



Bergeron Distribution Center

19700 Stirling Rd, Pembroke Pines, Florida 33332



- 170,373 Sq. Ft. Class "A" Dock-High Distribution Warehouse
- Spaces from 21,950 to 170,373 Sq. Ft.
- Typical Bay – 52' Wide x 208' Deep
- Up to 15% Office Finish
- Clearstory Windows
- 52' Column Spacing; 60' Speed Bay
- 3 (10' x 10') Dock Doors per Space
- Loading Ramp Available
- 32' Clear Height
- 120' Truck Court with 60' Concrete Apron
- ESFR Fire Suppression System
- Parking = 1.5 per 1,000 Sq. Ft.
- On-Site Trailer Storage Available
- M-1 Industrial Zoning
- On-Site Ownership and Management
- Est. Completion - Summer 2017



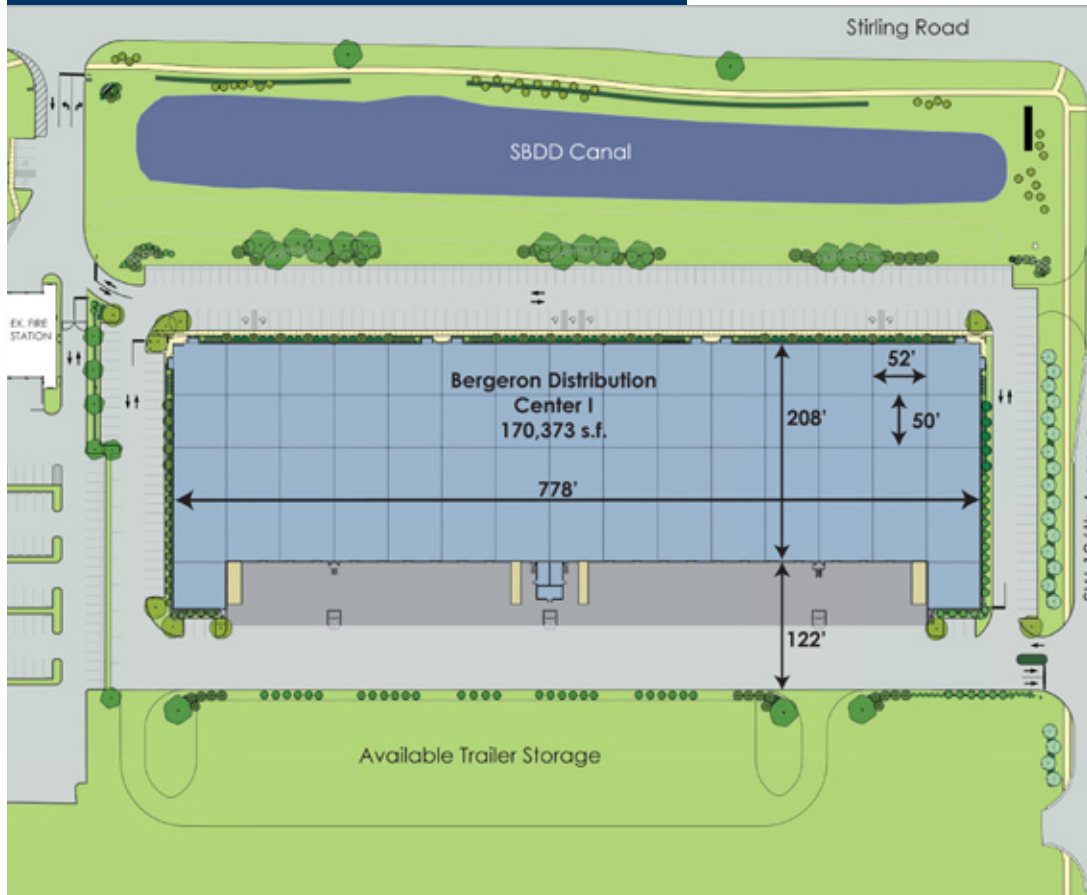
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SITE PLAN



