

BRIDGE POINT 595

BRIDGE

buildout.com/website/BridgePoint595 | 2650-2750 Bridge Way | Davie, FL



LAST AVAILABLE SPACE

S.E. BROWARD SUBMARKET

HIGHLIGHTS

- Three state-of-the-art facilities totaling 677,314 +/- SF on 34 acres
- 32' Clear Height
- ESFR Suppression System
- 2 minutes from I-95 and the Florida Turnpike
- Strategically located in immediate proximity and access to 595, I-95, I-75, State Road 84, 441/State Road 7, Florida Turnpike, Ft. Lauderdale-Hollywood International Airport (FLL) and Port Everglades
- 10 minutes to Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades and 30 minutes to Port of Miami and Miami International Airport

CLASS A DISTRIBUTION CENTER

2750 Bridge Way Davie, FL
Suite 120

+/- 47,316 SF

- Rental rates available upon request
- Premises to be delivered with completed speculative improvements, including 2,250 SF office, in 2Q2023
- 11 bay doors
- 290' (D) x 162' +/- (W)

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SITE PLAN

BRIDGE



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information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

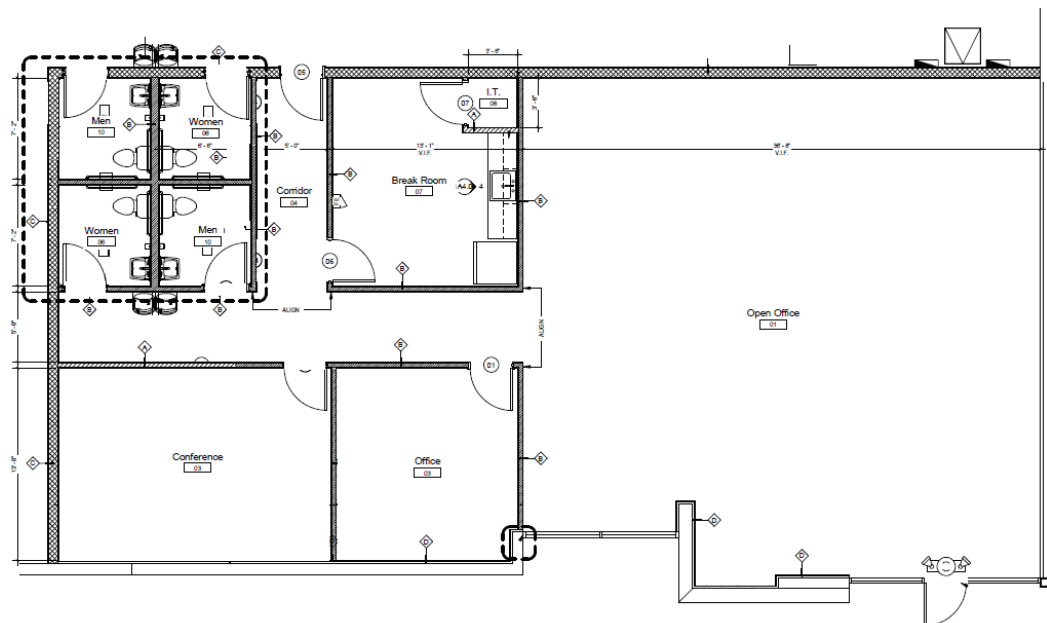




BUILDING 2
2750 BRIDGE WAY
 Available

47,316 +/- SF

- 2,250 SF office that includes open office area, private office, conference room, breakroom, and restrooms.
- Motion Censored LED Lighting at 20 FC minimum (unracked)
- ESFR System
- 54' Column Spacing
- 12' High Ceilings @ Open Areas (10' at offices)



