



SOUTH FLORIDA
DISTRIBUTION CENTER



20421 Sheridan Street- Building C, Pembroke Pines, Florida



+/-281,145 SF Total Available

Class A Distribution Space for Lease

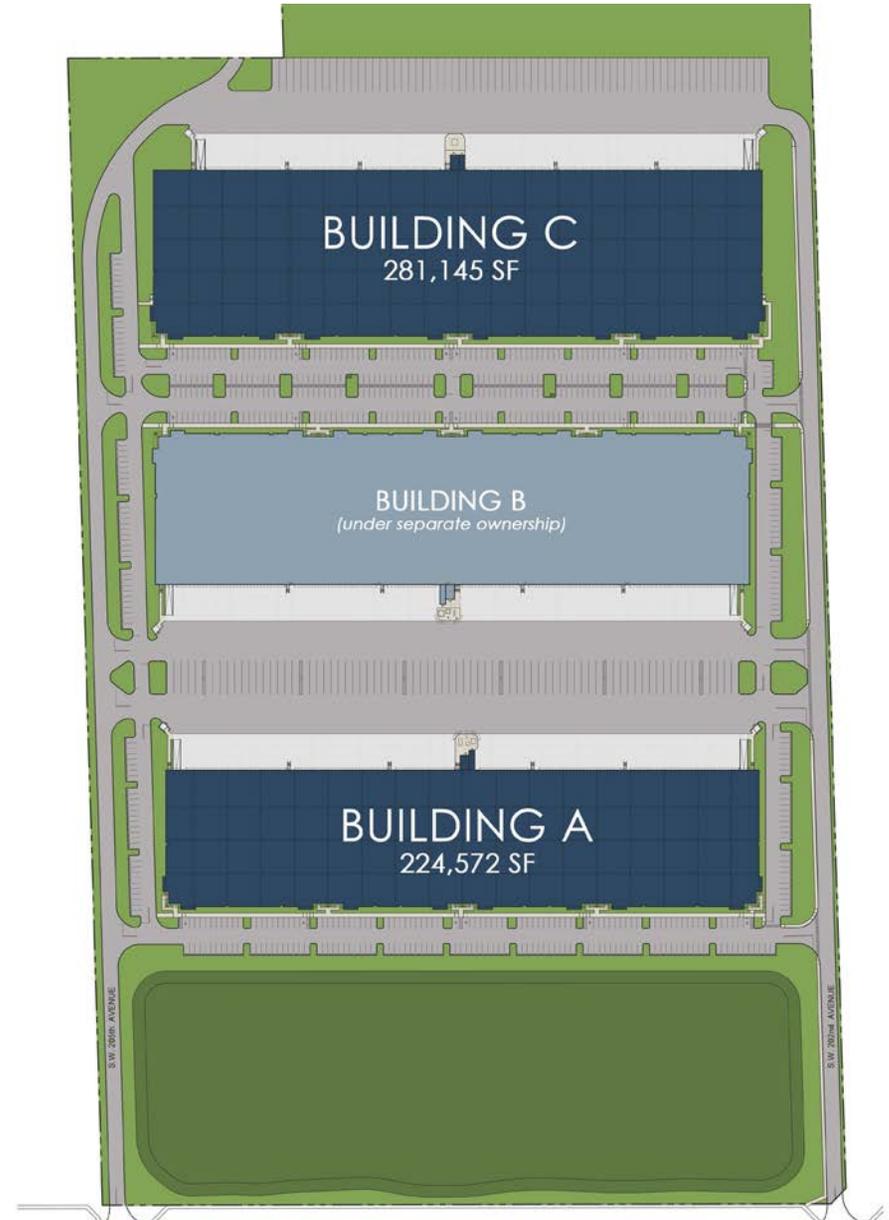
20421





BUILDING FEATURES

| | |
|---------------------|--|
| Building Size: | ±281,145 SF |
| Space Available: | 100,000 - 281,145 SF |
| Office Area: | To Suit |
| Building Depth: | 275' |
| Site Area: | 13.77 AC |
| Clear Height: | 36' (after speed bay) |
| Dock Loading: | 57 Dock high doors |
| Grade Loading: | 2 Drive-in doors with ramps |
| Parking: | 181 auto spaces |
| Construction: | Concrete tiltwall with steel columns |
| Fiber: | Fiber optic availability to site |
| Column Spacing: | 53'9" (deep) x 56' (wide) |
| Roof System: | TPO roof membrane; R-15 |
| Sprinkler: | ESFR (Early Suppression Fast Response) |
| Electrical Service: | Minimum 2,200 Amps 3-phase electric; (3) 600-amp panels; (1) 400-amp house panel |
| Truck Court: | 185' truck court; 69 parking spots |
| Speed Bay: | 60' depth |

