

OFFERING MEMORANDUM

2870 Stirling Road

Hollywood, Florida 33020

Office / flex / warehouse property on ±3.1 acres, half owner-occupied, with room on site to expand

OFFERED AT

\$15,500,000

Richard Feldman, Broker · Miami Waterfront Realty, LLC · 305-970-2884

INVESTMENT SUMMARY

Office, warehouse and land to grow, next to I-95

\$15.5M ASKING PRICE	37,714 SF RENTABLE BUILDING AREA	±3.1 AC LAND	±15,513 SF BUILDABLE BACK LOT
--	--	------------------------------------	---

INVESTMENT HIGHLIGHTS

- **Buildable back lot.** The site plan for the open rear of the lot shows a second ±15,513 SF building, for ±51,344 SF total.
- **Frontage and access.** Main-road exposure on Stirling Road, just west of I-95, with a fenced lot and private parking.
- **Half the building is owner-occupied.** The seller's company uses about 50% of the offices and about 50% of the warehouse. A buyer can occupy that space or lease it at market rent.
- **Updated office building.** Two-story office with remodeled suites, glass-front offices and updated finishes.
- **Opportunity Zone.** The site is in a designated Opportunity Zone.
- **Existing tenants.** Six third-party tenants with leases running from 2027 to 2030. See the rent roll.

PROPERTY FACTS

Address	2870 Stirling Rd, Hollywood, FL 33020
Parcel ID	51-42-04-00-0300 (Broward)
Property type	Office / Flex / Warehouse
Building area	37,714 SF (2 stories)
Land area	±3.1 acres*
Year built	1975
Zoning	IM-2 Industrial / Flex
Tenants	6 third-party + seller
Price per SF	\$411
Amenities	Fenced lot, signage, 24-hr access, A/C, bus line

*Broward County Property Appraiser parcel record: 127,622 SF (2.93 AC).

SITE AERIAL

The full site, including the back lot



Parcel boundary per Broward County Property Appraiser. Imagery: Esri, Maxar, Earthstar Geographics.

The property runs south from Stirling Road along N 29th Avenue. The front of the site holds the two-story office building and the attached warehouse. Behind them, the rear of the lot is open land with room for a second building.

Frontage	Stirling Rd & N 29th Ave
Land area	±3.1 acres*
Existing buildings	37,714 SF
Back lot (proposed)	±15,513 SF building
Zoning	IM-2 Industrial

*County parcel record: 127,622 SF (2.93 AC).

LOCATION

Stirling Road, just west of I-95



Satellite imagery: Esri, Maxar, Earthstar Geographics. The imagery predates construction of Stirling Logistics Center, completed in 2025.

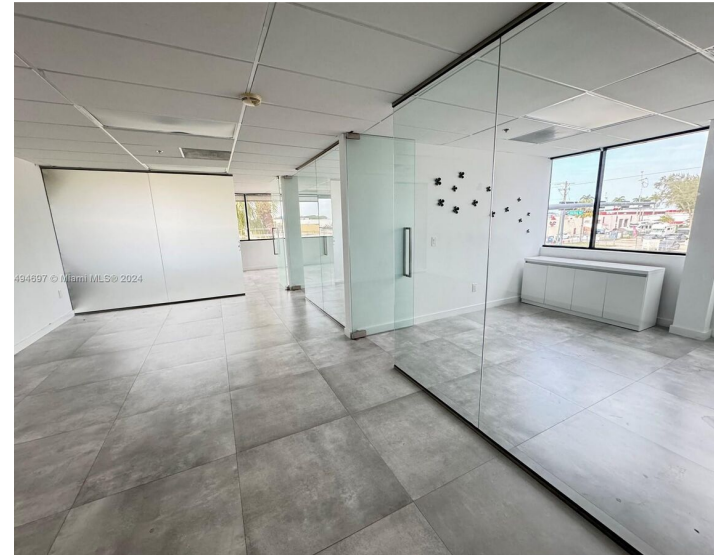
DRIVE DISTANCES

I-95 / Stirling Rd interchange	Adjacent
Dania Pointe	0.4 mi
Seminole Hard Rock Hotel & Casino	3.1 mi
Port Everglades	5.5 mi
Fort Lauderdale-Hollywood Int'l Airport	5.7 mi
Hollywood Beach Broadwalk	5.9 mi
Downtown Fort Lauderdale	7.1 mi
Downtown Miami	21.3 mi

Driving distances from Google Maps.

