

# 23,907 - 53,888 SF

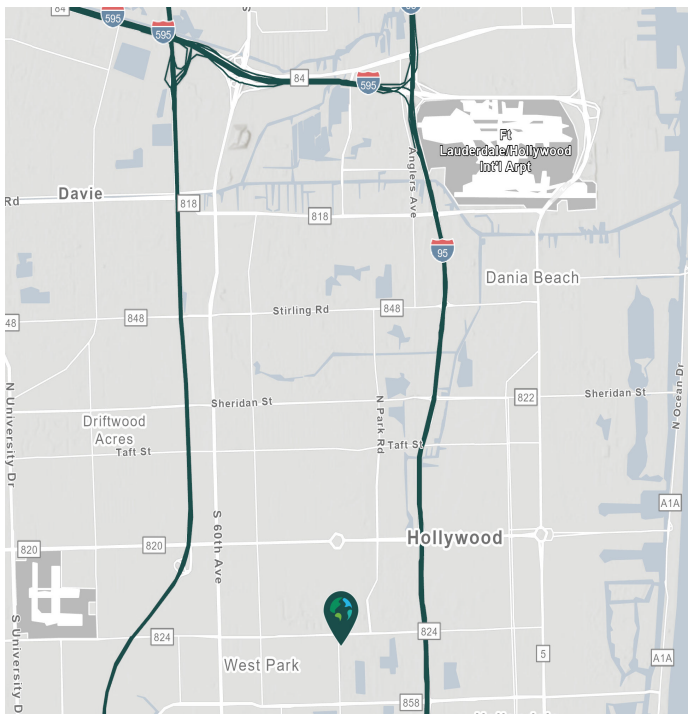
Industrial Space For Lease



## Prologis Seneca Park 700



3500 SW 20th Street  
Pembroke Park, FL 33009 USA



### LOCATION

- State-of-the-art design located in an established Class “A” Industrial Park
- Convenient transportation access via I-95, I-595, Florida Turnpike, and I-75
- Excellent location to service Broward and Dade Counties
- Strong labor force and ample amenities in immediate area

### FACILITY

- Total available 53,888 SF inclusive of 8,688 SF of office.
  - STE 3520 23,907 SF inclusive of 2,688 SF of office
  - STE 3580: 29,981 SF inclusive of 6,000 SF of office
- 32’ clear ceiling height
- 19 dock high doors; 1 ramp
- 50’ x 40’ typical column spacing
- Parking ratio: 1.41:1000
- 180’ truck court depth
- Available 12/2024

### ADVANTAGES AND AMENITIES

- [Prologis Clear Lease®](#) - Know your lease expenses and capital costs with greater certainty before you sign

**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**



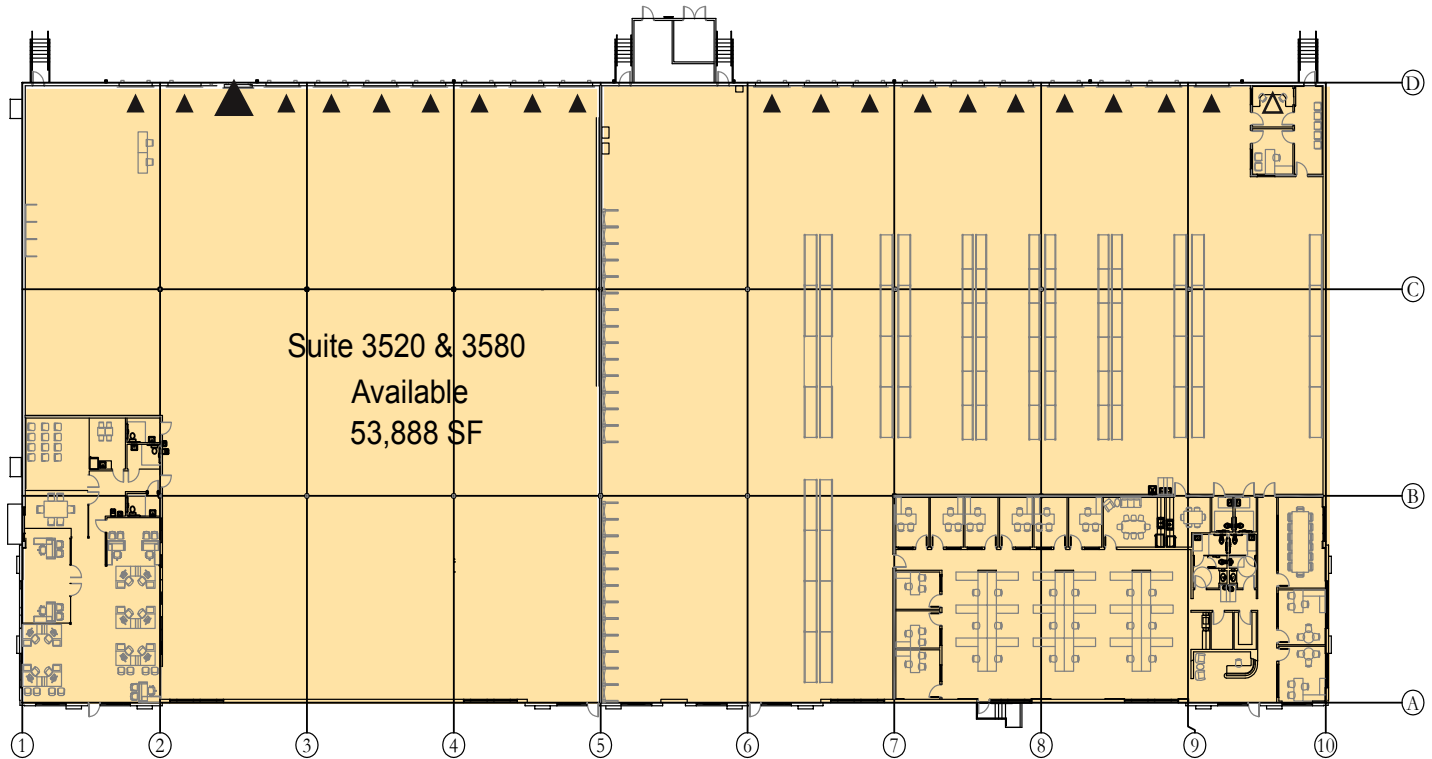
Scan the QR code for more info!

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### LEGEND

- ▲ DOCK DOOR
- ▲ DRIVE-IN DOOR
- △ POTENTIAL DOCK DOOR
- AVAILABLE
- LEASED
- LAND

NORTH



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