

FOR LEASE

Pembroke Pines, FL



Move-In Ready Business Units

Easy & Convenient access to both Palm Beach & Dade Counties Via U.S. 27 & I-75





SHERIDAN PALMS

P e m b r o k e P i n e s , F L

Location

20900 - 21078 Sheridan Street, Pembroke Pines, FL

Building Size

Appx 42,000 S/F Each Building

Unit Sizes

	Type A	Type B	Type C	Type D
Total:	1,890	2,989	3,048	1,826
Office:	511	500	500	482
Mezzanine:	336	500	500	307

Floor Height

Street Level

Overhead Doors

One 11' x 14 Per bay (Unit Tye D 10' x 14')

Ceiling Height

Appx, 20 Ft Clear(Class 4 Fire Sprinkler with 15' Limit)

Power

150 Amps/3 Phase

Zoning

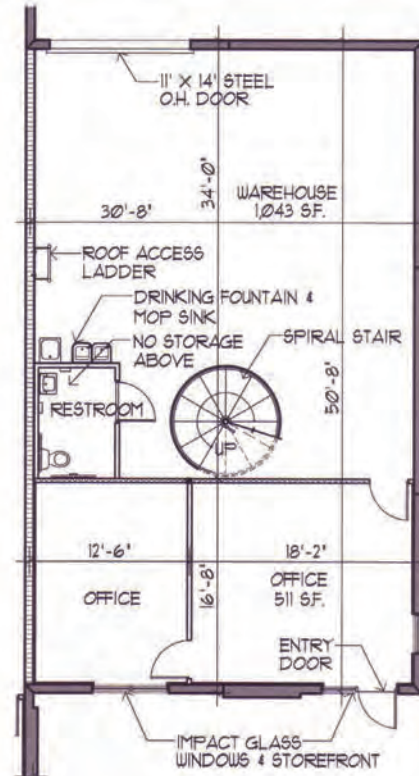
M2

Type A

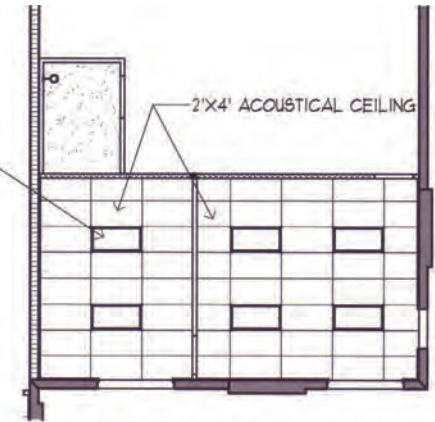


P e m b r o k e P i n e s , F L

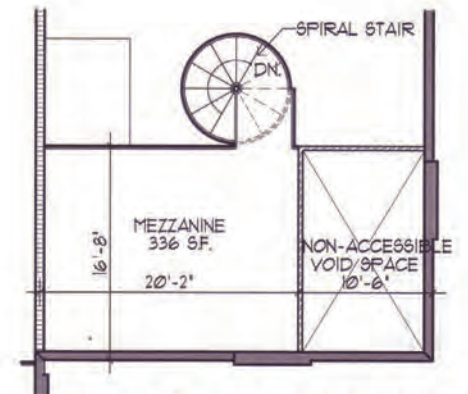
2'x4' RECESSED FLUORESCENT
LIGHT FIXTURES. (TYPICAL)



Bay Plan Type 'A' N.T.S.
(Typical all Buildings)