THE PROPERTY

Office, warehouse and yard on one site



Aerial view from Stirling Road (left); remodeled office suites (right).

Third-party income plus owner-occupied upside

TENANT	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT
QC Labs	6/7/2030	\$8,113.91	\$97,366.92
PES Consulting	3/31/2029	\$6,288.00	\$75,456.00
QC Met	7/21/2029	\$6,071.24	\$72,854.88
Reliant Health Care	4/30/2029	\$4,261.28	\$51,135.36
Skylift Services	1/6/2027	\$3,675.00	\$44,100.00
Miami Water & Air	6/26/2029	\$2,700.00	\$32,400.00
Third-party in-place income		\$31,109.43	\$373,313.16
Seller affiliate – owner occupied	AVAILABLE AT MARKET	—	Excluded from in-place income*

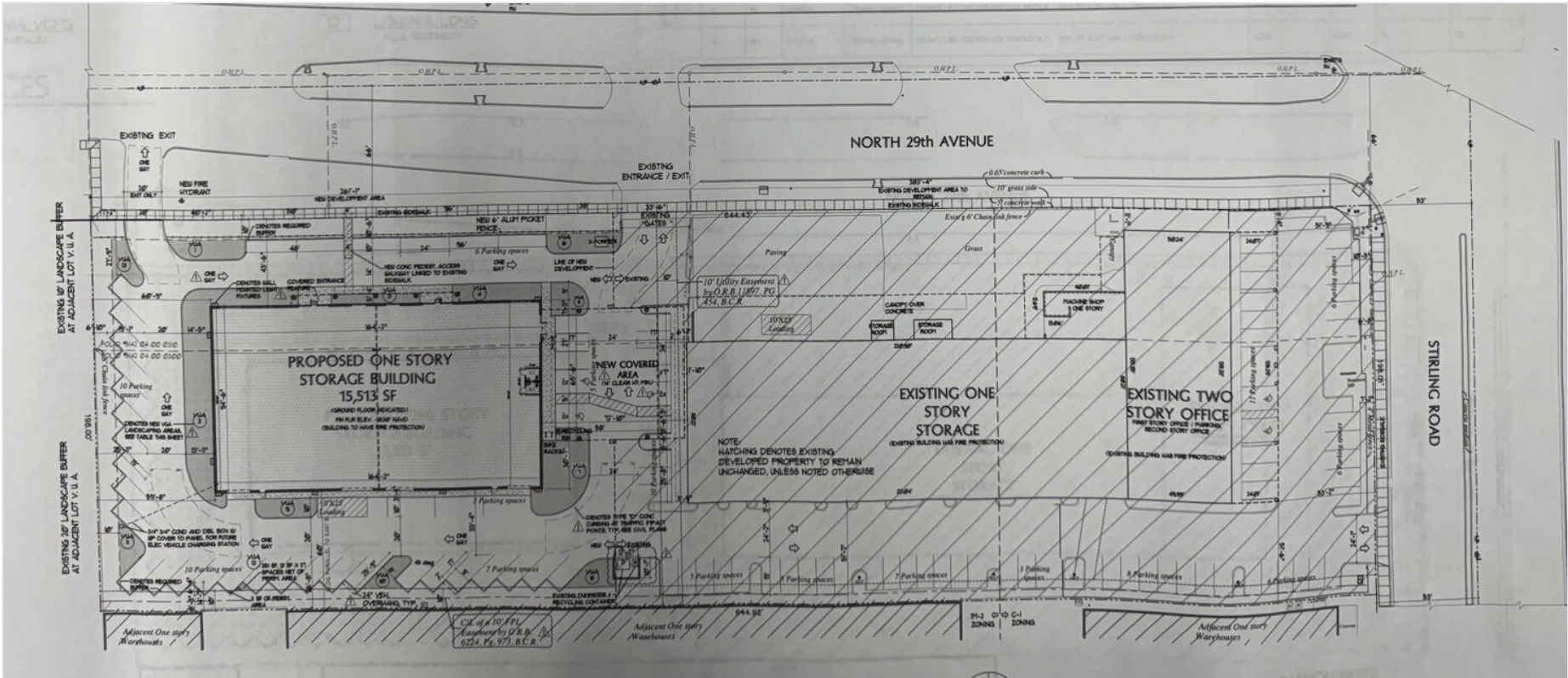
Half the building is owner-occupied. The seller's company uses about 50% of the offices and about 50% of the warehouse. A buyer can move its own business into that space or lease it to new tenants at market rent.

