

For Lease



# 36,805 - 85,552 SF

## SOUTH FLORIDA DISTRIBUTION CENTER | BUILDING A - Suites 100-200

20311 SHERIDAN ST, PEMBROKE PINES, FL 33332



### HIGHLIGHTS

#### Building A

- 36,805 - 85,552 SF Suites 100-200
- 3,380 SF office
- 32' clear height
- ESFR sprinkler system
- Tilt wall construction
- 21 (9'x10') dock-high doors
- 1 ramp
- 125' truck court
- 225' building depth
- 55' x 56' column spacing (60' speed bay)
- 400 Amp, 480V 3-phase heavy power
- High-bay LED lighting
- Supplemental 8 water line to building existing (available subject to permitting)
- Parking 1.1 per 1,000 SF
- Available Immediately

#### Location

- Located in one of the most active submarkets along a major East/West thoroughfare in Broward County
- Immediate highway access with close proximity to Sawgrass Expressway (2 mins.), I-75 (10 mins.) and I-95 (15 mins.)

### CONTACT US:

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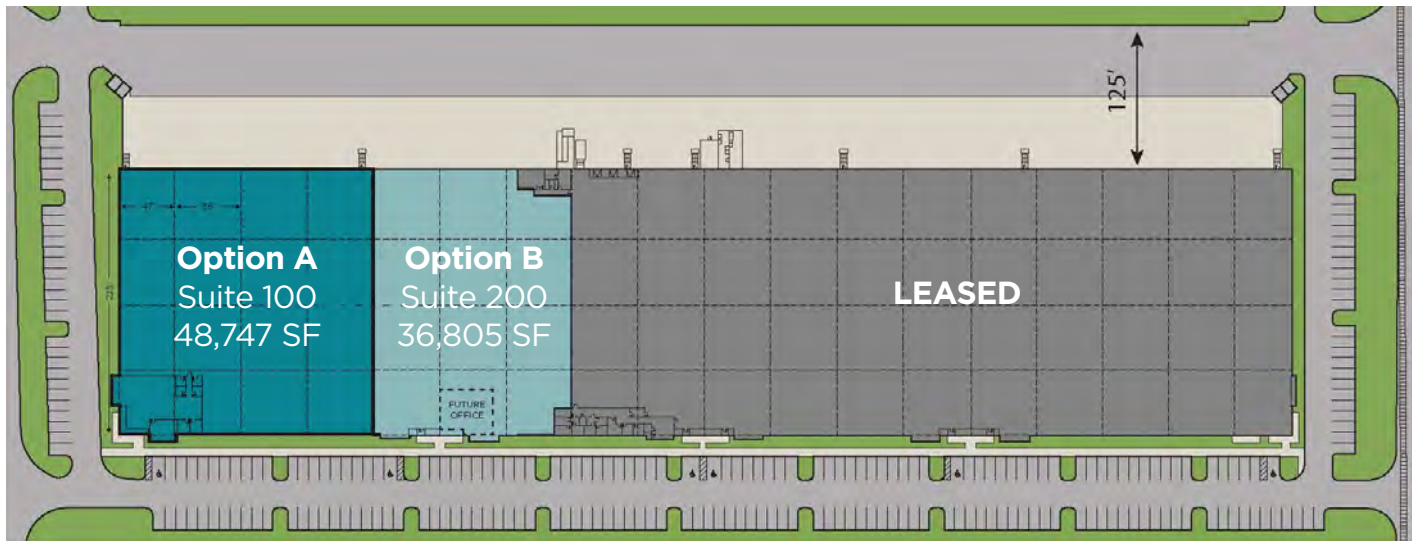


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BUILDING A - Suites 100-200**

## Floor Plan



## Multiple Options

### Option A

- 48,747 SF Suite 100
- 3,380 SF office
- 32' clear height
- ESFR sprinkler system
- Tilt wall construction
- 12 (9'x10') dock-high doors
- 1 ramp
- Available Immediately

### Option B

- 36,805 SF Suite 100
- Office built to suit
- 32' clear height
- ESFR sprinkler system
- Tilt wall construction
- 9 (9'x10') dock-high doors
- Available Q3 2026

### Option C

- 85,552 SF Suite 100
- 3,380 SF office
- 32' clear height
- ESFR sprinkler system
- Tilt wall construction
- 21 (9'x10') dock-high doors
- Available Immediately