BERGERON DISTRIBUTION CENTER

Property Information

| | |
|-----------------|----------------------------|
| Site: | 9.10 Acres |
| Parking: | 248 Spaces |
| Dock Doors: | (40) 10'x10' |
| Drive-In Doors: | (4) 12'x14' |
| Truck Court: | 122' (60' Concrete) |
| Building Area: | 170,373 Sq.Ft. |
| Column Spacing: | 50'x52' (60' Speed Bay) |
| Clear Height: | 32'-0" |
| Minimum Size: | 21,950 Sq. Ft. |
| Office: | Up to 15% |

Master Plan Business Park

- 300 Acres
- Over 2 million square fee planned
- Landscape, Signage and Protective covenants
- On-site developer/property Management
- Fiber optic and broadband available
- Natural Gas Available
- US Post Office, Pre-School & Publix shopping center
- Proximity to Major Highways (US 27 & I-75), Florida Turnpike & Sawgrass expressway

Pre-construction Rents From:
\$6.95/SF NNN (including 5% standard office finish); and \$7.95/SF NNN (including 10% office finish).

Est. CAM: \$2.75/SF

Keith R. Graves, CCIM

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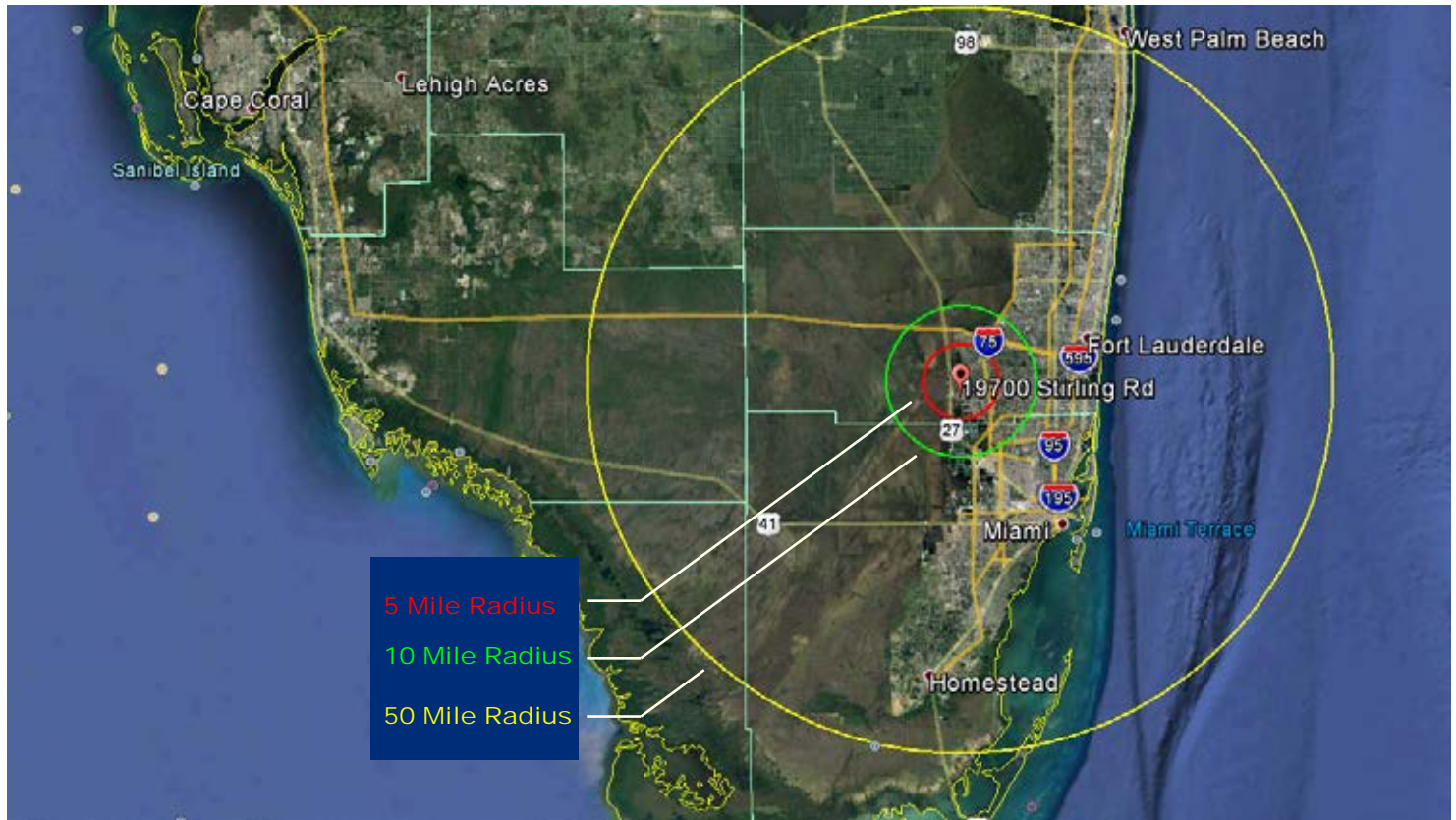
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LOCATION



