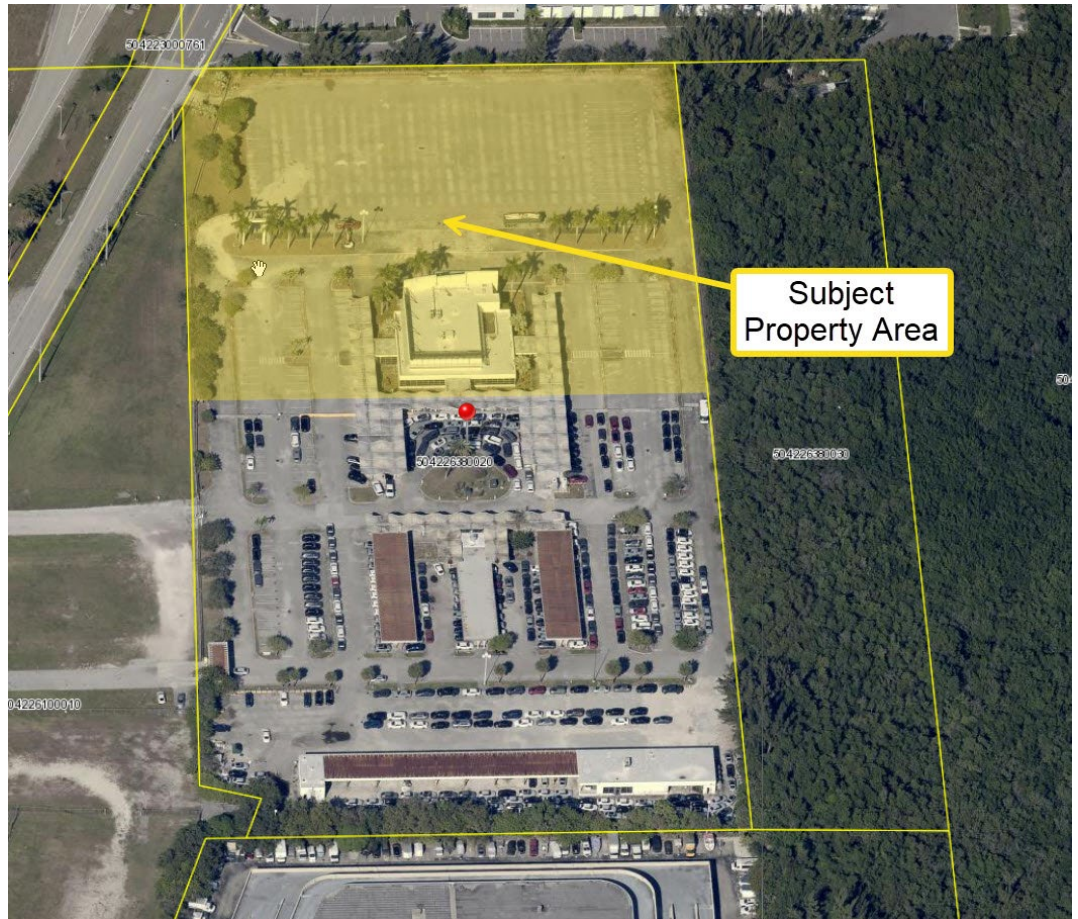


## 2150-2152 NE 7<sup>th</sup> Avenue, Dania Beach, FL 33004

Facts	General Information
<b>Site Ownership:</b>	2150 NE 7 AVE LLC
<b>Site Location:</b>	Subject property is located South of I-595 and East of US1.
<b>Folio Number</b>	504226380020
<b>Parcel Size:</b>	Approximately 422,213 Square Feet (9.69 Acres)
<b>Commission District:</b>	6
<b>Zoning in Area:</b>	IRO – Industrial
<b>Land Use:</b>	60 – Commerce
<b>Legal Description:</b>	PORT EVERGLADES COMMERCE CENTER 122-33 B PT OF PARCEL B & OF VAC'D 15 RW LYING N OF PAR B, ALL DESC'D AS, BEG AT NE COR OF PARCEL B, NLY 15, WLY 410.75, SWLY 52.40, SLY 839.89, SELY 53.77, SLY 48.873, ELY 425.80, NLY ALG E/L OF PAR B FOR 936.00 TO POB AKA: FIRST 2 PARAGRAPHS IN PARCEL I OF OR 23158/55

**Aerial Photo of Site:**



*Note: This aerial photo is intended only to show the general location of the entire parcel.*