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DISTRIBUTION CENTER

**CBRE**

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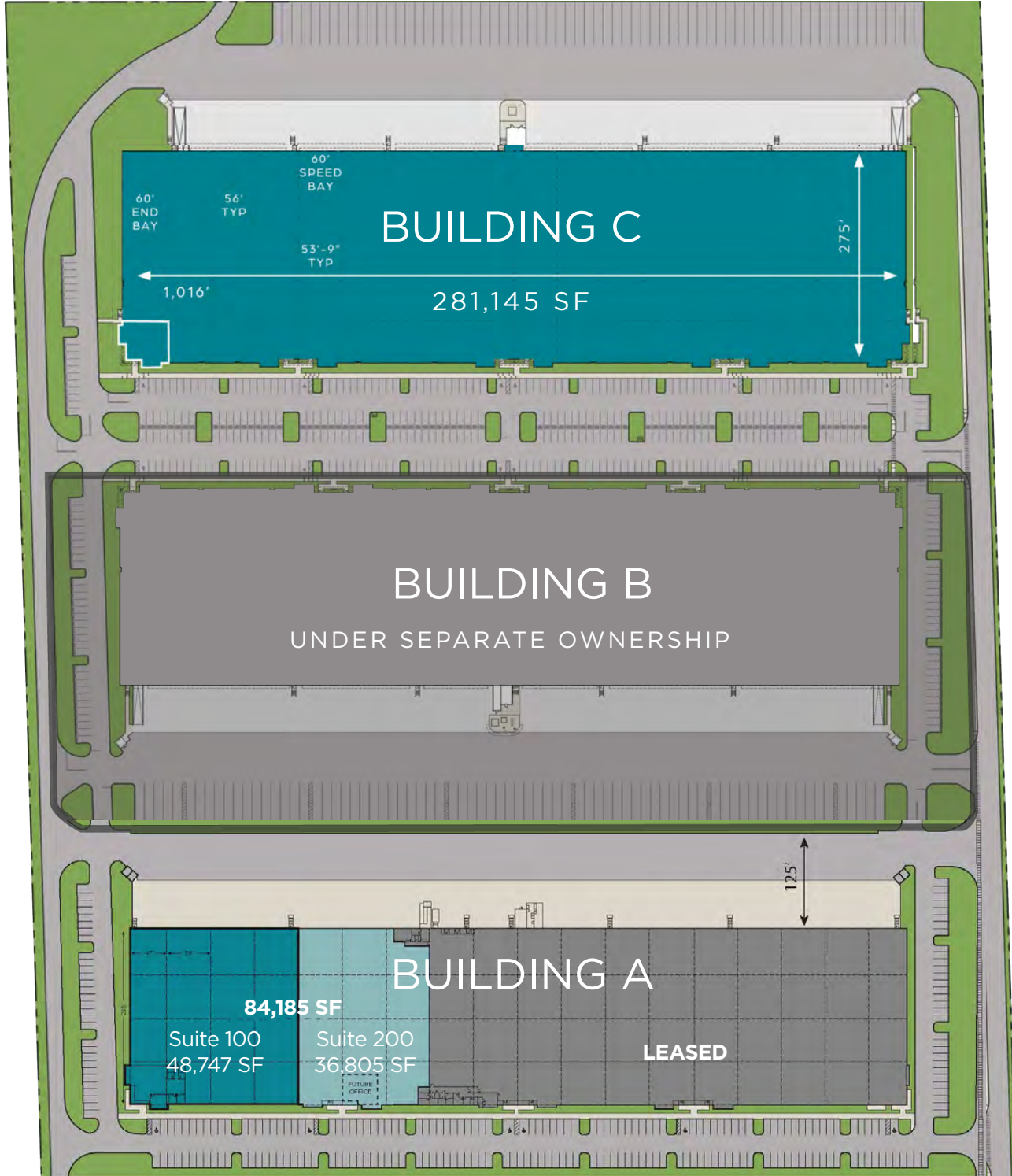
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## SOUTH FLORIDA DISTRIBUTION CENTER

### BUILDING A - Suites 100-200

#### Site Plan



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## SOUTH FLORIDA DISTRIBUTION CENTER BUILDING A - Suites 100-200

### Access Aerial



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