



# CLASS A DISTRIBUTION SPACE FOR LEASE

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

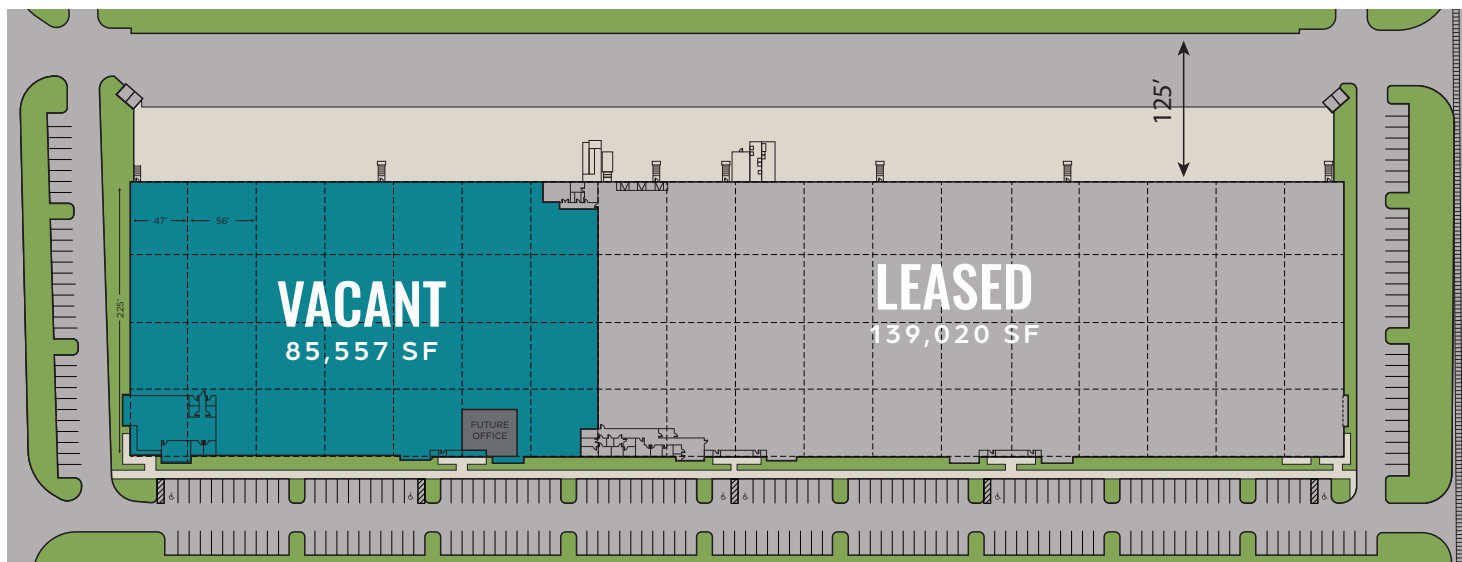
Tilt wall construction

