



SEAGIS @ PORT EVERGLADES

199,624 SF Available

*Exceptional Class A New Construction
with Unmatched Connectivity*

Available Immediately

1700 Eller Drive | Hollywood, FL 33316



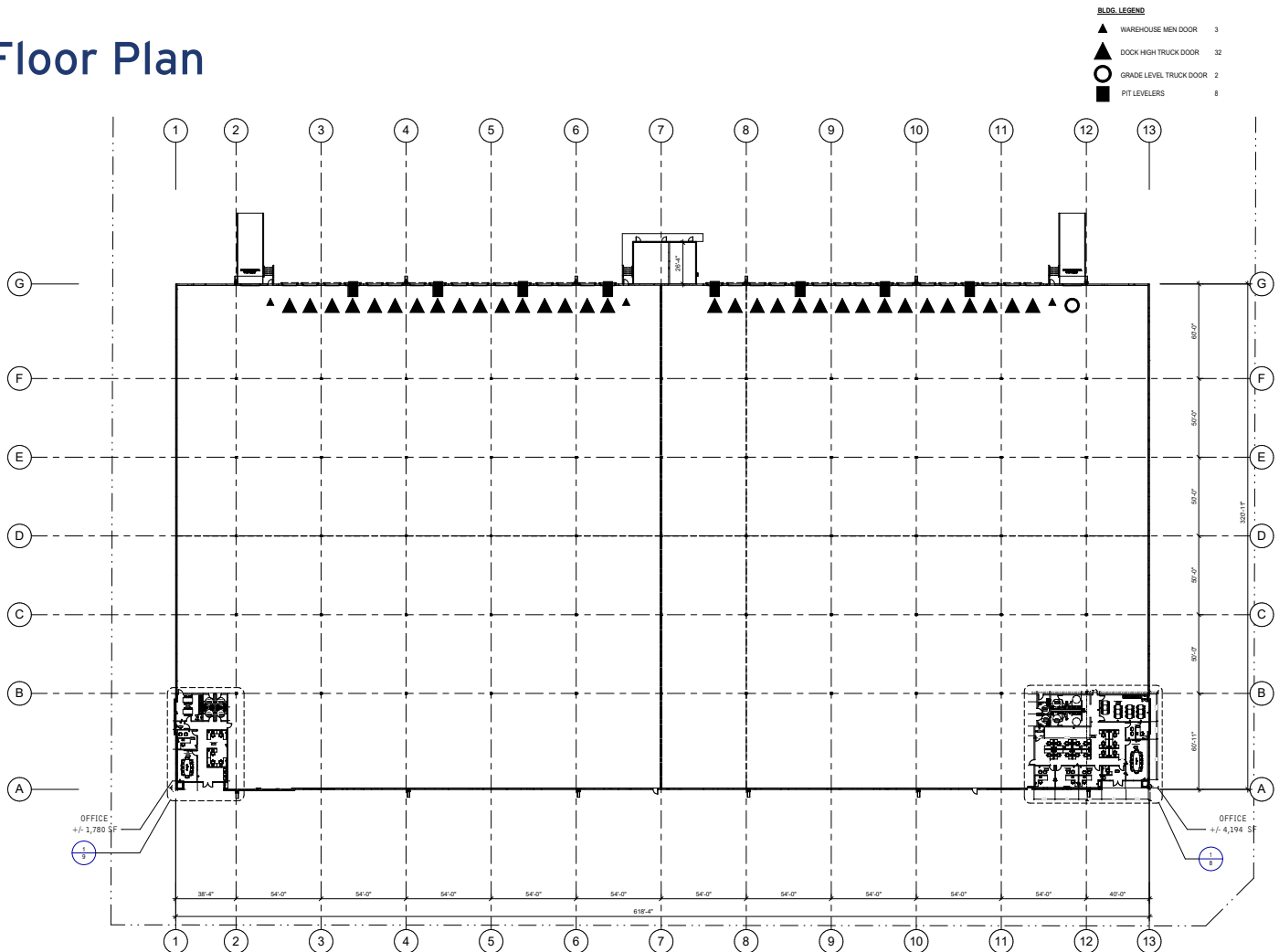
Facility Overview

On behalf of Seagis, CBRE, Inc., as exclusive agent, is pleased to offer for lease Seagis @ Port Everglades, a 199,624 SF Class A new fully secured, free standing single-tenant building. Located on the entrance to Port Everglades with the only property with two direct exits off I-595, the location affords industrial logistics users unmatched connectivity to I-95, I-595, Florida's Turnpike, I-75, Port Everglades and Fort Lauderdale/Hollywood International Airport. Seagis @ Port Everglades also offers tenants in the market an exceptional industrial campus offering a combination of dock-high and drive-in oversized ramp loading doors with 49 trailer drops. Local amenities including restaurants, financial institutions and shopping centers within minutes of the park.

