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

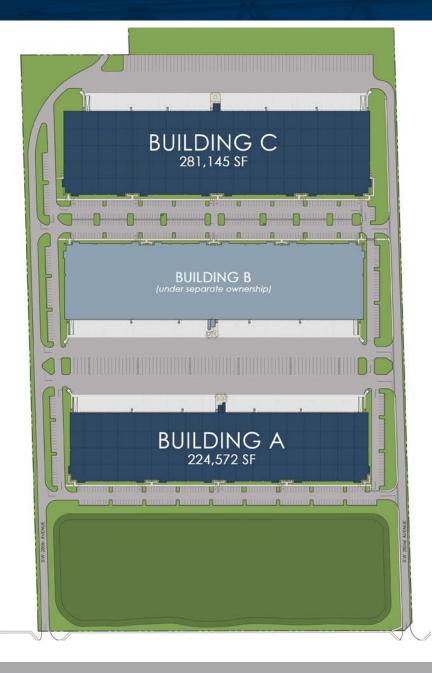




SOUTH FLORIDA DISTRIBUTION CENTER

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



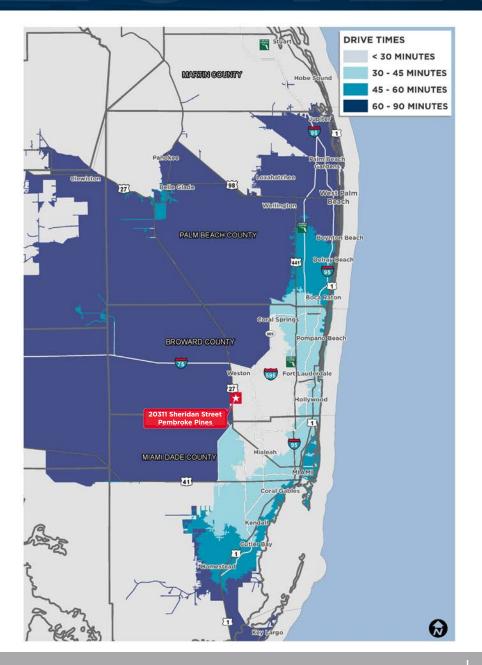
LOCATION HIGHLIGHTS

- 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

<u>Click here</u> or scan the QR code to view an interactive map of the area!

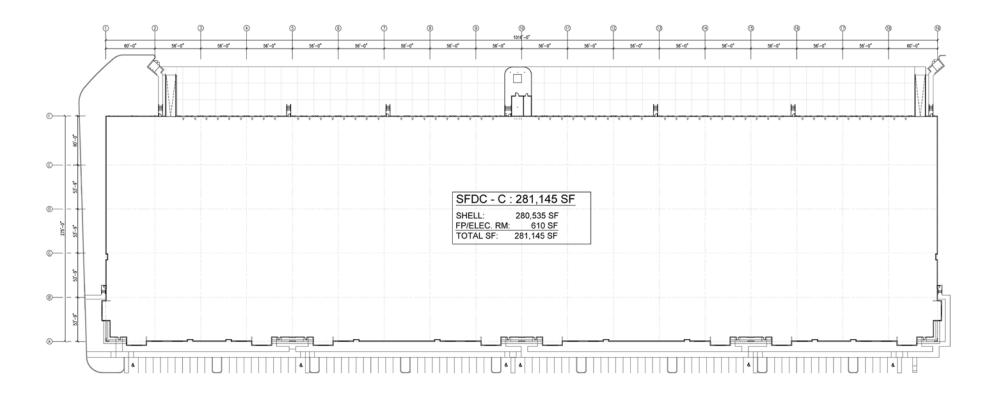


DEMOGRAPHICS	30 MIN.	45 MIN.	60 MIN.	90 MIN.
TOTAL POPULATION	1,747,852	4,375,777	5,190,234	6,287,799
WORKFORCE POTENTIAL (+16)	850,728	2,121,892	2,481,853	3,010,466
HIGH SCHOOL EDUCATION (POP. 25+)	310,887	761,479	877,408	1,056,549
BLUE COLLAR/SERVICE WORKERS	318,172 (37.4%)	793,588 (37.4%)	910,840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





281,145 SF Overall Floor Plan

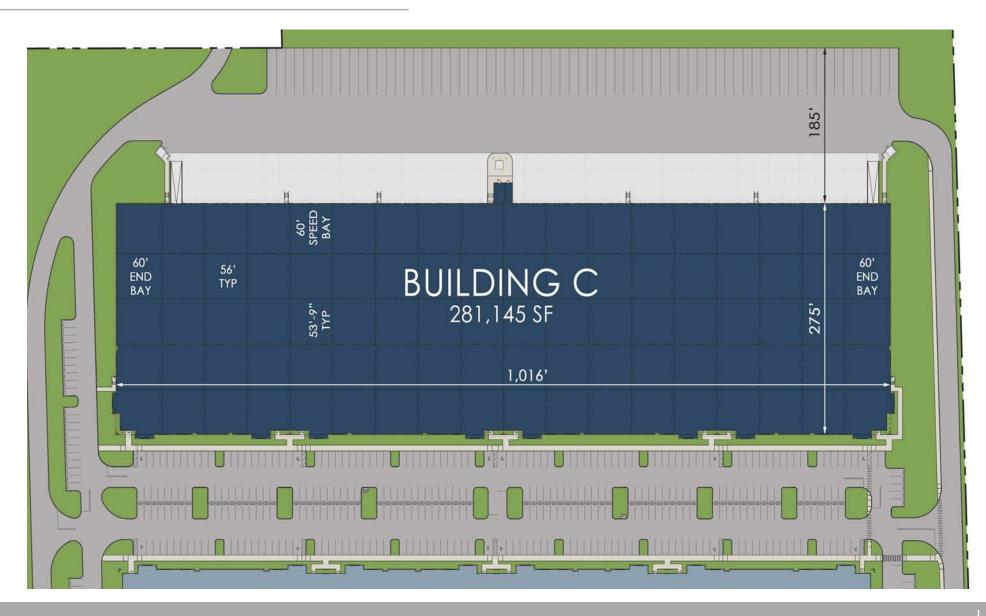


FLOOR PLAN

20421 SHERIDAN STREET- BUILDING C



Site Plan









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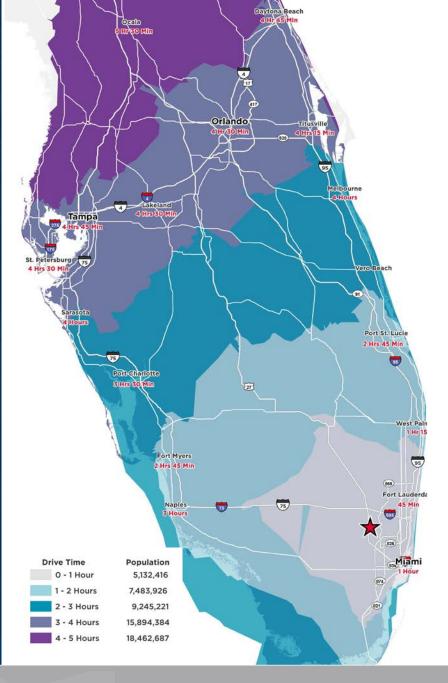
20421 SHERIDAN STREET PEMBROKE PINES, FLORIDA

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