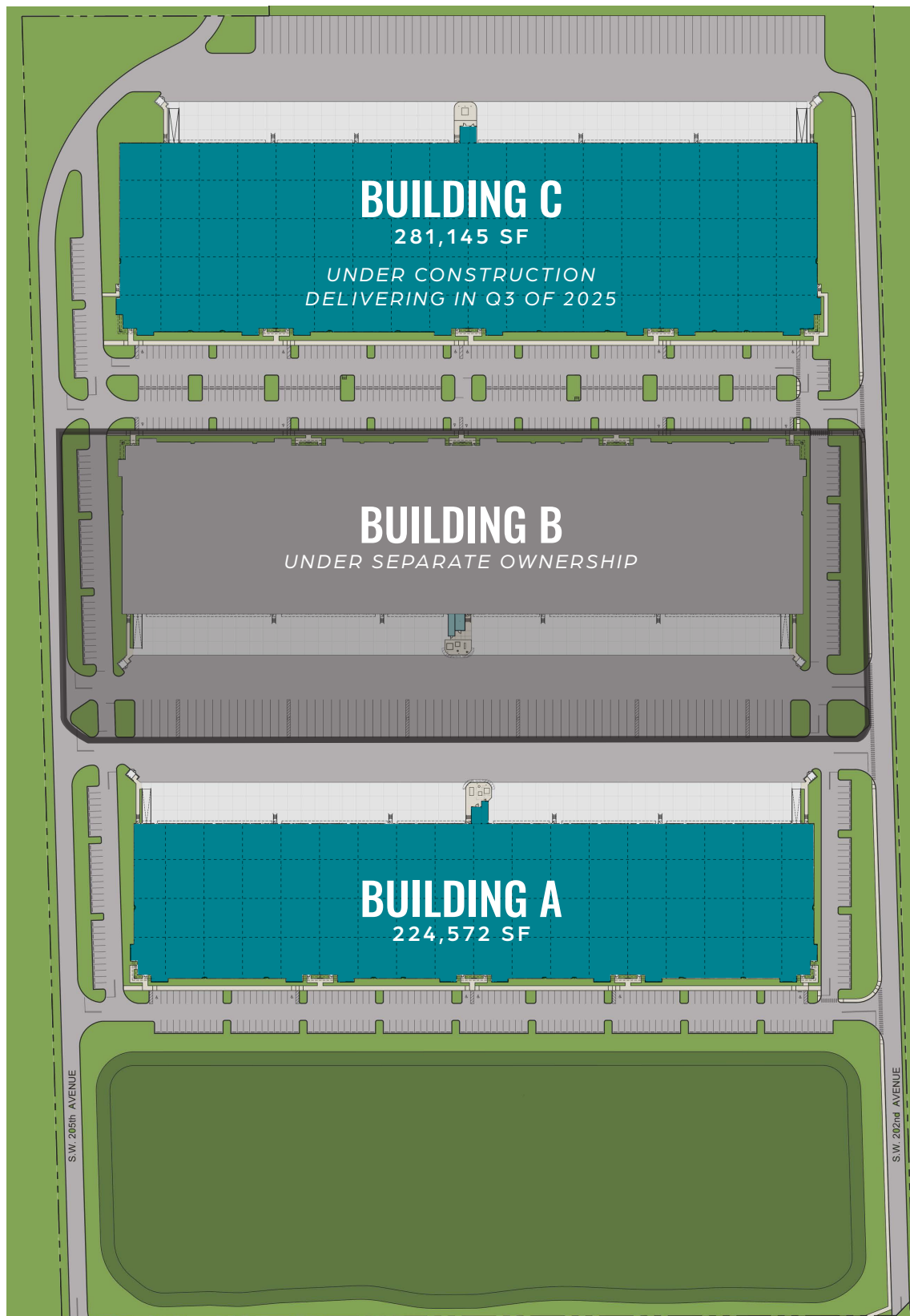
High-bay LED Lighting

21 (9'x10') dock high doors

1 (12'x14') drive-in doors with ramp