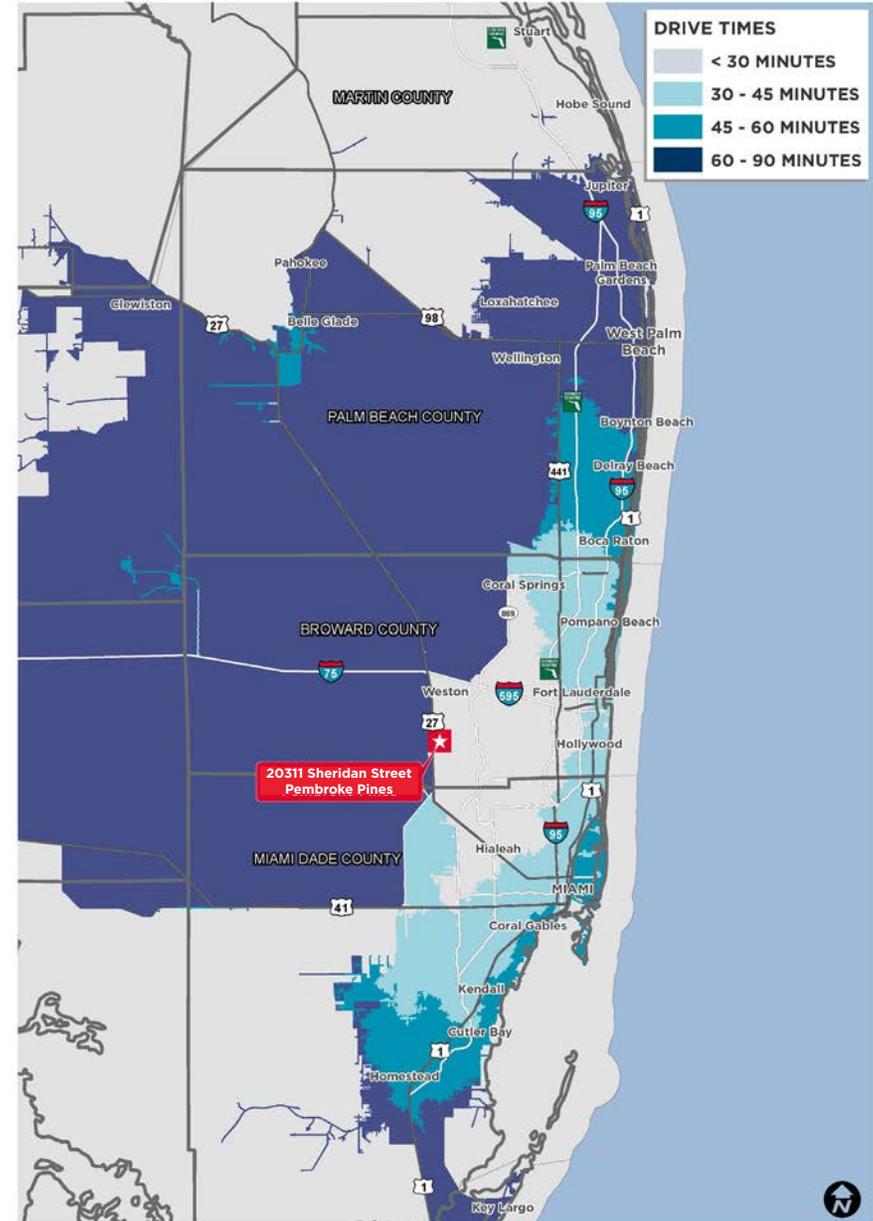


20421 SHERIDAN STREET- BUILDING C

LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Broward County
- **DRIVE TIMES:**
 - **I-27:** 2 Minute Drive
 - **I-75:** 9 Minute Drive
 - **I-595:** 22 Minute Drive
 - **FL Turnpike:** 23 Minute Drive
 - **I-95:** 30 Minute Drive
 - **Port Everglades:** 28 Minute Drive
 - **Fort Lauderdale Airport:** 29 Minute Drive
 - **Miami International Airport:** 48 Minutes
 - **Port of Miami:** 51 Minutes

[Click here](#) or scan the QR code to view an interactive map of the area!

