



CURRENT CAPITAL  
REAL ESTATE GROUP

# 1921 PEMBROKE RD

1921 PEMBROKE RD, HOLLYWOOD, FL 33020

**8,651 SQFT | \$35 / SQFT / YR | SHOWROOM/WAREHOUSE**



- **PRIME LOCATION ON PEMBROKE ROAD WITH HIGH VISIBILITY**
- **RECENTLY RENOVATED, EXCELLENT CONDITION**
- **VERSATILE USE: SHOWROOM, WAREHOUSE, OR LIGHT INDUSTRIAL**
- **THREE OVERHEAD DOORS FOR EASY ACCESS**

(786) 351-1819 | [VGonzalez@cc-reg.com](mailto:VGonzalez@cc-reg.com)





CURRENT CAPITAL  
REAL ESTATE GROUP

# 1921 PEMBROKE RD

1921 PEMBROKE RD, HOLLYWOOD, FL 33020



## BUILDING SPECS

- 8,651 SF TOTAL SPACE
- LOT SIZE: 0.61 ACRES
- CEILING HEIGHTS: 12 FT WAREHOUSE / 10 FT OFFICE
- 400 AMP, 3-PHASE POWER
- 18 PARKING SPACES

## LOCATION BENEFITS

- HIGH-TRAFFIC CORRIDOR WITH EXCELLENT VISIBILITY
- EASY ACCESS TO I-95 AND MAJOR ROADS
- STRONG DEMOGRAPHICS AND WORKFORCE NEARBY
- SURROUNDED BY NATIONAL RETAILERS

## INVESTMENT VALUE

- \$35.00/SF/YR LEASE RATE
- NEGOTIABLE LEASE TERMS
- EXCELLENT CONDITION = REDUCED UPFRONT COSTS

(786) 351-1819 | VGonzalez@cc-reg.com





CURRENT CAPITAL  
REAL ESTATE GROUP

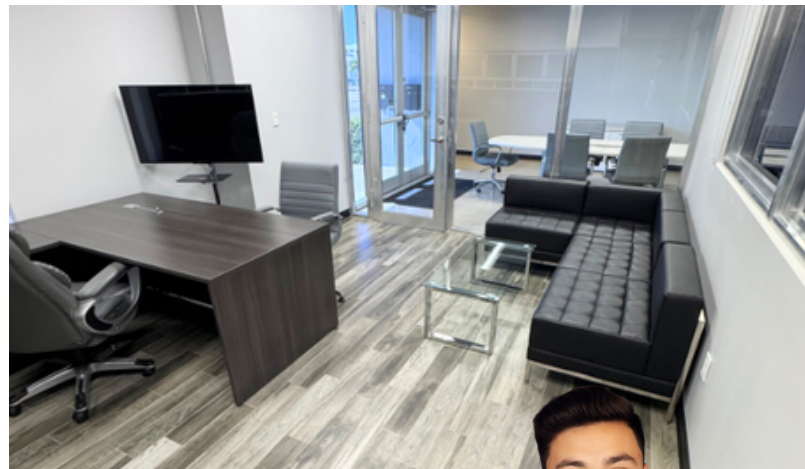
# 1921 PEMBROKE RD

1921 PEMBROKE RD, HOLLYWOOD, FL 33020



## NEARBY TENANTS

- PUBLIX
- WALGREENS
- RESTAURANTS, BANKS, FITNESS CENTERS



(786) 351-1819 | VGonzalez@cc-reg.com