**Reflected Ceiling Plan
Type 'A' N.T.S.**
(Typical all Buildings)



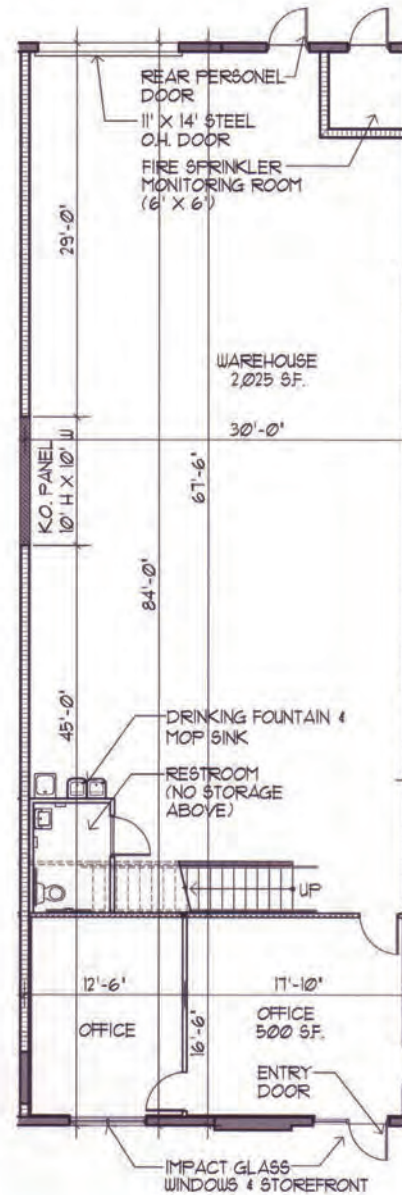
Mezz. Plan Type 'A' N.T.S.
(Typical all Buildings)

UNIT 'A' AREA	
OFFICE AREA	511 S.F.
WAREHOUSE AREA	1,043 S.F.
MEZZANINE AREA	336 S.F.
TOTAL AREA	1,890 S.F.

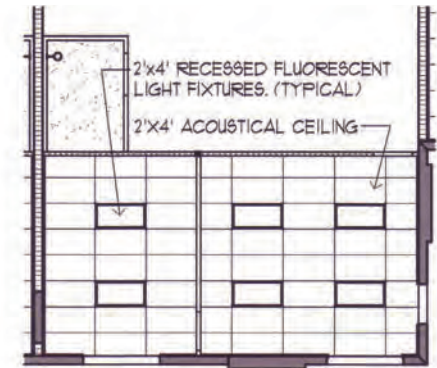
Type B



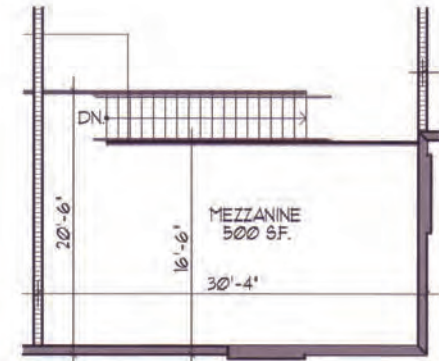
Pembroke Pines, FL



Bay Plan Type 'B' N.T.S.
(Typical all Buildings)



Reflected Ceiling Plan Type 'B' N.T.S.
(Typical all Buildings)



Mezz. Plan Type 'B' N.T.S.
(Typical all Buildings)

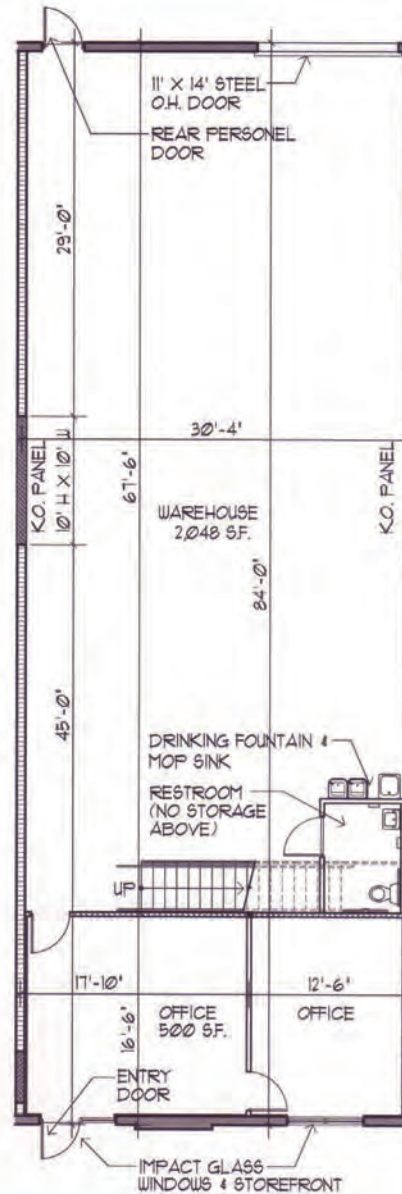
UNIT 'B' AREA

OFFICE AREA	500 S.F.
WAREHOUSE AREA	2,025 S.F.
FIRE SPRINKLER ROOM INCLUDED IN WAREHOUSE AREA	(36 S.F.)
MEZZANINE AREA	500 S.F.
TOTAL AREA	2,989 S.F.

