



SOUTH FLORIDA DISTRIBUTION CENTER



20311 Sheridan Street, Pembroke Pines, Florida



+/-224,572 SF Total Available

Class A Distribution Space for Lease



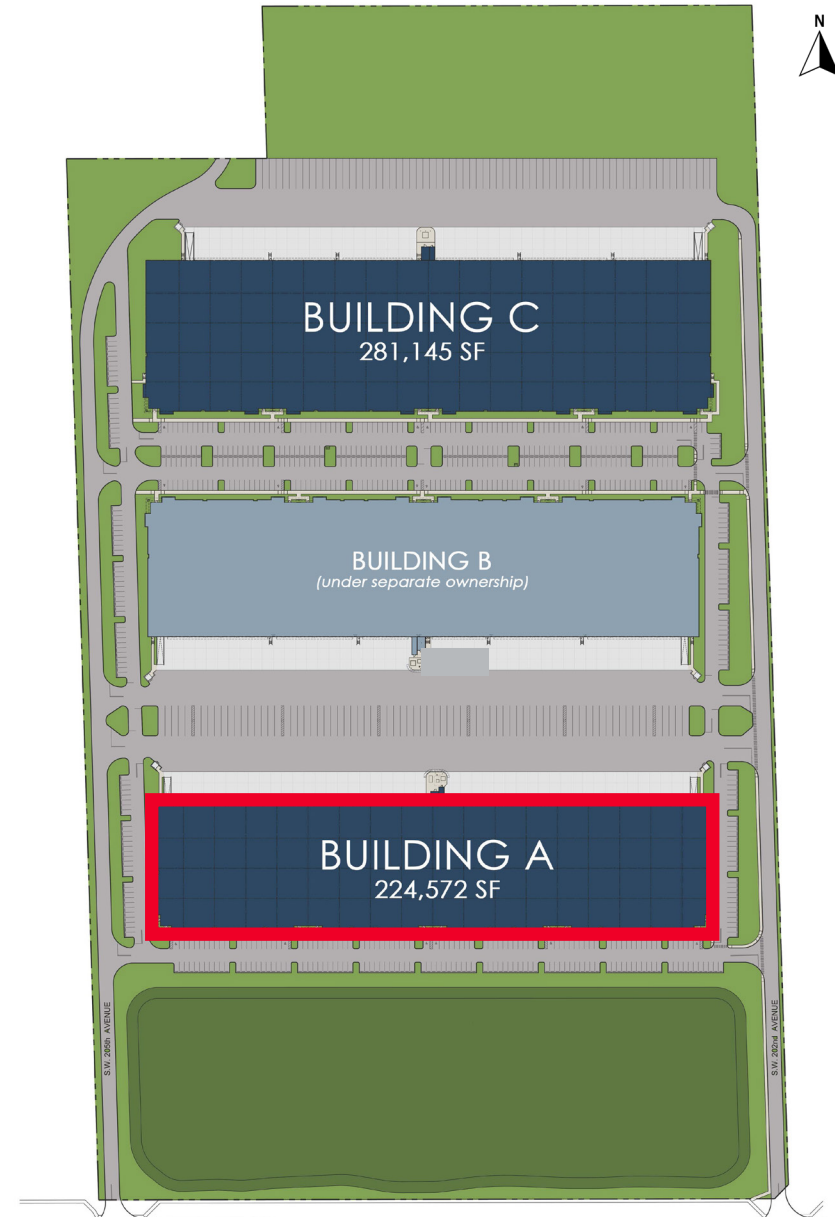
20311



PROPERTY HIGHLIGHTS

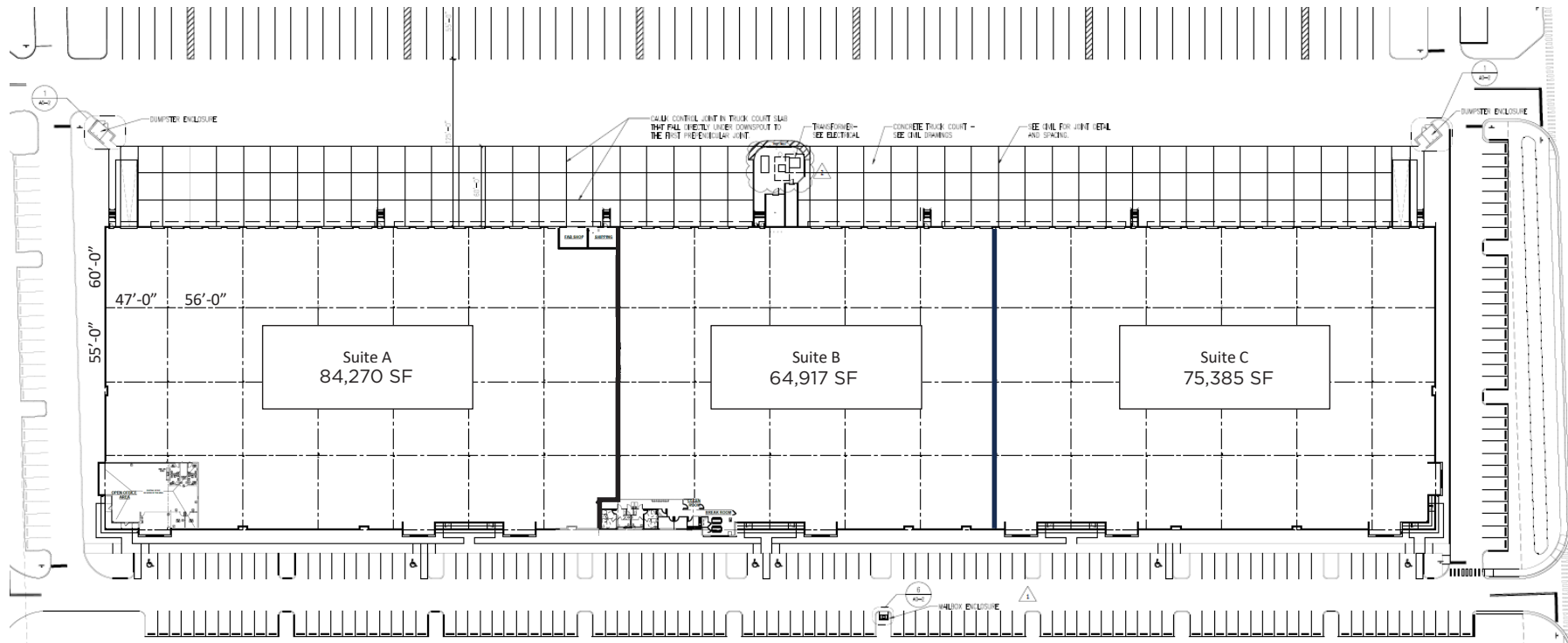
Building A: Class A 224,572 SF Industrial building constructed in 2018 currently demised into three separate available bays.

- Zoning: Planned Industrial Development (PID)
- Divisible down to 33,000 SF
- 32' Clear ceiling height
- ESFR sprinkler system
- Tilt wall construction
- 57 (9'x10') dock high doors and 1 (20'x20') dock high door
- 2 (12'x14') drive-in doors with ramps
- 1,800 amp 3-phase 480-volt electric service
- 1,600 additional amps available in building
- High-bay LED Lighting
- 125' truck court depth
- 225' building depth
- 55' x 56' column spacing (60' Speed Bay)
- 250 automobile parking spaces (1.11 per 1,000 SF)
- Supplemental 8" water line to building existing (available subject to permitting)





Building A- 224,572 SF Overall Site Plan



Suite A - 84,270 SF

- 3,380 SF office
- 21 dock high doors and 1 ramp
- 400 amps of power with 480v and 3-phase power
- Available immediately

Suite B - 64,917 SF

- 2,692 SF of lab/shipping/office
- 14 dock high doors and 1 oversized dock high door
- 800 amps of power with 480v and 3-phase power
- R-20 roof deck
- Available March 2025

