



**SOUTH FLORIDA**  
DISTRIBUTION CENTER



20421 Sheridan Street- Building C, Pembroke Pines, Florida



**UNDER CONSTRUCTION - DELIVERING JULY 2025!**

**+/-281,145 SF Total Available**

Class A Distribution Space for Lease

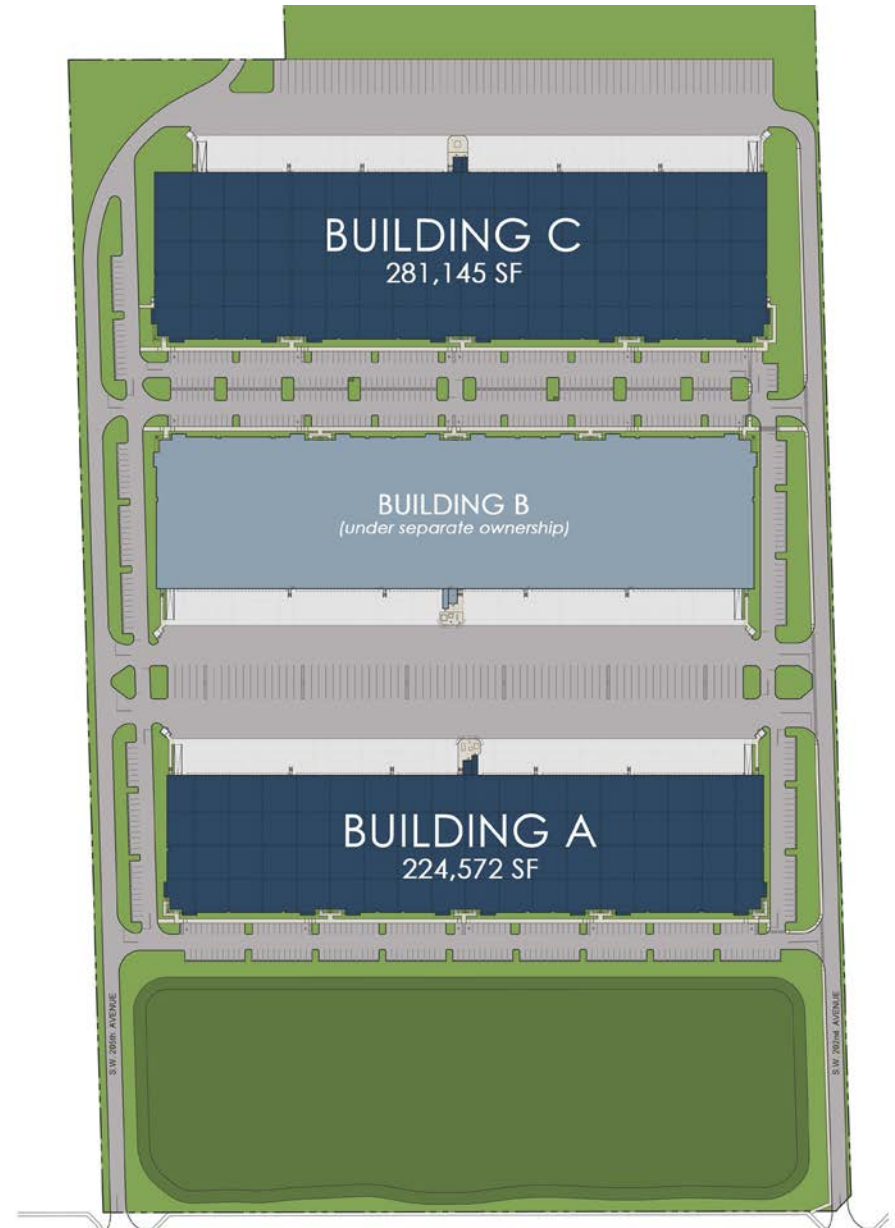


20421



## 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:	202 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

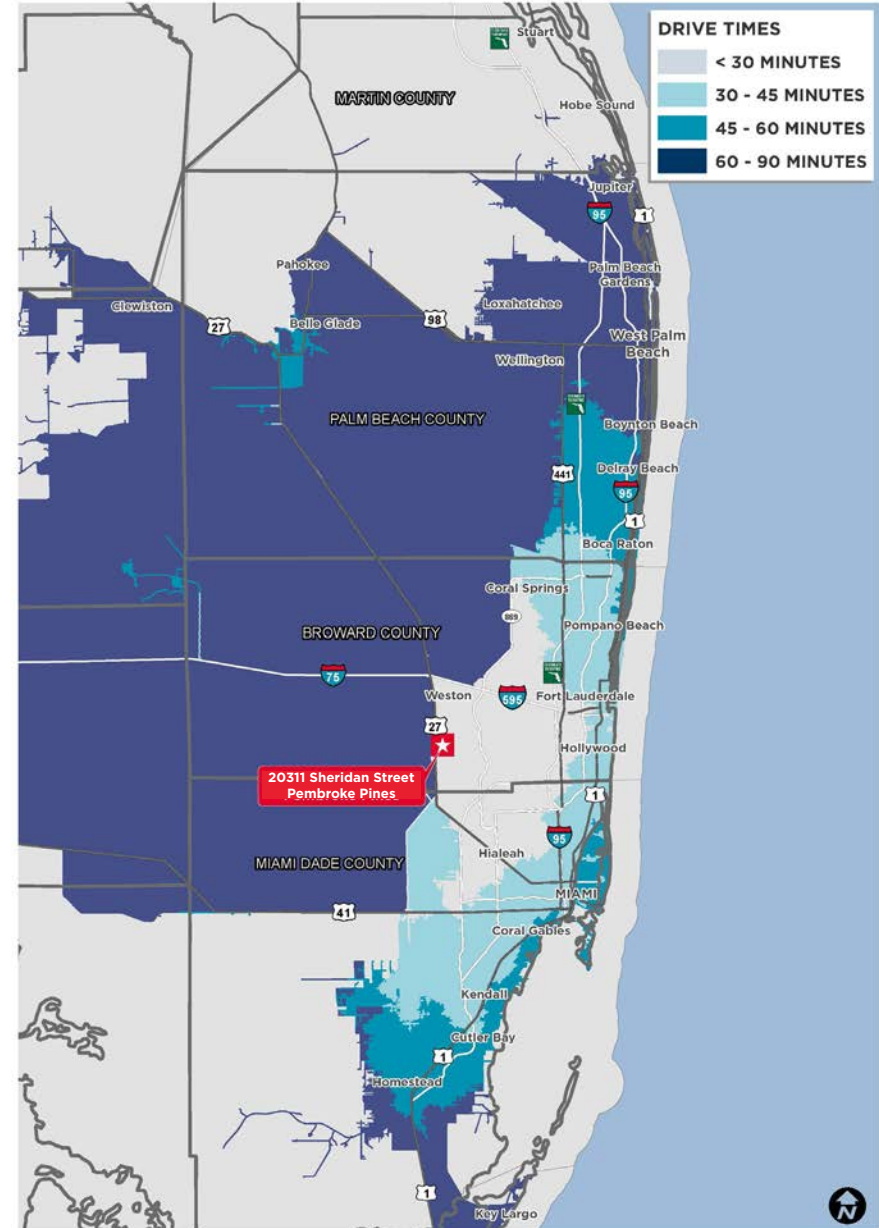


