

**Property Details & Highlights**



Building Name	Merrill Industrial Center
Property Type	Industrial
Property Subtype	Flex Space
Complex Size	134,342 SF
Lot Size	3.03 Acres
Building Class	B
Year Built	1991

- Unit C-1 is 24,426 +/- SF with approximately 8,000 +/- SF office, 100% HVAC, 2 dock doors, 2 ramped doors, heavy power, Rental Rate is \$9.00 per square foot NNN
- Available immediately
- 2019 Estimated CAM is \$3.65 per square foot
- Easy access to I-95, I-595 and Florida Turnpike with close proximity to Fort Lauderdale/Hollywood International Airport and Port Everglades

Merrill Industrial is a 134,342 +/- SF industrial park located just west of I-95 in Central Broward. The park allows for easy access to I-95, I-595, I-595, the Florida Turnpike, SR 84, Port Everglades, the Fort Lauderdale International Airport. The Property is ideal for businesses looking to serve the Greater Fort Lauderdale, Miami, and Palm Beach areas.

# PRIME I-95/I-595 AIRPORT LOCATION

3400-3406 SW 26th Terrace , Dania Beach, FL 33312



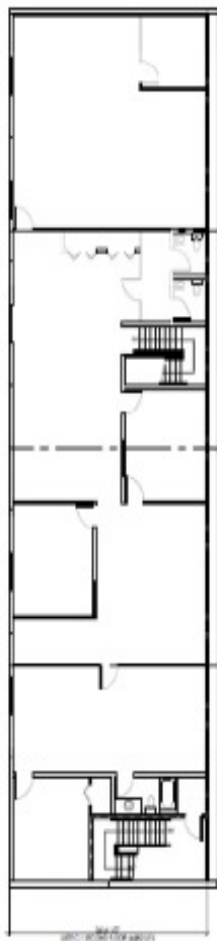
CORFAC International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

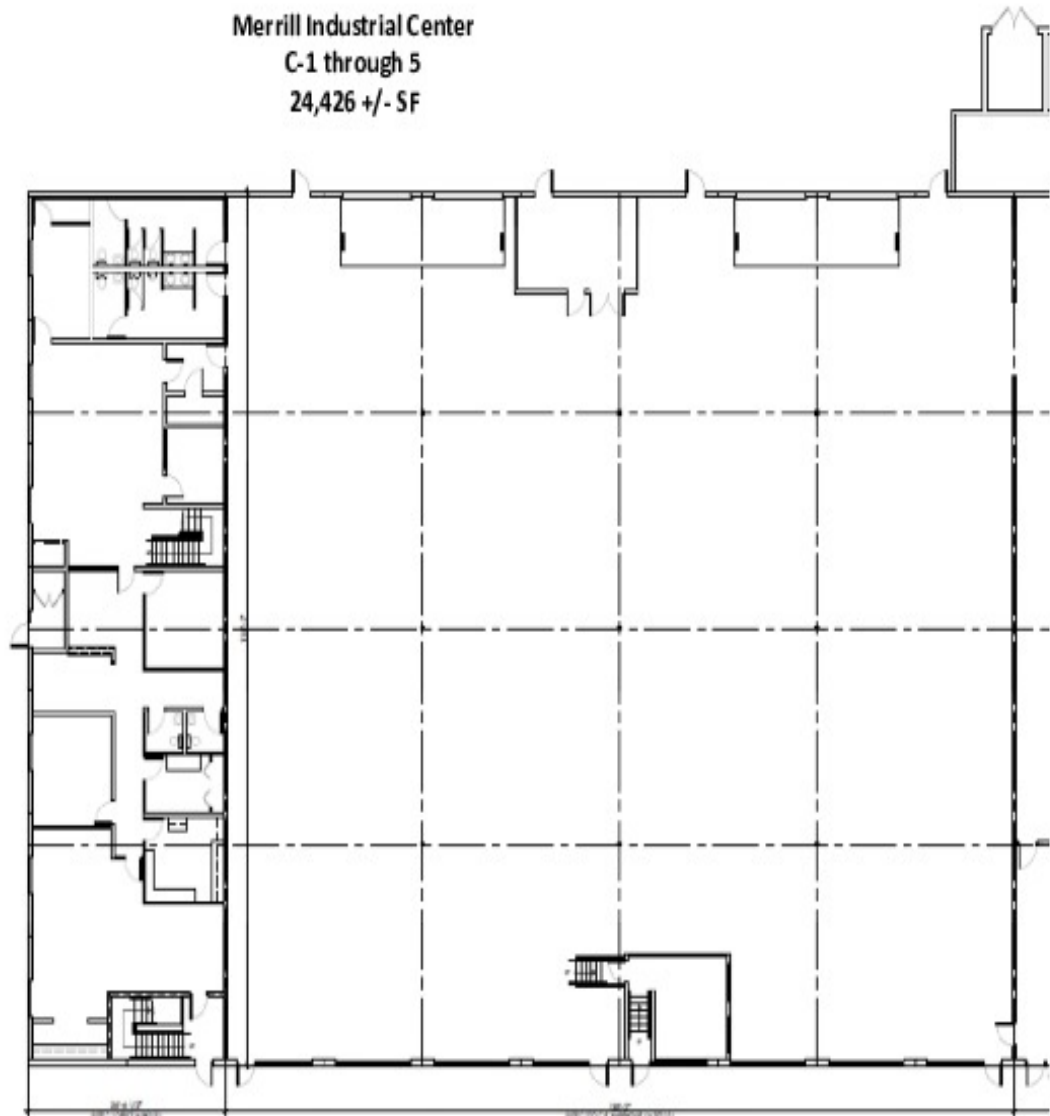
## Floor Plan



### Merrill Industrial Center C-1 through 5 24,426 +/- SF



2<sup>nd</sup> Floor



Main Floor



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