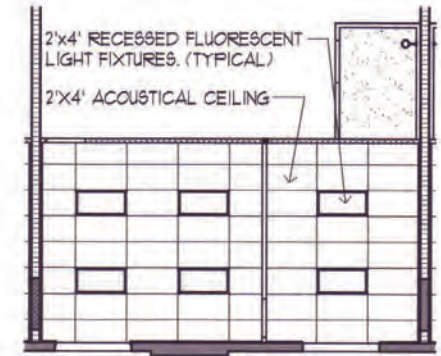
Type C



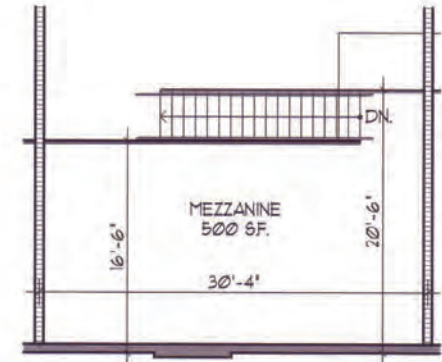
P e m b r o k e P i n e s , F L



Bay Plan Type 'C' N.T.S.
(Typical all Buildings)



**Reflected Ceiling Plan
Type 'C' N.T.S.**
(Typical all Buildings)



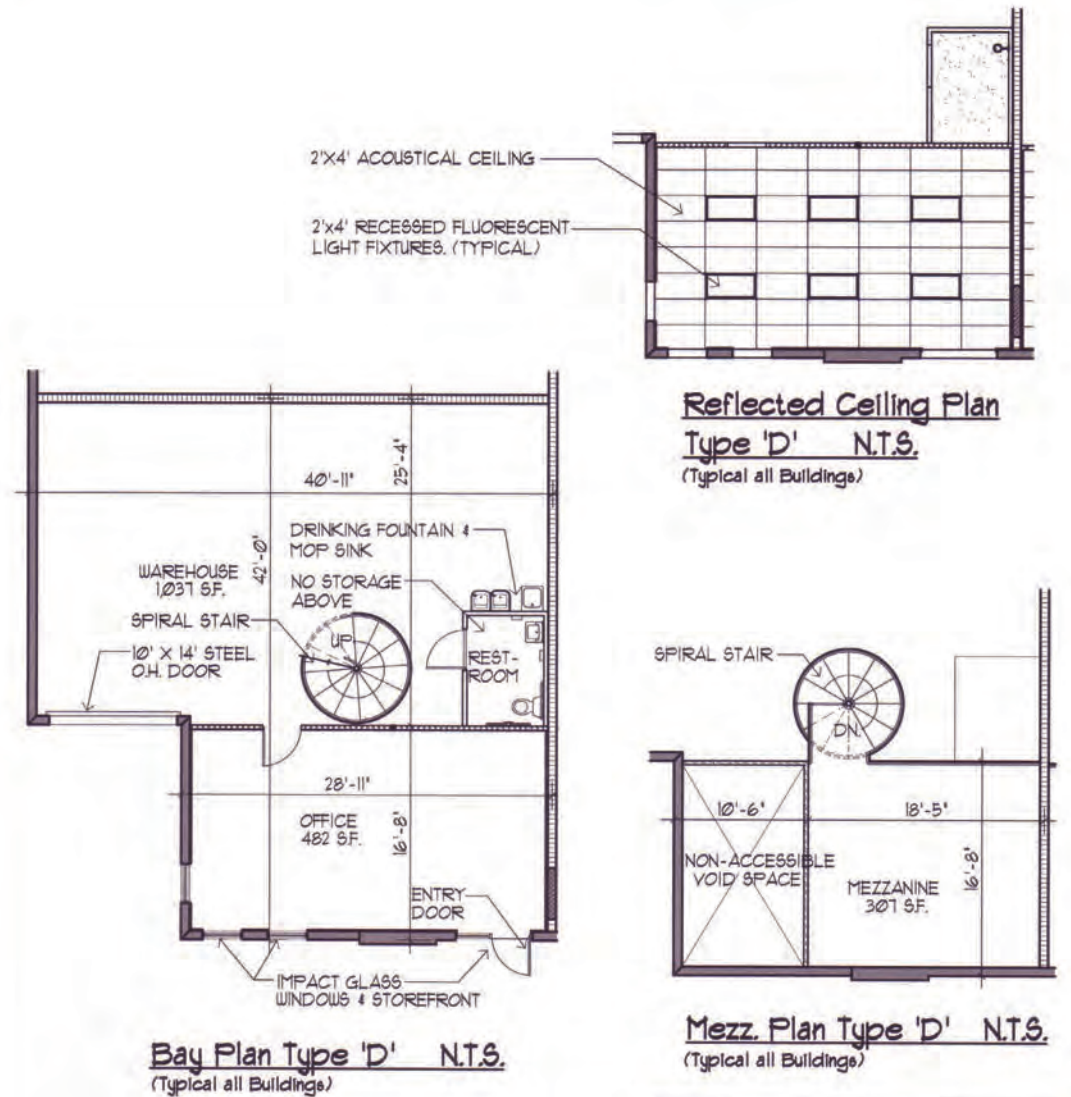
Mezz. Plan Type 'C' N.T.S.
(Typical all Buildings)

