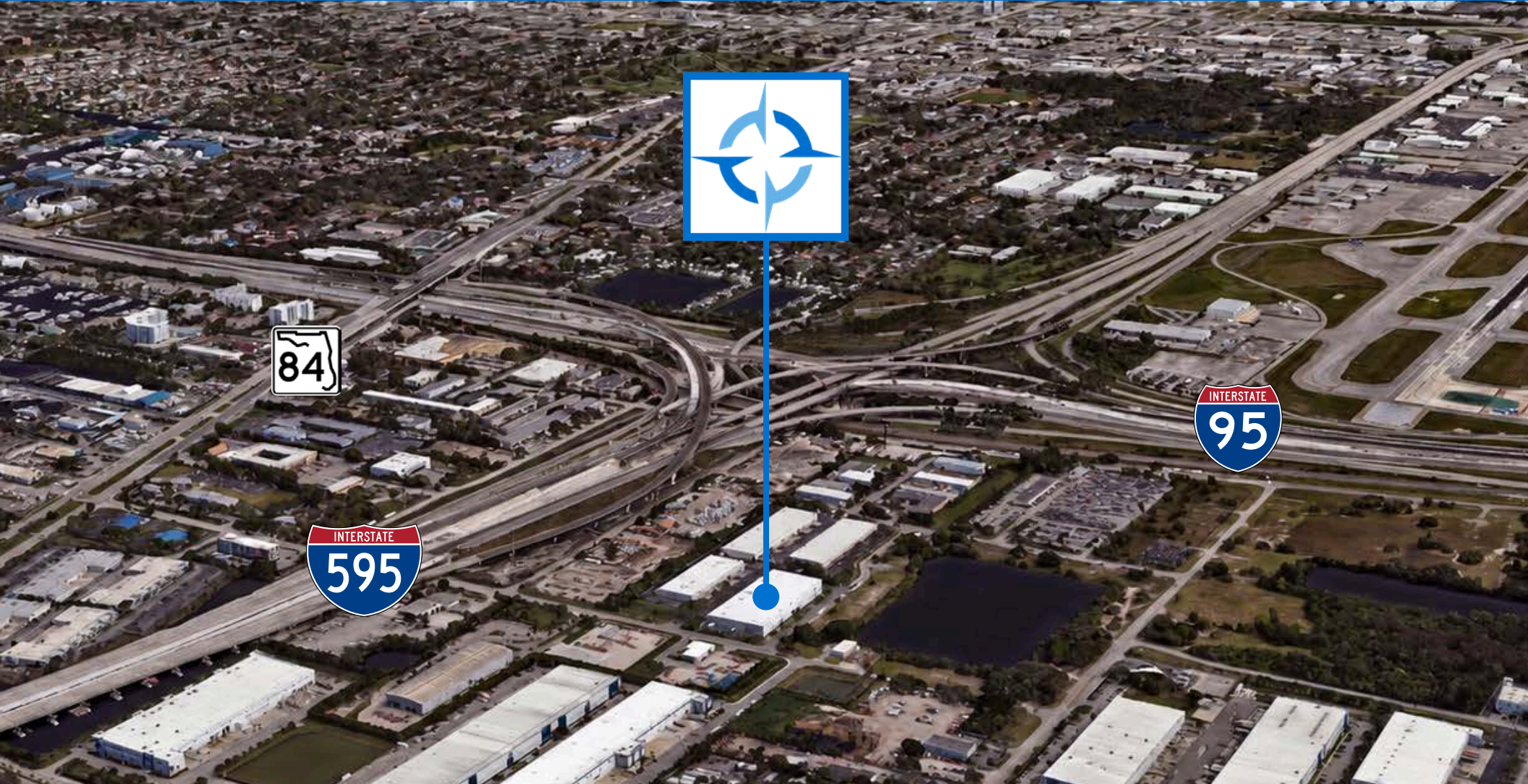
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CORFAC  
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