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SITE DEMOGRAPHICS

Data for all businesses in area (2016)

| | 5 Miles | 10 Miles | 50 Miles | 250 Miles |
|------------------------------|---------|----------|-----------|------------|
| Total Businesses | 4,423 | 16,017 | 279,571 | 742,288 |
| Total Employees | 43,177 | 220,575 | 2,834,913 | 7,833,077 |
| Total Residential Population | 127,859 | 501,756 | 5,543,124 | 16,589,502 |

By SIC Codes

| | Number of Businesses | | | |
|---|----------------------|---------------|----------------|----------------|
| | 5 Miles | 10 Miles | 50 Miles | 250 Miles |
| Agriculture & Mining | 94 | 297 | 3,897 | 15,863 |
| Construction | 269 | 1,036 | 18,002 | 58,543 |
| Manufacturing | 79 | 287 | 7,492 | 19,051 |
| Transportation | 121 | 464 | 10,474 | 23,316 |
| Communication | 52 | 223 | 3,097 | 7,171 |
| Utility | 14 | 39 | 506 | 1,773 |
| Wholesale Trade | 216 | 674 | 13,756 | 29,210 |
| Retail Trade Summary | 727 | 3,315 | 57,913 | 153,107 |
| Finance, Insurance, Real Estate Summary | 680 | 2,296 | 35,490 | 94,935 |
| Services Summary | 1,893 | 6,407 | 111,505 | 292,005 |
| Government | 19 | 113 | 3,999 | 15,023 |
| Total | 4,164 | 15,151 | 266,131 | 709,997 |

DISTANCE FROM MAJOR CITIES

| City/Airport | Driving Distance |
|--------------------|------------------|
| Port Everglades | 27 Miles |
| Fort Lauderdale | 26 Miles |
| Port Of Miami | 33 Miles |
| Miami | 28 Miles |
| Port of Palm Beach | 73 Miles |
| WPB Int'l Airport | 65 Miles |
| Orlando | 228 Miles |
| Naples | 97 Miles |
| Fr. Myers | 129.27 Miles |
| Tampa | 252 Miles |
| Lakeland | 200 Miles |



Located near major freeways, airports and seaports with easy access to Broward, Palm Beach and Miami-Dade counties, the Bergeron Park of Commerce location, in the heart of South Florida, provides companies a tremendous savings in time, fuel and personnel costs.

- Nearby Interstate 75 and US Highway 27 connect the Park to the east coast highway system, the I-595/Port Everglades/Airport Expressway, Florida Turnpike and I-95.
- 25 minutes from Fort Lauderdale International Airport and Port Everglades; the fastest growing cargo port in the nation and second busiest cruise port in the world.
- 30 minutes from the Miami International Airport.
- Nearby amenities include US post office, preschool, fitness, dry cleaning, shopping, restaurants and hotels.

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

