

20311 SHERIDAN ST, PEMBROKE PINES, FL

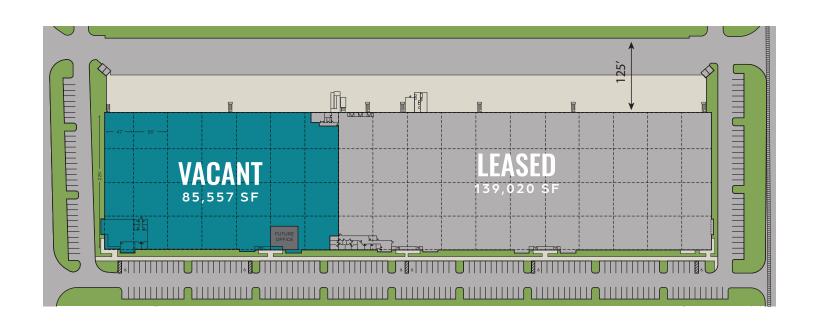
±85,557 SQUARE FEET TOTAL AVAILABLE

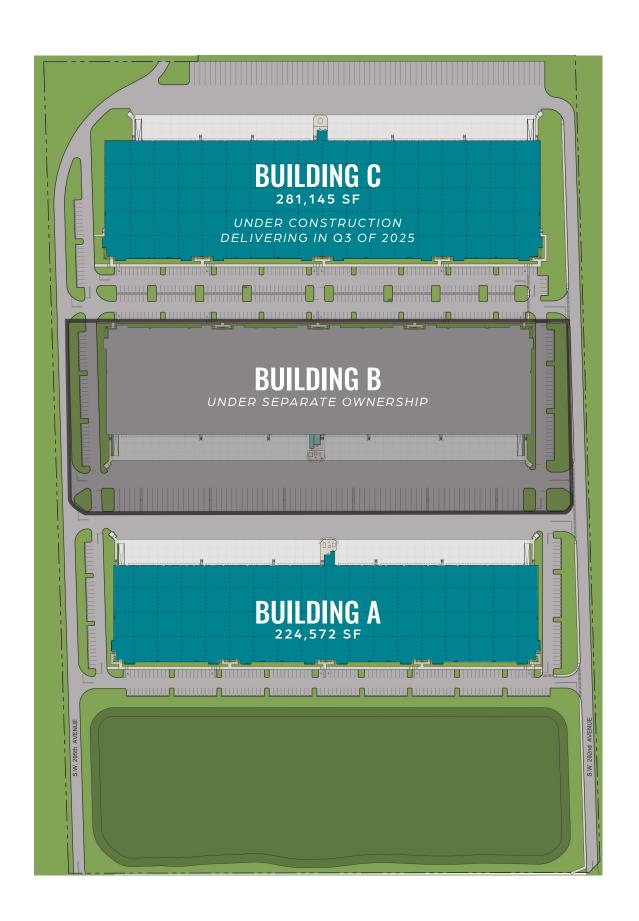
PROPERTY HIGHLIGHTS

BUILDING A: 224,572 SF CLASS A BUILDING. CAN BE DEMISED DOWN TO 36,805 SF

Zoning: Planned Industrial Development (PID)	125' truck court depth	
Suite A: ±85,557 SF Available for lease with 3,380 SF office	225' building depth	
32' Clear ceiling height	55' x 56' column spacing (60' Speed Bay)	
ESFR sprinkler system	Parking 1.11 per 1,000 SF	
Tilt wall construction	High-bay LED Lighting	
21 (9'x10') dock high doors	1 (12'x14') drive-in doors with ramp	

