

134,400 SF Total Available (Divisible)

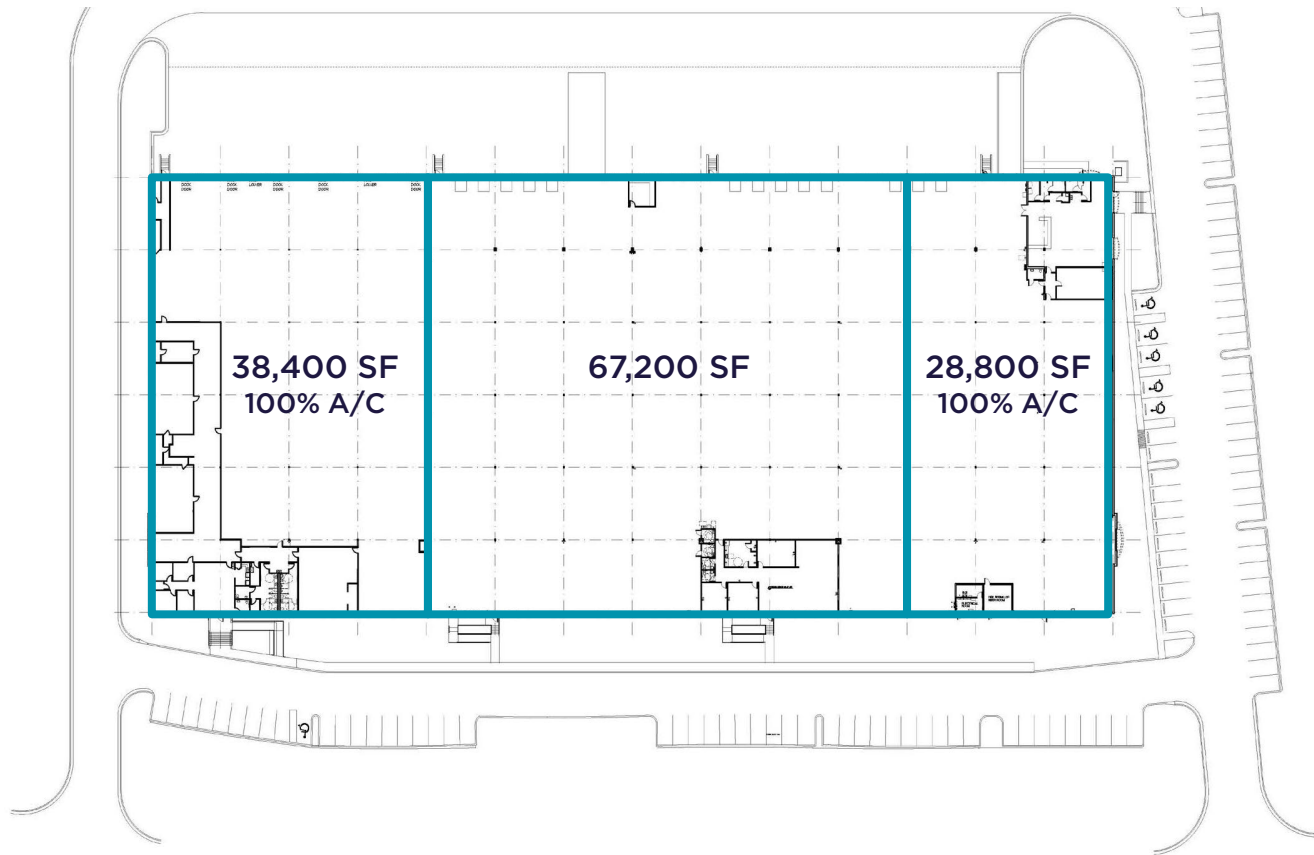
WESTON COMMERCE PARK

1951 N Commerce Parkway

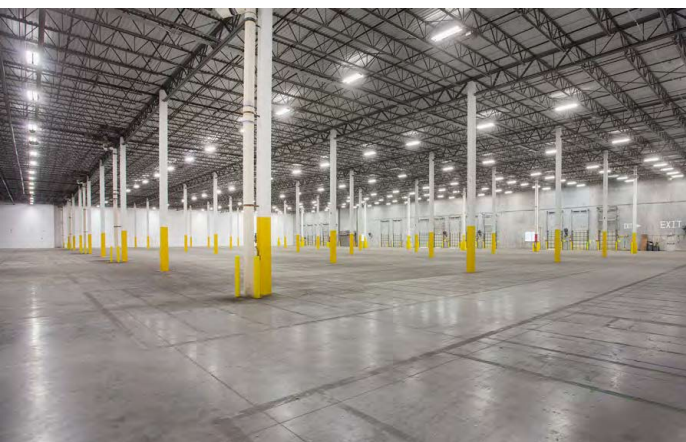
WESTON, FLORIDA

Class A
Distribution Space
for Lease
28,800 SF – 134,400 SF

PROPERTY OVERVIEW



- Existing offices in each space
- 30' Clear ceiling height
- ESFR sprinkler system
- Tilt wall construction
- Dock high loading with extra knock out panels
- 2 ramps (one oversized)
- 800 amp 3-phase 480/277-volt electric service (more power could be added)
- T-5 Lighting
- 240' building depth
- 6" slab with 4000 PSI
- Zoned IL







LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Broward County
- **DRIVE TIMES:**
 - I-75: 10 Minute Drive
 - I-595: 11 Minute Drive
 - FL Turnpike: 22 Minute Drive