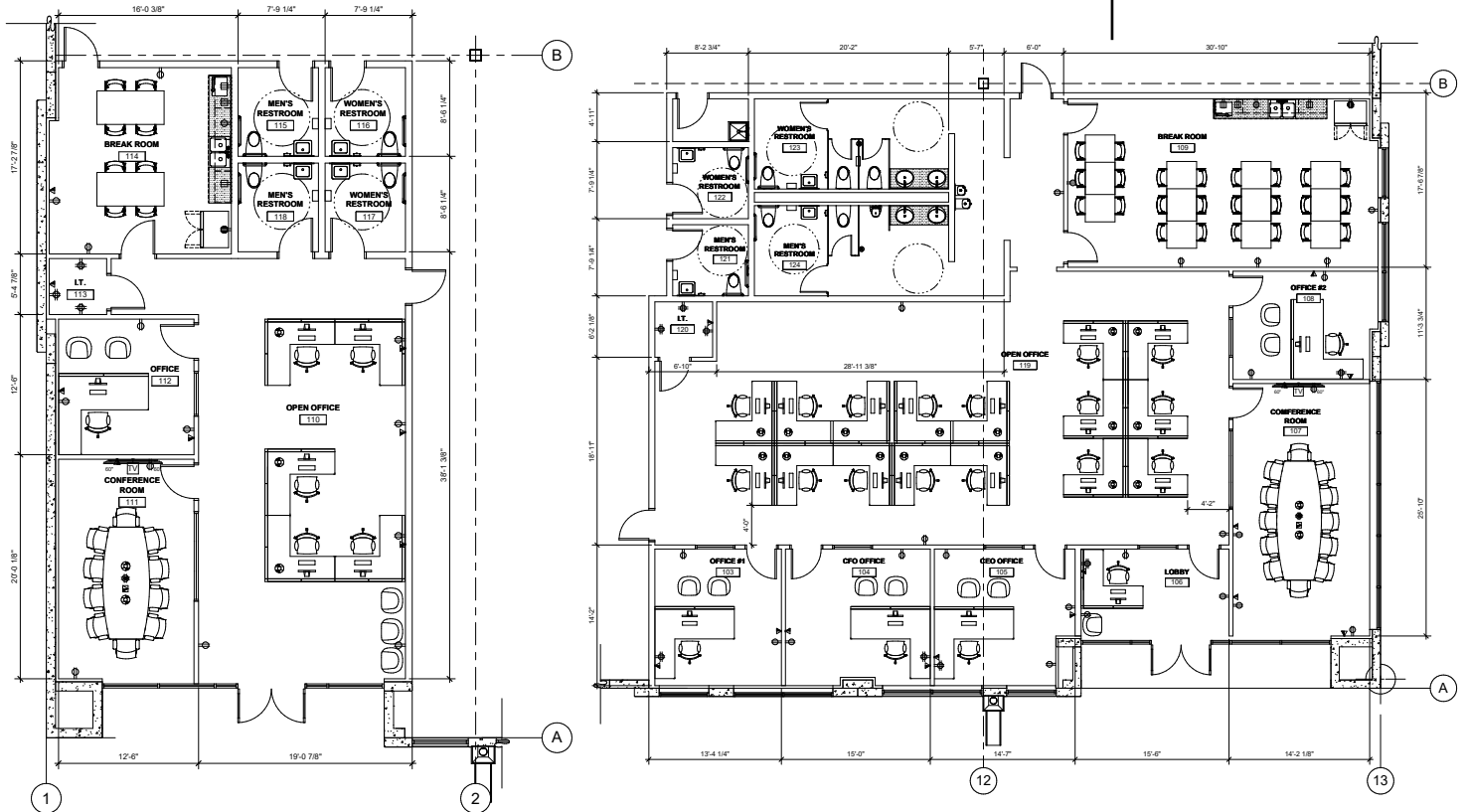