# 20421 SHERIDAN STREET- BUILDING C

## 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!

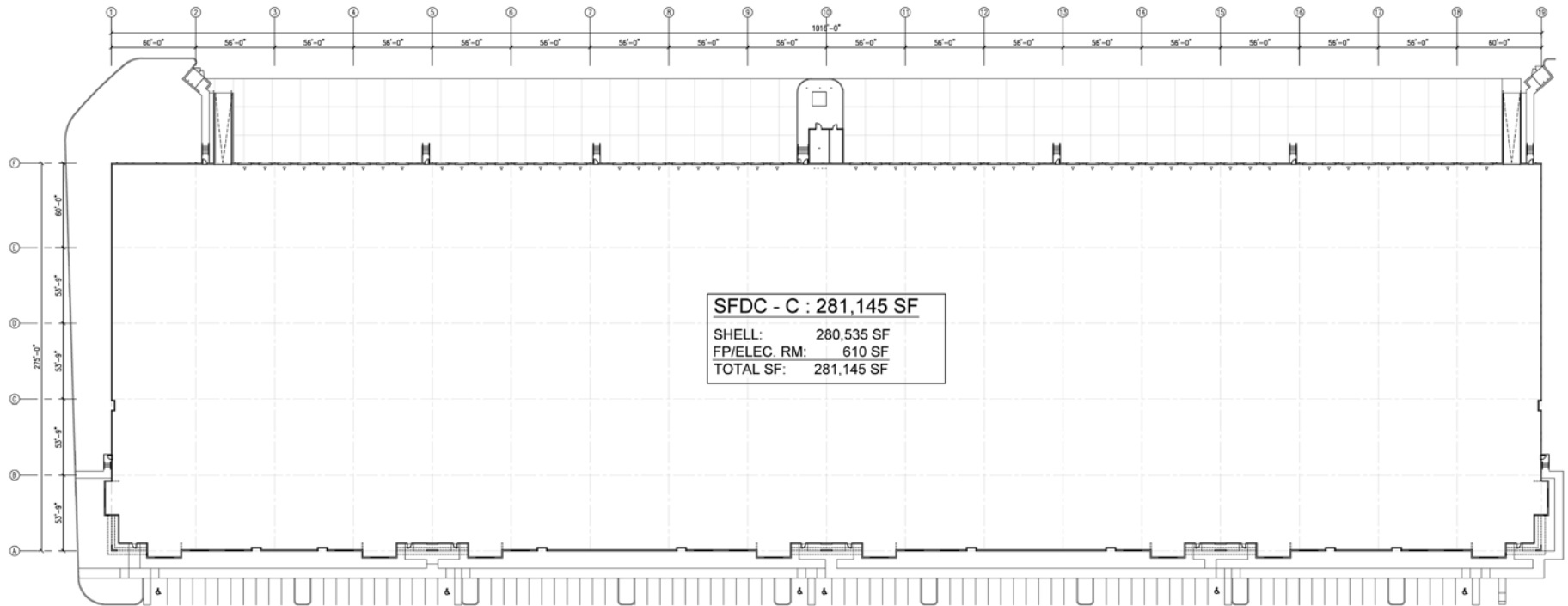


DEMOGRAPHICS	30 MIN.	45 MIN.	60 MIN.	90 MIN.
TOTAL POPULATION	1,747,852	4,375,777	5,190,234	6,287,799
WORKFORCE POTENTIAL (+16)	850,728	2,121,892	2,481,853	3,010,466
HIGH SCHOOL EDUCATION (POP. 25+)	310,887	761,479	877,408	1,056,549