 - I-95: 22 Minute Drive
 - Port Everglades: 24 Minute Drive
 - Fort Lauderdale Airport: 27 Minute Drive
 - Miami Airport: 56 Minute Drive

	30 MIN.	45 MIN.	60 MIN.	90 MIN.
 POPULATION	2,856,197	4,846,718	5,777,193	6,571,205
 WORKFORCE	1,518,653	2,553,422	3,019,206	3,433,457
 HIGH SCHOOL GRADUATES	519,434	835,151	989,297	1,110,536
 BLUE COLLAR/ SERVICE WORKERS	579,891 (39.6%)	936,360 (37.9%)	1,136,235 (39.0%)	1,288,289 (38.9%)

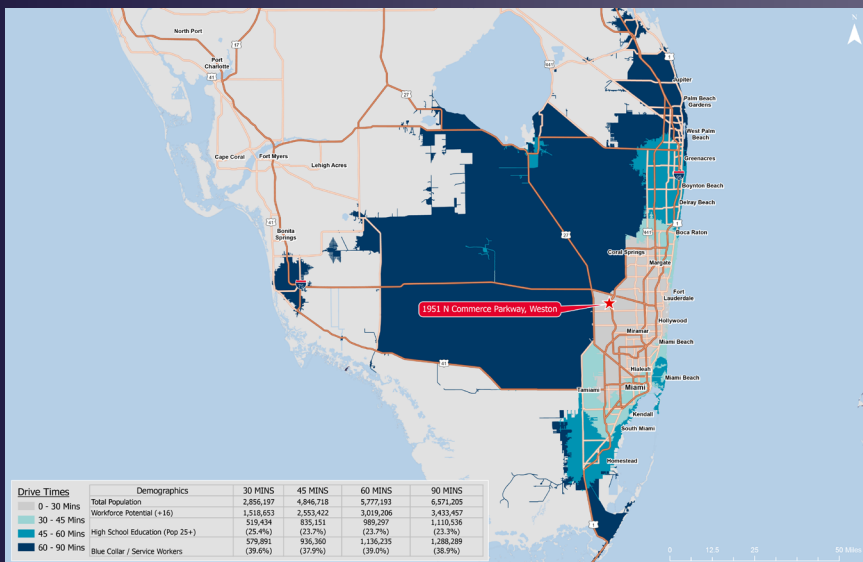


CONTACT

CHRIS METZGER, SIOR
Executive Managing Director
+1 954 415 9155
chris.metzger@cushwake.com

MATTHEW G. MCALLISTER, SIOR
Managing Director
+1 561 901 5216
matthew.mcallister@cushwake.com

225 NE Mizner Boulevard Suite 300
Boca Raton, FL 33432 | USA



©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