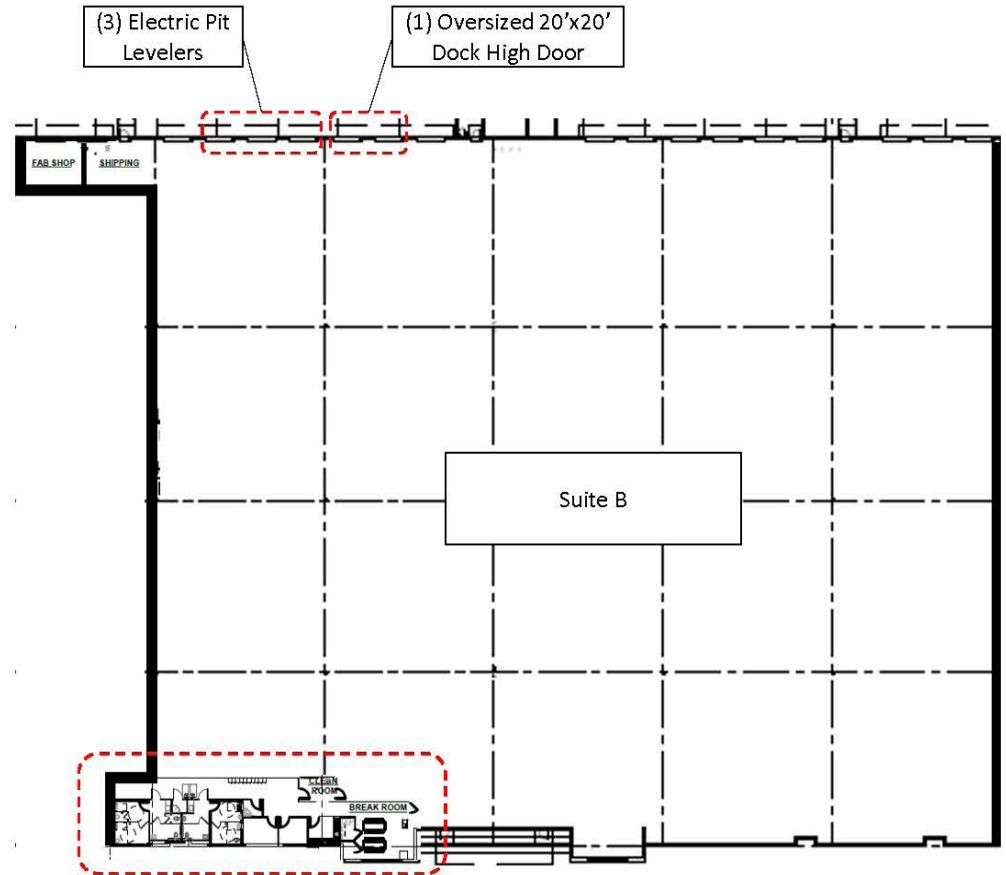
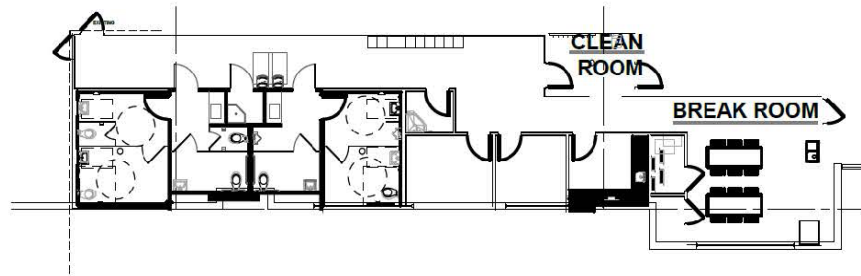
Suite C - 75,385 SF

- 2,350 SF spec office
- 20 dock high doors and 1 ramp
- 600 amps of power with 480v and 3-phase power
- Available April 2025



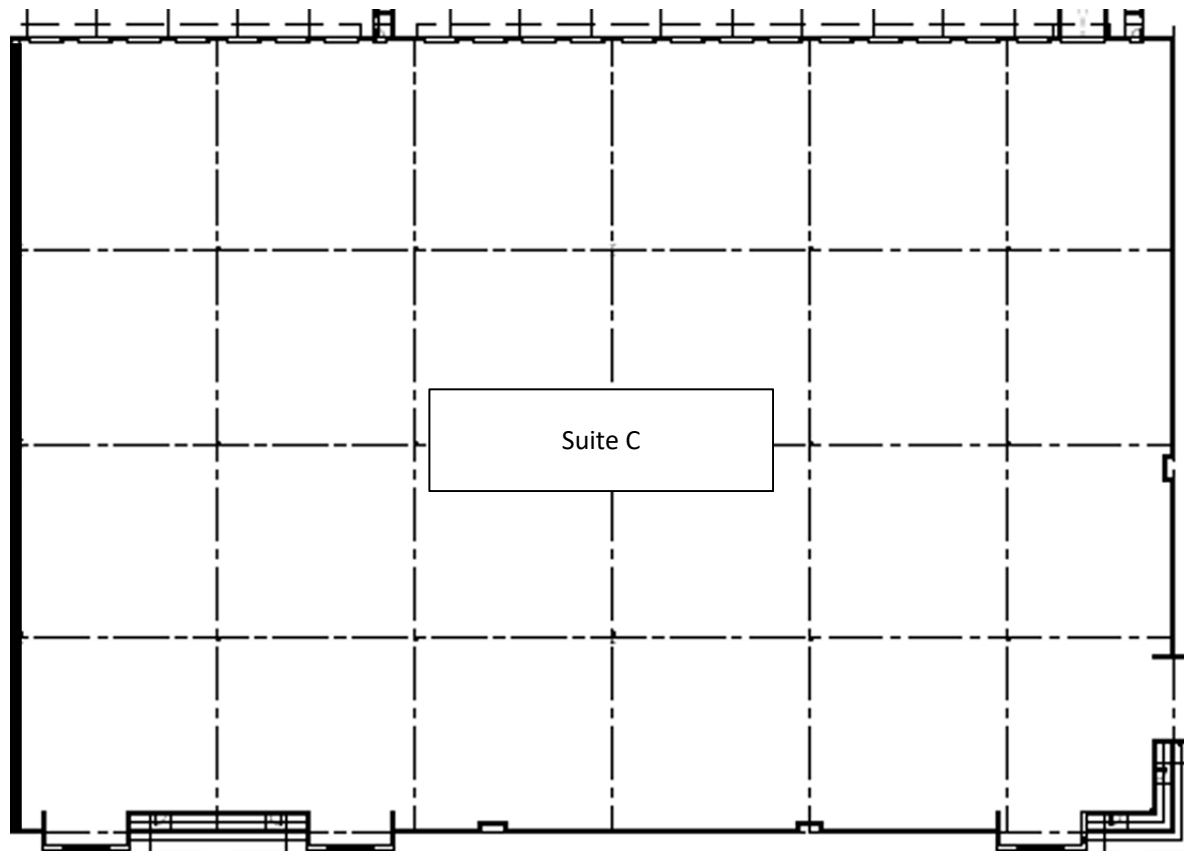
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Suite B- Middle Space