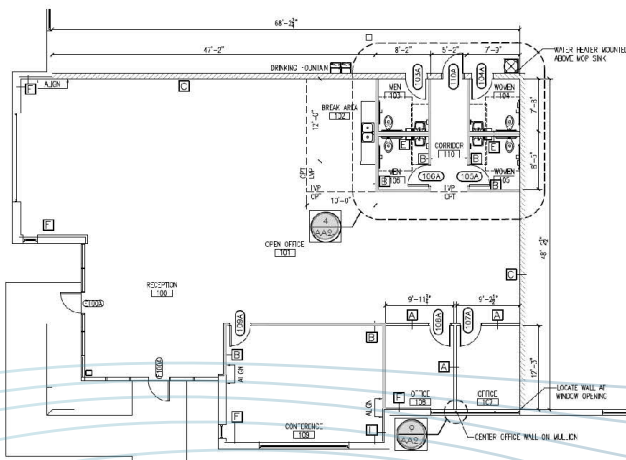
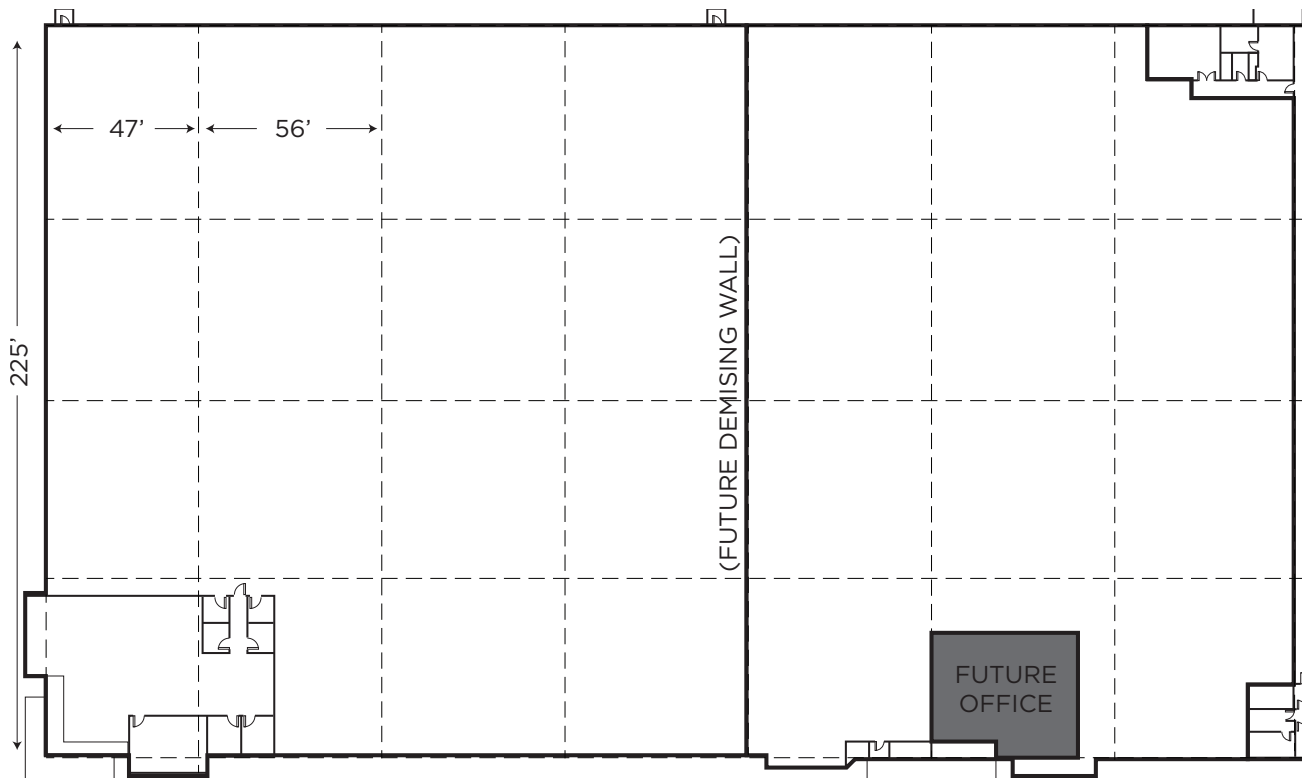
Supplemental 8" water line to building existing (available subject to permitting)