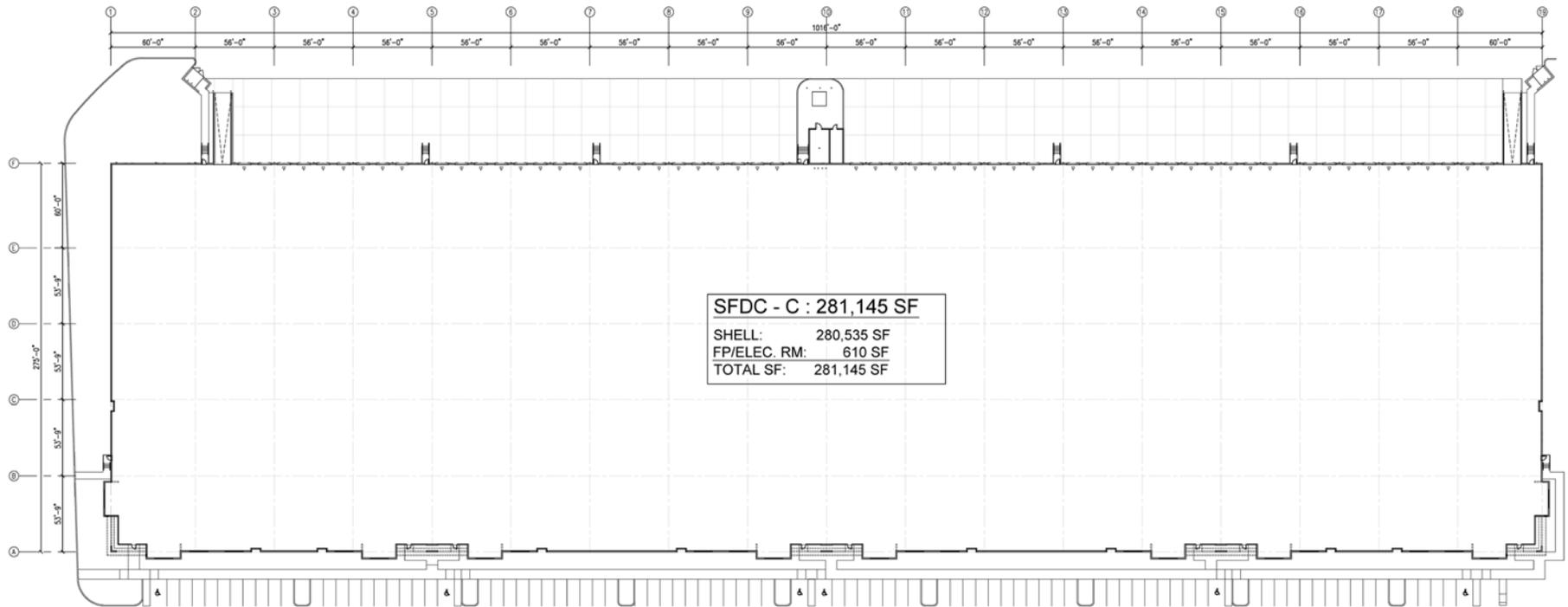


| DEMOGRAPHICS | 30 MIN. | 45 MIN. | 60 MIN. | 90 MIN. |
|----------------------------------|-----------------|-----------------|-----------------|-------------------|
| TOTAL POPULATION | 1,747,852 | 4,375,777 | 5,190,234 | 6,287,799 |
| WORKFORCE POTENTIAL (+16) | 850,728 | 2,121,892 | 2,481,853 | 3,010,466 |
| HIGH SCHOOL EDUCATION (POP. 25+) | 310,887 | 761,479 | 877,408 | 1,056,549 |
| BLUE COLLAR/SERVICE WORKERS | 318,172 (37.4%) | 793,588 (37.4%) | 910,840 (36.7%) | 1,131,935 (37.6%) |