AMENITIES

BRIDGE

HIGHLIGHTS

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TO INTERSTATE 595

0.2 miles

TO FLORIDA'S TURNPIKE

2.5 miles

TO PORT EVERGLADES EXPY

4 miles

TO INTERSTATE 595

2 minutes

TO FLORIDA'S TURNPIKE

4 minutes

TO PORT EVERGLADES EXPY

8 minutes



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TRANSPORTATION

MIAMI BRIDGE

TO MIAMI INTL AIRPORT

20.8 miles

TO PORT EVERGLADES

5 miles

TO PALM BEACH AIRPORT

41.9 miles

TO CITY OF NAPLES

97.9 miles

TO PORT OF MIAMI

12 miles

TO FLL AIRPORT

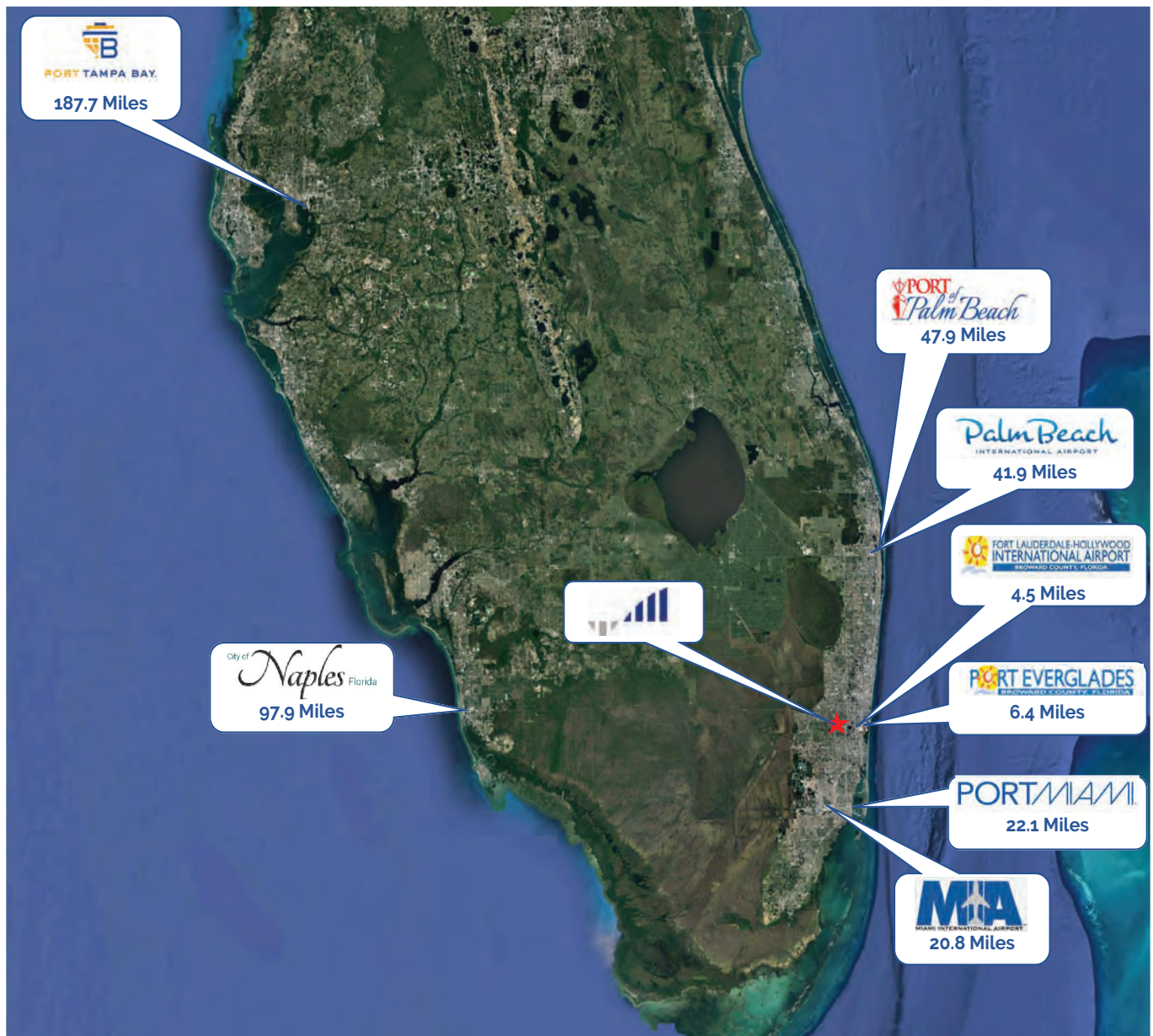
4.5 miles

TO PORT OF PALM BEACH

47.9 miles

TO PORT OF TAMPA BAY

187.7 miles



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67 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Industrial Project of the Year, South Florida Business Journal	2020, 2018
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

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www.bridgeindustrial.com