

East Davie Commerce Center  
**2405 College Avenue**  
Davie, FL



LEASED

**±130,802 SF**

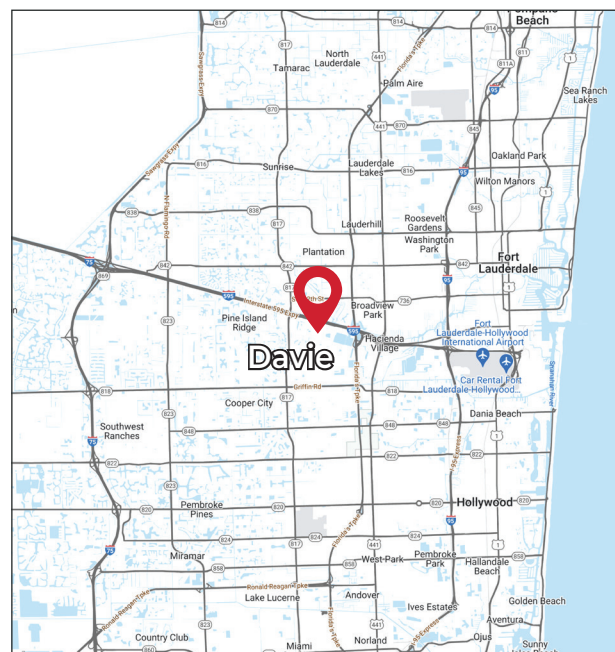
Institutional Grade Distribution Facility

**HIGHLIGHTS:**

- Institutional Grade Distribution Facility Located in SW Broward County
- Flexible Space Sizes
- 10 Acre Site, Zoned RAC-RTW
- Impact Double Height Double Wide Glass Storefronts
- Clear Story Windows at Each End of the Building

**ACCESS:**

- Full Drive-Around Access
- Convenient Access to I-595 and the Florida Turnpike
- Less than a 5 Mile Drive from Ft. Lauderdale-Hollywood Intl Airport



**Owned and Managed by Becknell Industrial**

**Chicago**

120 East Burlington Avenue  
La Grange, IL 60525  
P: 708.443.9300

**Denver**

205 Detroit Street, 2nd Floor  
Denver, CO 80206  
P: 303.900.4113

**Indianapolis**

2750 East 146th Street, Suite 200  
Carmel, IN 46033  
P: 317.669.6000

**South Florida**

25 Seabreeze Avenue, Suite 302  
Delray Beach, FL 33483  
P: 561.279.1840



## BUILDING HIGHLIGHTS

**TOTAL BUILDING SIZE:**  
±130,802 SF (520' x 1040')

**ACRES:**  
±38.8

**OFFICE:**  
Varied

**COLUMN SPACING:**  
52.3' x 50'

**SPEED BAY:**  
52.3'

**CLEAR HEIGHT:**  
32'

**DOCK-HIGH DOORS:**  
35

**CAR PARKING:**  
146

**SPRINKLERS:**  
ESFR

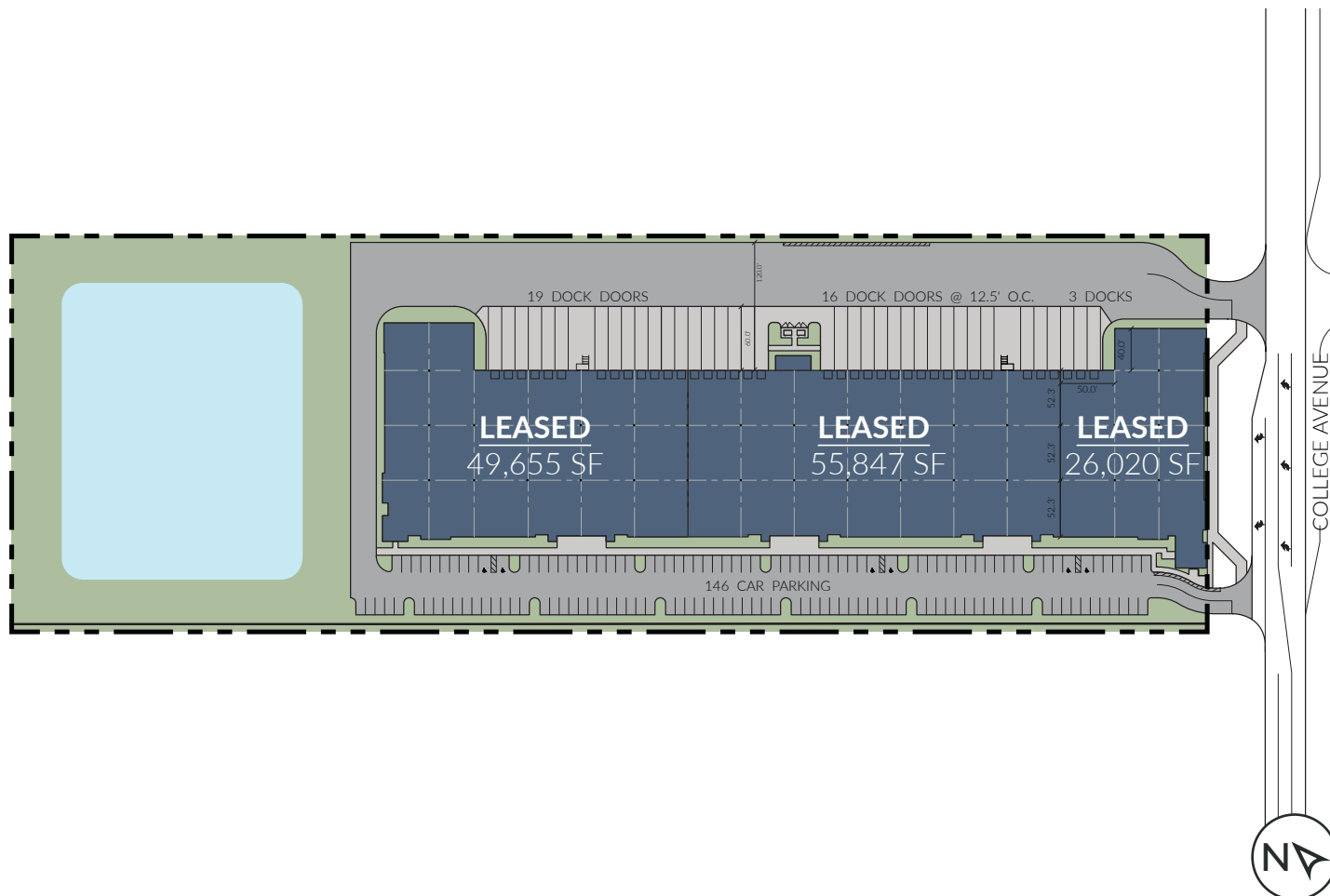
**ELECTRICAL:**  
1600A, 277/480 volt, 3-phase

**LIGHTING:**  
T5 Lighting w/ Motion Sensors

**ROOF:**  
.45 mil single ply, mech. fastened

**FLOOR:**  
7" Thick Wire Mesh Reinforced

## SITE PLAN



LEASED