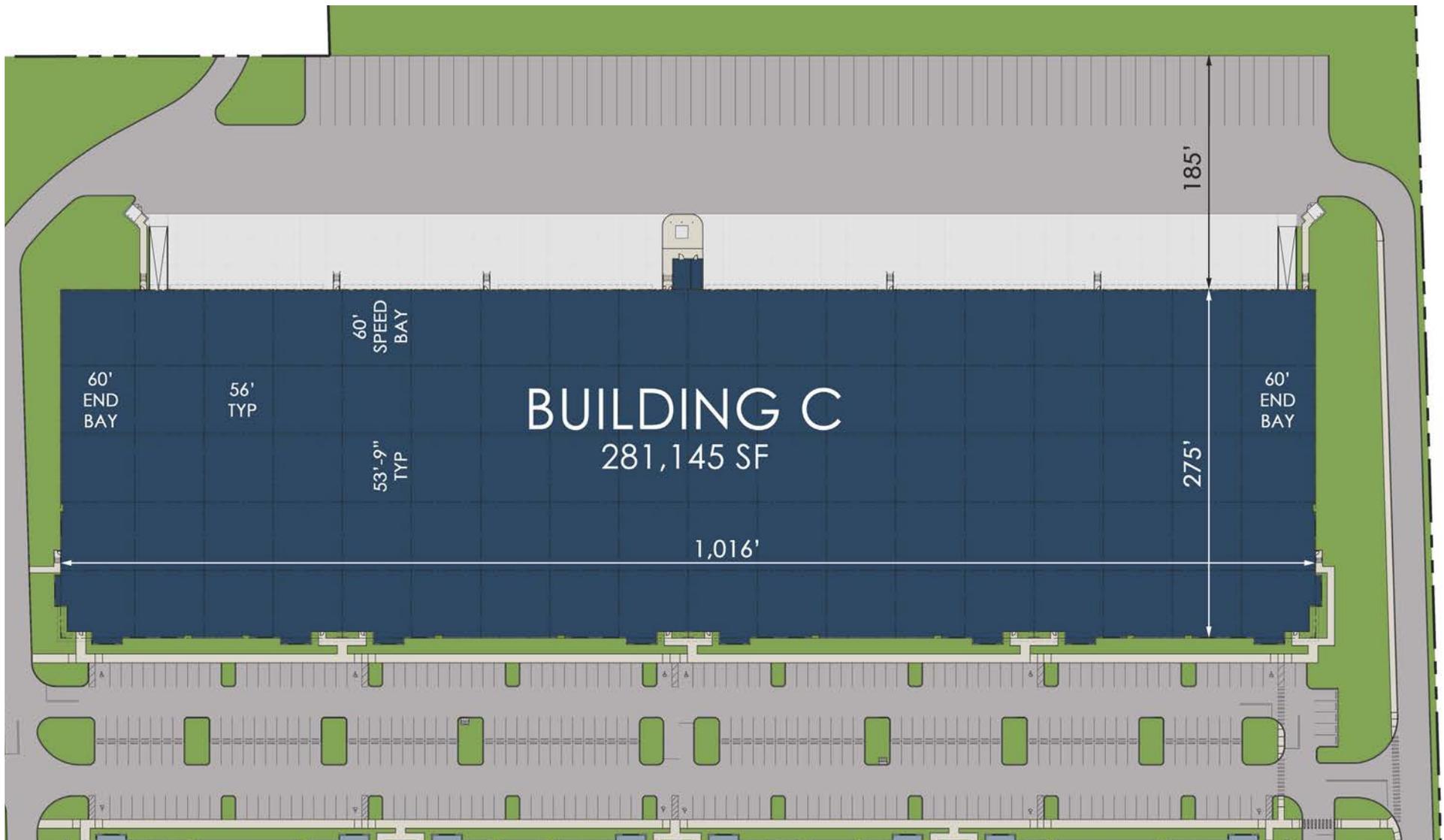
SOUTH FLORIDA DISTRIBUTION CENTER

281,145 SF Overall Floor Plan



 1 FLOOR PLAN
1" = 40'-0"

Site Plan





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20421 SHERIDAN STREET PEMBROKE PINES, FLORIDA

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