Potential rent (illustrative). Half of the office area (est. ±8,400 SF) at \$24–\$28/SF would rent for about **\$202,000–\$235,000 per year**. Added to the third-party income (\$373,313), that is **\$575,000–\$609,000** in potential gross rent, before any rent from the seller's warehouse space.

Source: DMJ Properties LLC 2026 rent roll, provided by the owner's office September 18, 2026. Figures are scheduled base rent as reported by ownership and have not been audited.

*The seller's space is excluded from in-place income and is available at market rent. Potential rent is an estimate, not in-place income: the \$24–\$28/SF range reflects current office rents in the building (\$23–\$28/SF) and the broker's asking rent for a 1,600 SF suite. Owner-occupied area is estimated at about half of the site plan's 16,857 SF office and 18,974 SF warehouse figures; warehouse upside is not included in the estimate.

Room for a second building



Site plan for the property: proposed ±15,513 SF one-story storage building on the back lot (left); existing office and warehouse to remain (right).

THE PLAN

New building	±15,513 SF
Total with expansion	±51,344 SF
Lot coverage	40.9% (90% allowed)
Height allowed	35 ft (IM-2)

ZONING: IM-2

Low/medium intensity industrial and manufacturing district. Main permitted uses under the City code: offices, warehouse, self-storage, light industrial and manufacturing, commercial, and hotels and motels.

STATUS

The plan lays out the building to meet IM-2 setbacks, parking and landscaping. Approval status is not confirmed here. Buyer to verify approvals and current code with the City of Hollywood.

The proposed back-lot building



Rendered elevations of the proposed building, from the property's site plan set.

An improving corridor with room to build

\$38.3M

SALE NEXT DOOR · MARCH 2026 · ABOUT \$387/SF



Stirling Logistics Center, 2910 Stirling Road, directly west. Photo: Clarion Partners, via Commercial Observer.

NEXT DOOR: \$38.3M SALE

Stirling Logistics Center at 2910 Stirling Road, the 7-acre site directly west across N 29th Avenue, is a new 98,860 SF distribution warehouse completed in 2025. In March 2026 it sold to Hallandale Pharmacy for \$38.3 million, per property records reported by Commercial Observer and the South Florida Business Journal.

FUTURE DEVELOPMENT OPTIONS

USE	CURRENT IM-2 ZONING
Second building (storage / warehouse / flex)	Permitted use; site plan shows ±15,513 SF
Self-storage facility	Permitted use
Hotel	Permitted use (hotels and motels)
Office	Permitted use
School	Would require rezoning (institutional uses are not allowed in IM-2)

Uses per City of Hollywood Zoning and Land Development Regulations §4.4.B (IM-2 district): 35 ft maximum height, 90% maximum lot coverage. The county zoning map shows IM-2; the property's site plan also notes a C-1 portion on the north end. Any new development is subject to site plan review, land-use consistency and City approvals. Buyer to verify.

WHAT IT MEANS HERE

The developers bought that land for \$15 million and built on it. The sale shows the demand for new industrial space in this part of Hollywood, next to I-95 and minutes from the airport and Port Everglades.

Opportunity Zone. The property is in a designated Opportunity Zone. Certain investments may qualify for preferential tax treatment; buyers should consult their tax advisors.

EXCLUSIVELY OFFERED BY

Richard Feldman

Broker · CEO

Miami Waterfront Realty, LLC

305-970-2884

richardtoddfeldman@gmail.com

www.miamiwaterfrontrealty.com

13205 NE 16 Ave, North Miami, FL 33161

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is provided for the sole purpose of evaluating the possible purchase of 2870 Stirling Road, Hollywood, Florida, and may not be copied or shared without the written consent of Miami Waterfront Realty, LLC.

The information in this memorandum was obtained from the owner and other sources believed to be reliable, but it has not been verified and no representation or warranty, express or implied, is made as to its accuracy or completeness. Square footage, acreage, rents, lease terms and site plan figures are approximate and subject to change. Prospective buyers should conduct their own investigation and due diligence. The property may be withdrawn or its terms changed at any time without notice.