BLUE COLLAR/SERVICE WORKERS	318,172 (37.4%)	793,588 (37.4%)	910,840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



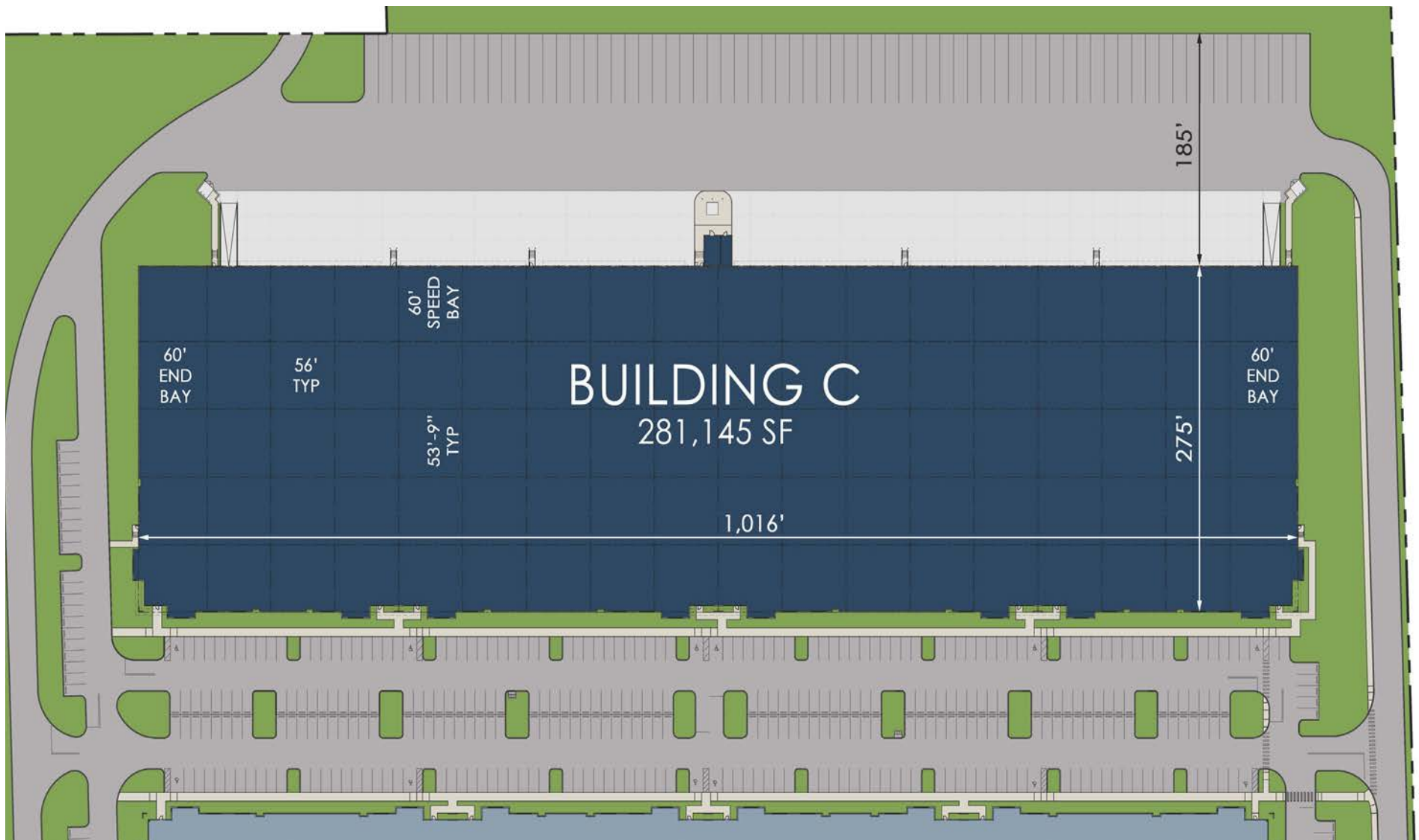
# SOUTH FLORIDA DISTRIBUTION CENTER

## 281,145 SF Overall Floor Plan



 FLOOR PLAN  
1" = 40'-0"

## Site Plan





# SOUTH FLORIDA DISTRIBUTION CENTER

## 20421 SHERIDAN STREET PEMBROKE PINES, FLORIDA

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