# SUITE A - WESTERN END CAP

85,557 SF VACANCY - SAMPLE DEMISING PLAN



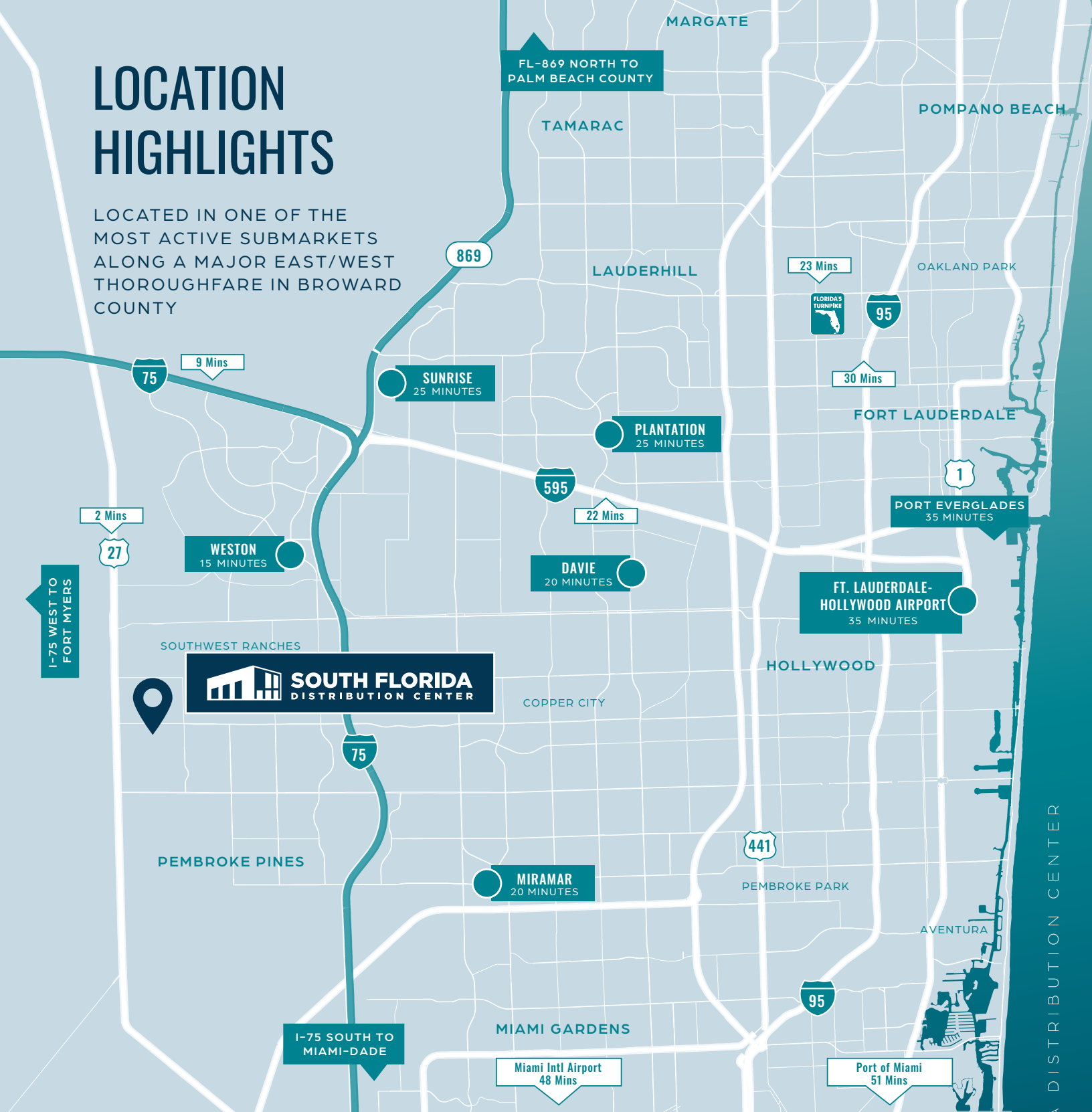
- 3,380 SF OFFICE
- 21 DOCK HIGH DOORS AND 1 RAMP
- 400 AMPS OF POWER WITH 480V AND 3-PHASE POWER
- AVAILABLE IMMEDIATELY
- FUTURE DEMISING WALL AND FUTURE OFFICE NOT EXISTING