**CORFAC**  
INTERNATIONAL



**Total Square Footage**  
± 51,574 SF



**Units From**  
± 22,619 SF



**Office Square Footage**  
± 1,920 SF - ± 3,862 SF



**Clear Height**  
32'



**Dock High Doors**  
15



**Ramp Doors**  
2 (12' X 14')



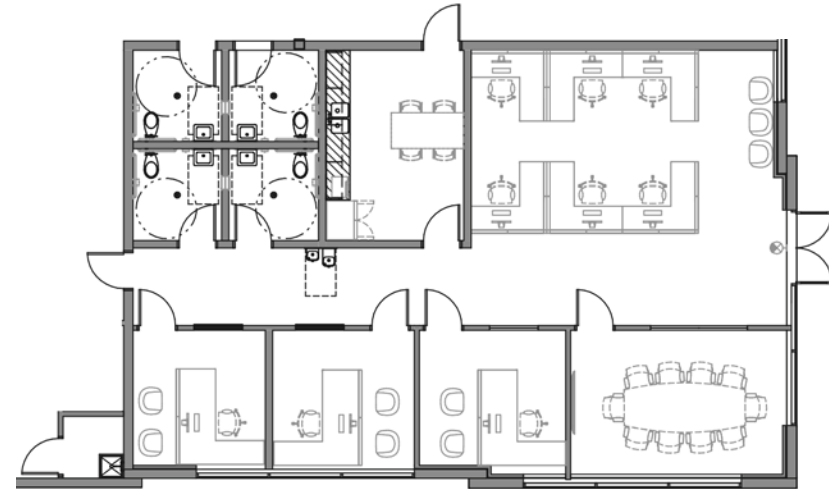
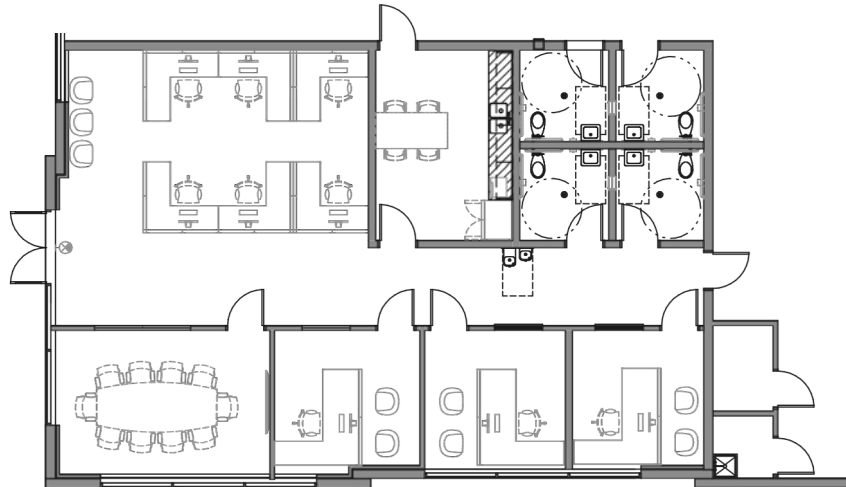
**Column Spacing**  
54' X 40'



**Power Specs**  
3-phase, 480V, 1,000 Amps  
*With capacity to upgrade\**



**Truck Court**  
145'



## Suite 100

<b>Office Square Footage</b>	± 1,942 SF
<b>Private Offices</b>	3
<b>Conference Room</b>	1
<b>Breakroom</b>	1
<b>Restrooms</b>	4
<b>Ceiling Height</b>	10'

## Suite 200

<b>Office Square Footage</b>	± 1,920 SF
<b>Private Offices</b>	1
<b>Conference Room</b>	1
<b>Breakroom</b>	1
<b>Restrooms</b>	4
<b>Ceiling Height</b>	10'

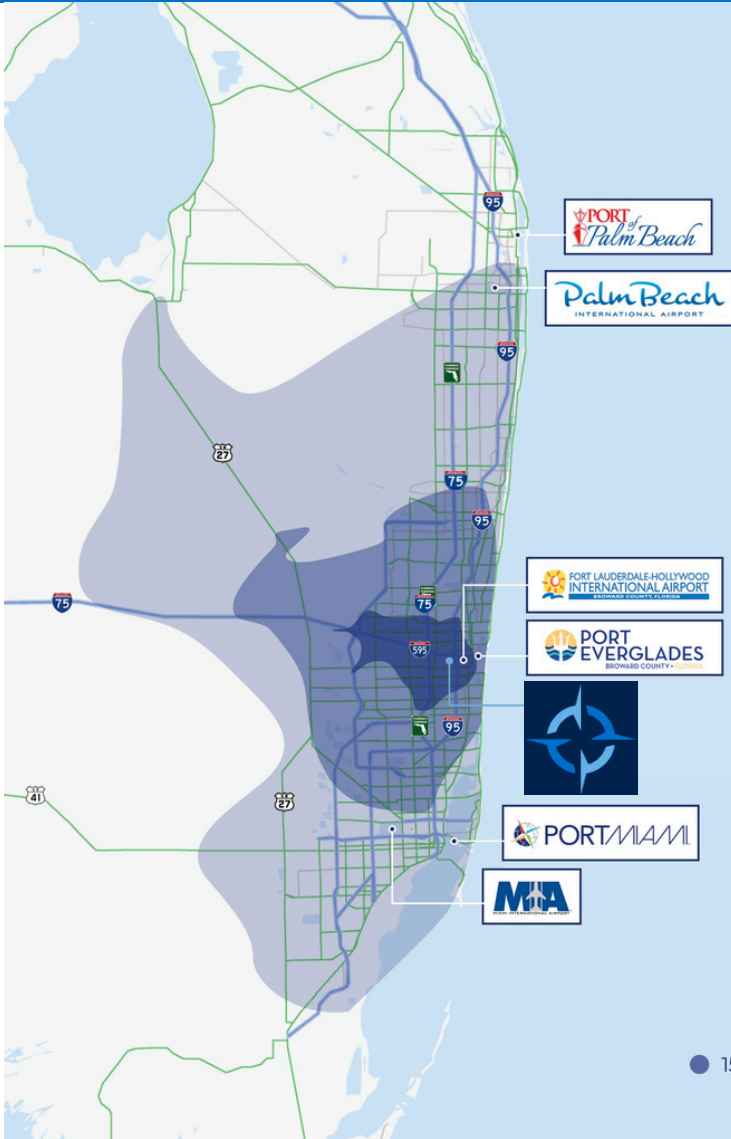
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## Interstates

I-95	Immediate
I-595	3 mins.
Florida Turnpike	5 mins.
I-75	10 mins.
US-27	16 mins.

## Airports

FLL-Hollywood Int'l Airport	10 mins.
Miami Int'l Airport	35 mins.
Palm Beach Int'l Airport	40 mins.

## Ports

Port Everglades	10 mins.
Port of Miami	30 mins.
Port of Palm Beach	50 mins.

● 15 Min Drivetime ● 30 Min Drivetime ● 60 Min Drivetime



## COMPANY OVERVIEW

- 12+** Million SF Owned & Operated
- 200+** Buildings Nationwide
- 600+** Tenants Across Portfolio
- 20+** Years of Operating Experience

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