UNIT 'C' AREA	
OFFICE AREA	500 S.F.
WAREHOUSE AREA	2,048 S.F.
MEZZANINE AREA	500 S.F.
TOTAL AREA	3,048 S.F.

Type D



P e m b r o k e P i n e s , F L



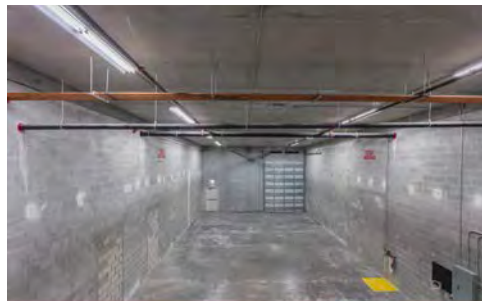
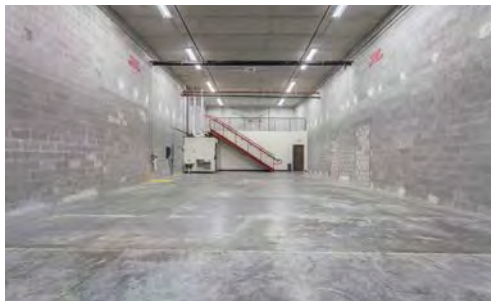
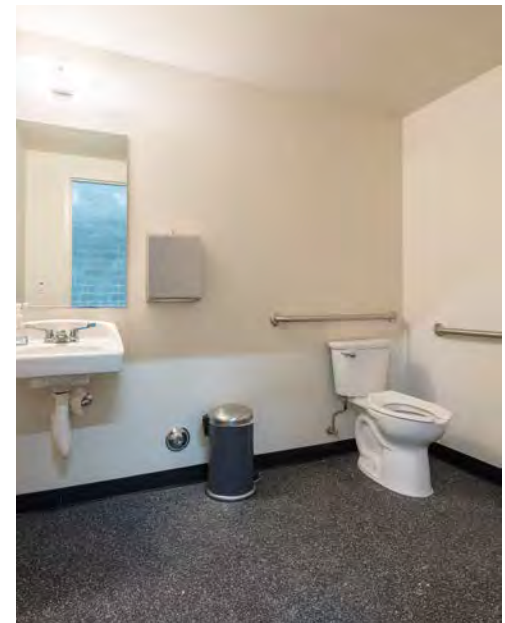
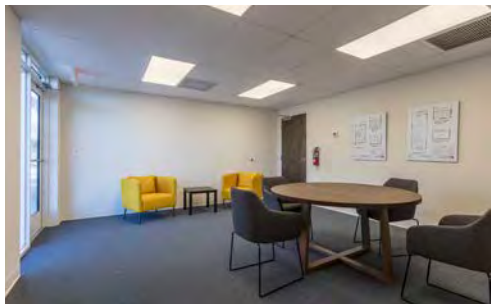
UNIT 'D' AREA	
OFFICE AREA	482 S.F.
WAREHOUSE AREA	1,037 S.F.
MEZZANINE AREA	307 S.F.
TOTAL AREA	1,826 S.F.

Outside



P e m b r o k e P i n e s , F L

Inside



P e m b r o k e P i n e s , F L

Aerial View



P e m b r o k e P i n e s , F L

Contact Information



P e m b r o k e P i n e s , F L



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