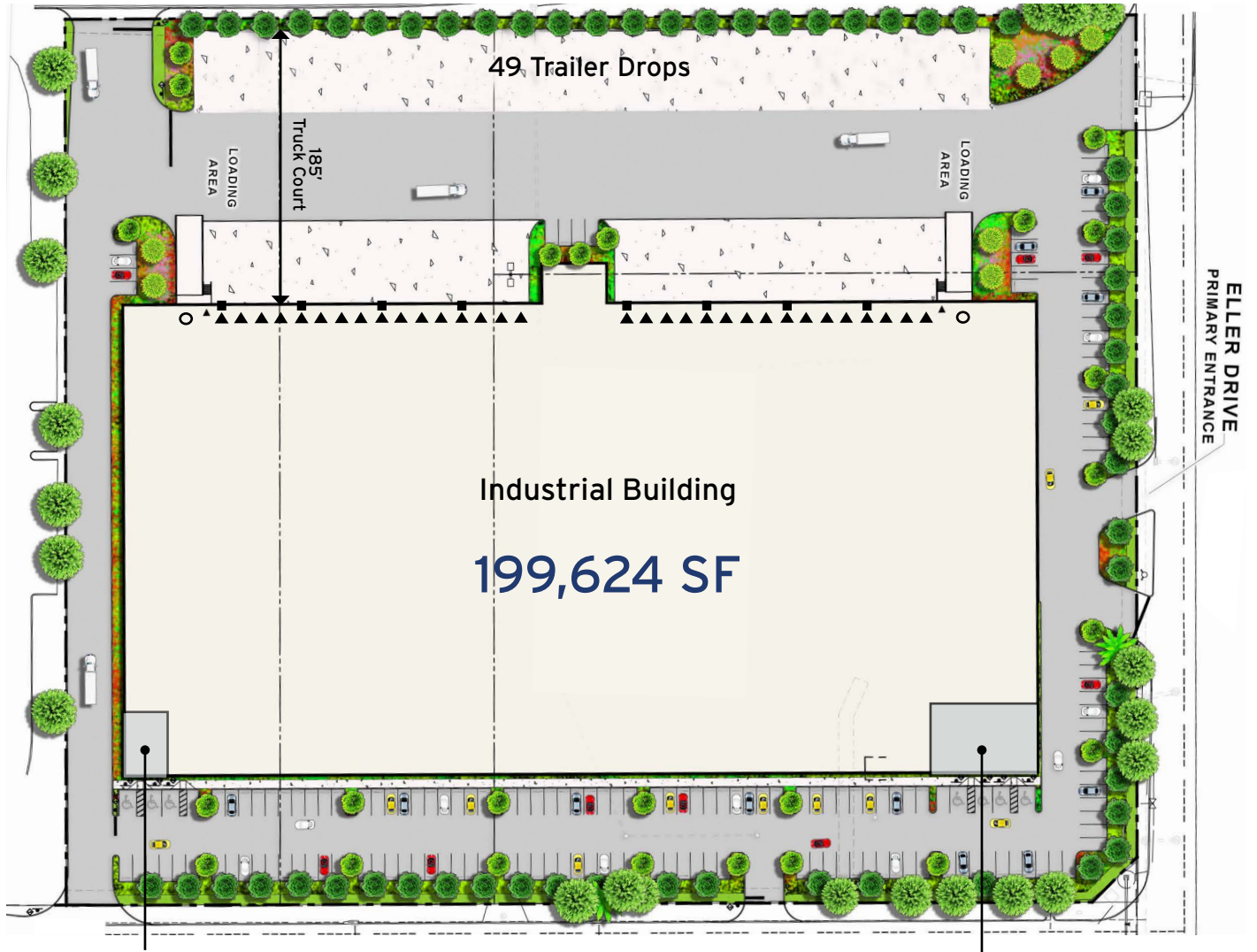
Property Features

