

FOR SALE



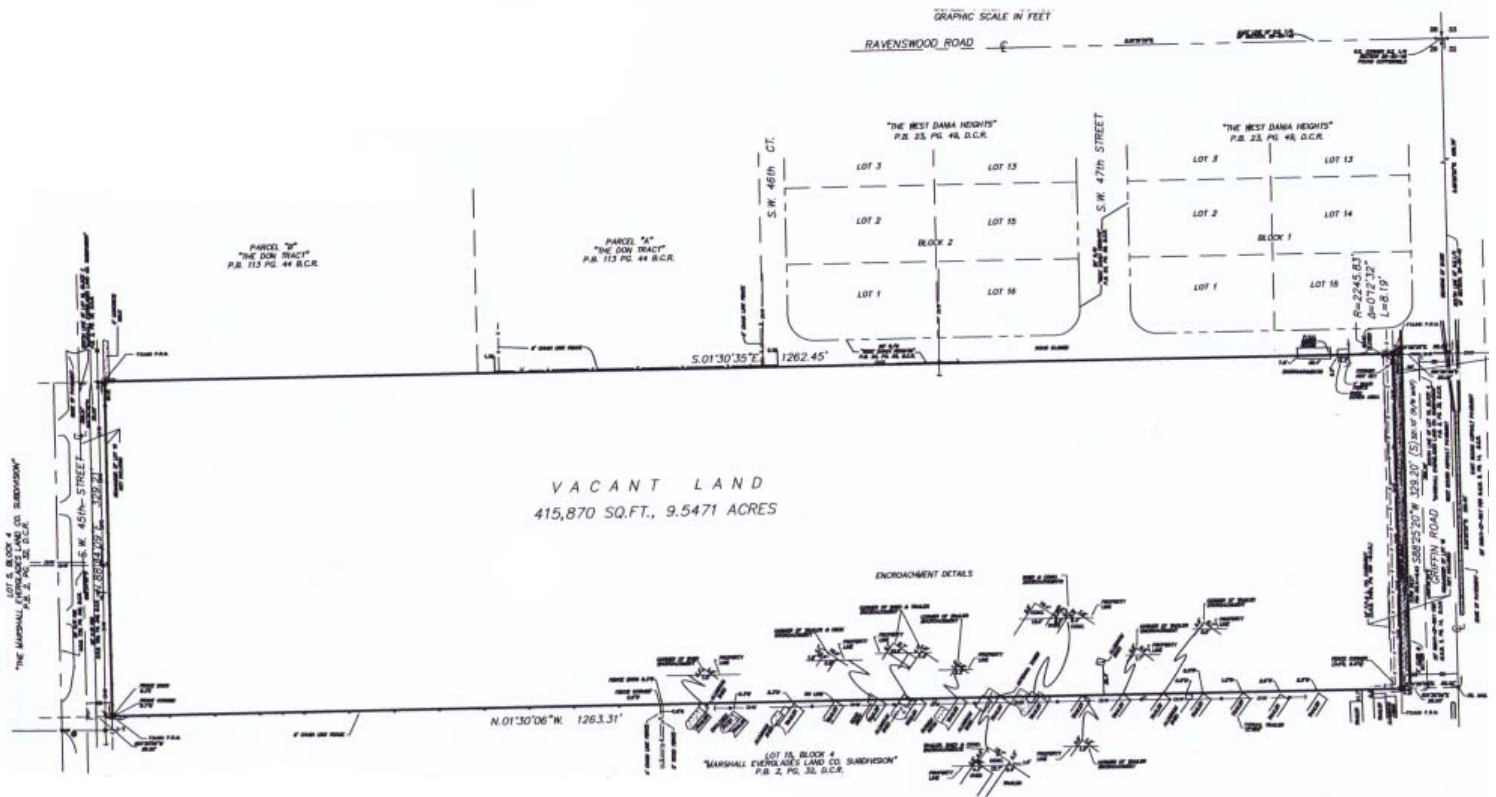
Griffin Point Office Park

9.55 ACRES VACANT LAND READY FOR DEVELOPMENT



On the 2300 Block of Griffin Road, Dania Beach, FL 33312

HALLIDAY GROUP



Survey

Griffin Pointe consists of 9.55 acres of land that is platted and zoned for commercial use (Zoning C-1, City of Dania Beach, FL). It is located at the 2300 block of Griffin Road, immediately west of Fort Lauderdale /Hollywood International Airport, with excellent access to Port Everglades and Florida's major highway systems (approximately two minutes from I-95, five minutes to I-595 and Florida's Turnpike, and twenty minutes from I-75). Close to the Bass Pro Shops/International Fishing Hall of Fame complex, five major hotels within walking distance, plus there is a Tri-Rail Commuter Station located across the street. With frontage on Griffin Road, this valuable property is ideal for a business/office park, complete with ample space for parking.

Features:

- 9.5471 Acres (415,870 Square Feet) vacant land
- Plat was approved and recorded August 2008. The property is approved for 37,000 square feet of commercial space and 90,000 square feet of office space
- Zoned C-1 Commercial, City of Dania Beach
- Site is generally flat and at street grade. It contains approximately 220 trees, the majority of which are oak trees
- There are no wetlands

Legal Description:

Lot 16, Block 4, Less the North 25 Feet and Less the South 20 Feet for Right-of-Way, of Marshall's Everglades Subdivision of Section 29, Township 50 South, Range 42 East, According to the Plat Thereof, Recorded in Plat Book 2, Page 32, Public Records of Miami-Dade County, Florida, Lying and Being in Broward County, Florida

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