Suite C- Eastern End Cap



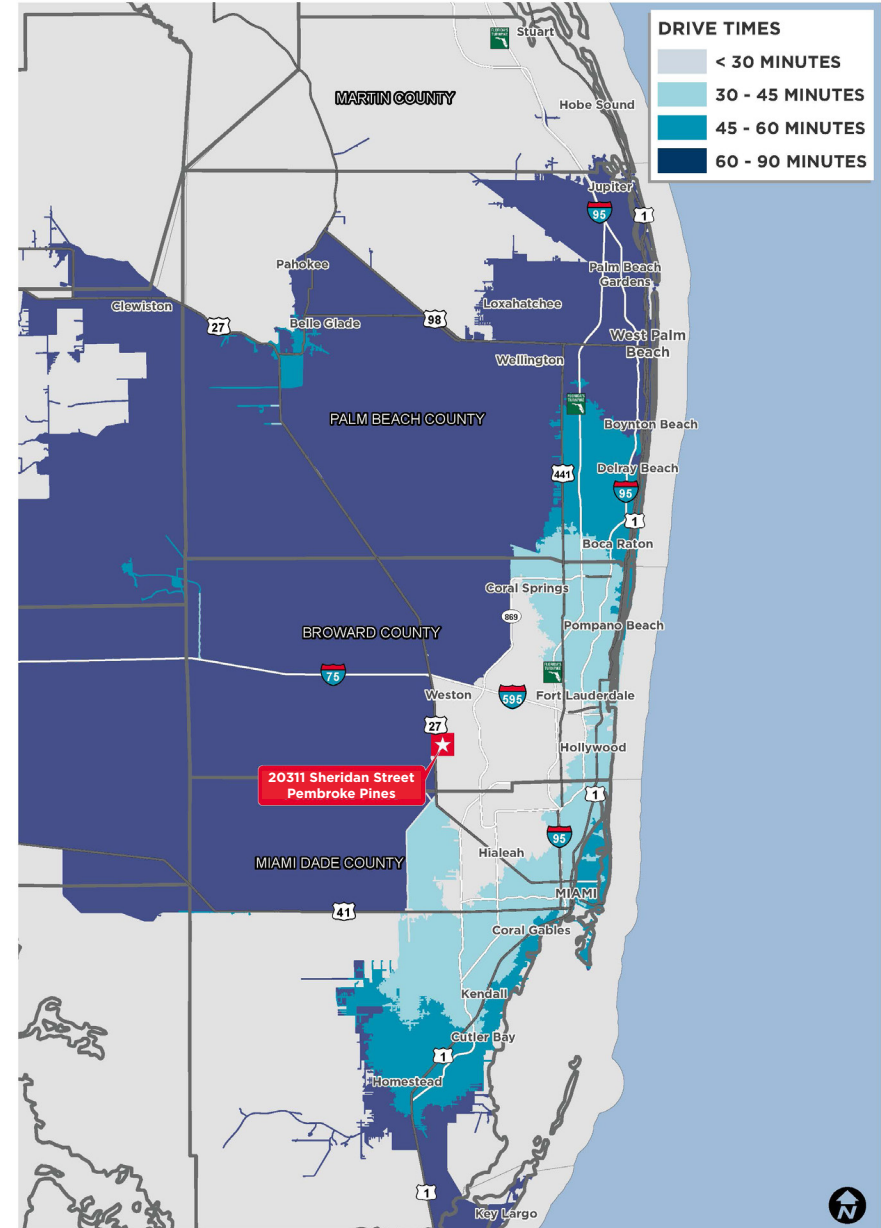


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LOCATION HIGHLIGHTS

- 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%)



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20311 SHERIDAN STREET PEMBROKE PINES, FLORIDA

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