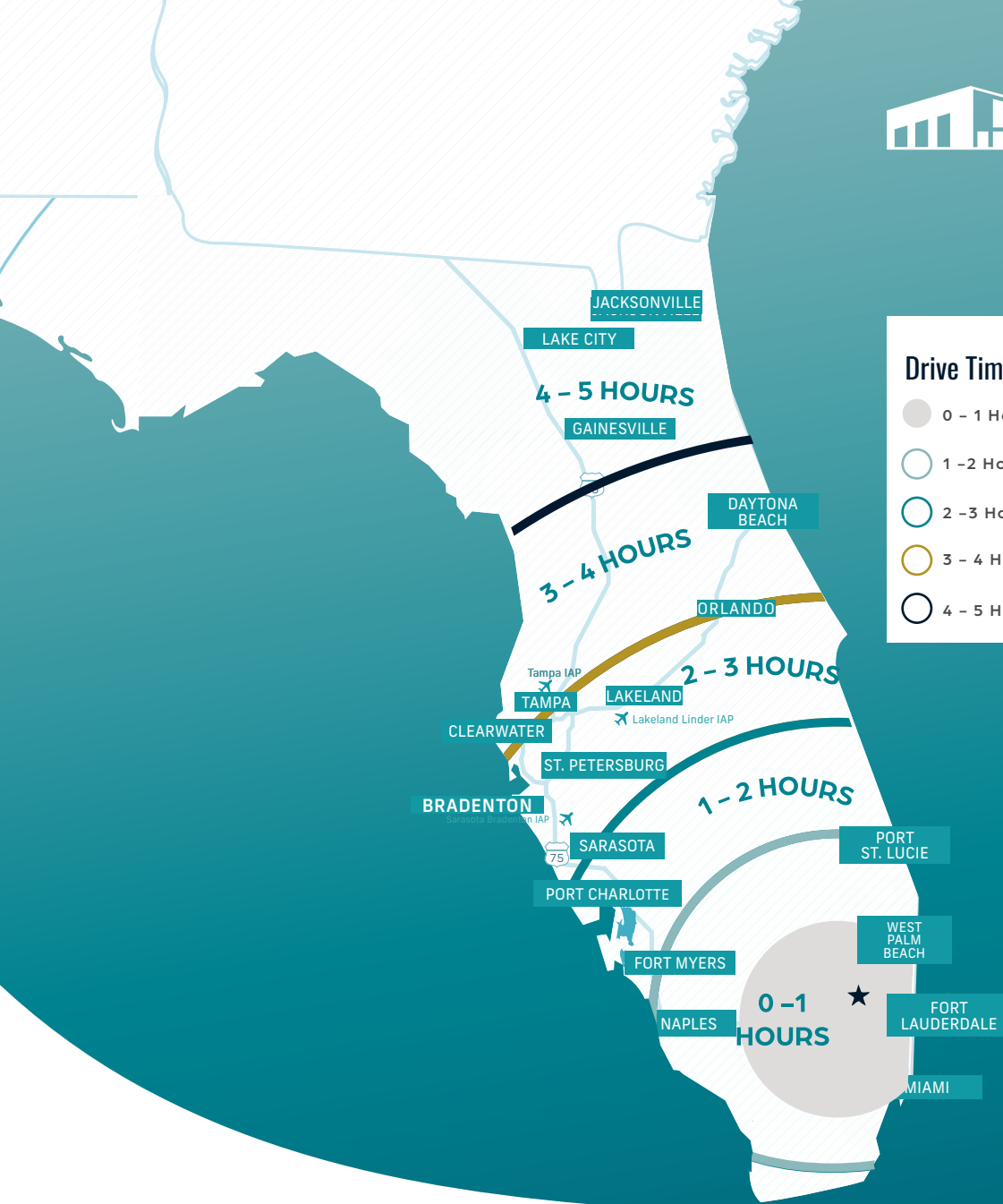
VIEW MATTERPORT

# LOCATION HIGHLIGHTS

LOCATED IN ONE OF THE MOST ACTIVE SUBMARKETS ALONG A MAJOR EAST/WEST THOROUGHFARE IN BROWARD COUNTY



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%)



FOR MORE INFORMATION, CONTACT:

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