- + ±50,000 - ±199,624 SF
- + Warehouse: ±193,924 SF
- + Office: 2 suites (3,700 SF / 2,000 SF)
- + ±10 acres
- + ±36' clear height
- + 32 dock high doors (8 pit levelers)
- + 2 oversized drive-in ramps
- + Concrete tilt-wall construction
- + Double height hurricane impact glass
- + Trailer parking - 49 drops/stalls (outdoor storage area)
- + Auto parking - 220 surface spaces
- + ESFR
- + 1600 Amps of 3-phase 480v power serviced by a 750 KVA transformer
- + 185' private truck court
- + 6 points of ingress/egress to the site (2 dedicated for trucks)
- + Great location within Port Everglades, Fort Lauderdale/Hollywood Airport and I-595
- + Potential Foreign-Trade Zone (FTZ)
- + Available Immediately

Floor Plan

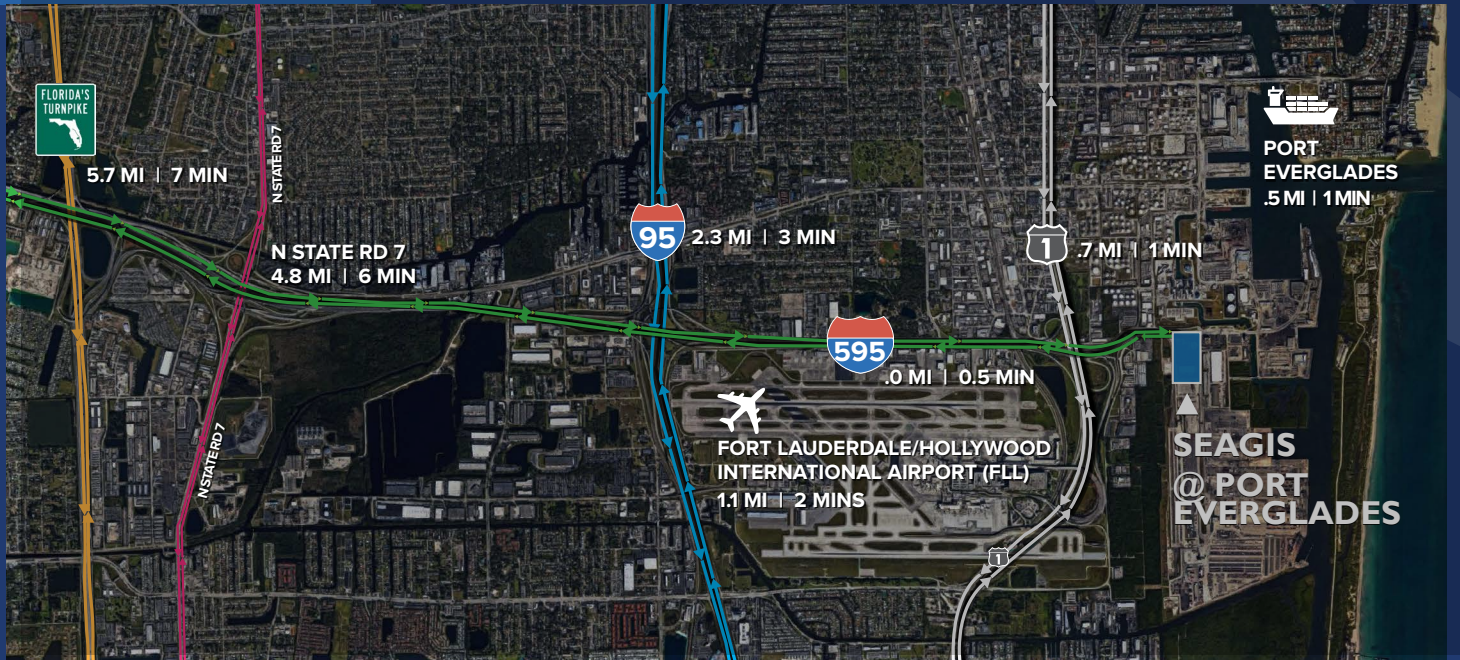


Site Plan



Office Floor Plans

Location Access



Direct Access to Port Everglades, Fort Lauderdale-Hollywood Airport & I-595



Contact Us

Tom O'Loughlin

CBRE
Executive Vice President
+1 954 356 0468
tom.oloughlin@cbre.com

Larry Dinner

CBRE
Senior Vice President
+1 561 289 1144
larry.dinner@cbre.com

Larry Genet

CBRE
Executive Vice President
+1 786 496 0440
larry.genet@cbre.com

Bradlee Lord

Seagis Property Group LP
Vice President
+1 754 203 9550
blord@seagisproperty.com

CBRE



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