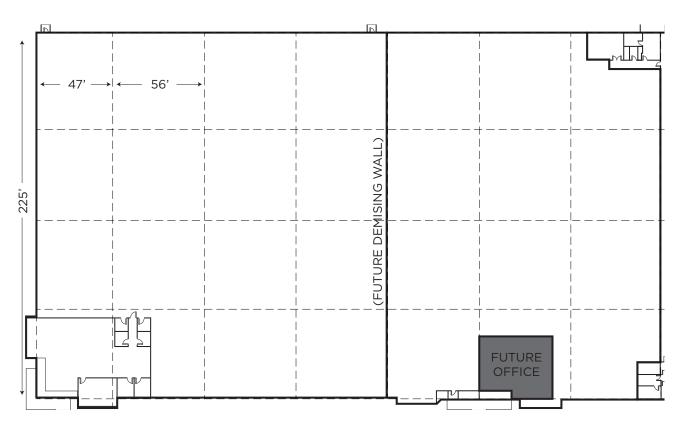
Supplemental 8" water line to building existing (available subject to permitting)

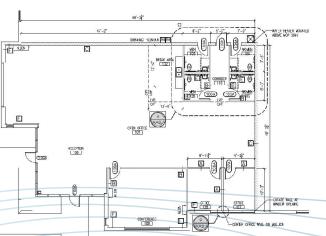




SUITE A - WESTERN END CAP

85,557 SF VACANCY - SAMPLE DEMISING PLAN





- 3,380 SF OFFICE
- 21 DOCK HIGH DOORS AND 1 RAMP
- 400 AMPS OF POWER WITH 480V AND 3-PHASE POWER
- AVAILABLE IMMEDIATELY
- FUTURE DEMISING WALL AND FUTURE OFFICE NOT EXISTING

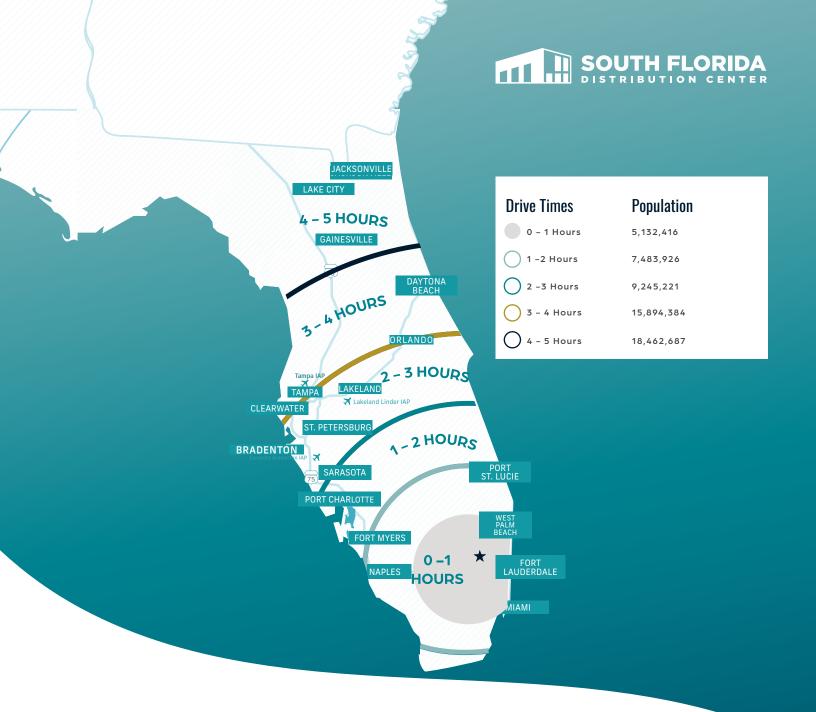


VIEW MATTERPORT



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%)

FLO



FOR MORE INFORMATION, CONTACT:

MATTHEW G. MCALLISTER, SIOR

Managing Director +1 561 901 5216

matthew.mcallister@cushwake.com

CHRISTOPHER THOMSON, SIOR

Vice Chairman

+1 561 301 2390

christopher.thomson@cushwake.com









CLICK OR SCAN QR CODE TO VIEW 3D MAP

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