

For Lease

±78,100-281,145 SF

SOUTH FLORIDA DISTRIBUTION CENTER | BUILDING C

20421 SHERIDAN ST, PEMBROKE PINES, FL 33332



HIGHLIGHTS

Building C

- 78,100 - 281,145 SF available
- 3,462 SF spec office
- 36' clear height
- ESFR sprinklers
- Tilt wall construction
- 57 dock-high doors (4 with 35,000 lbs pit levelers)
- 2 drive-in ramps (12' x 14')
- 69 trailer drops
- 185' non-shared truck court
- 225' building depth
- 53'9" x 56' column spacing (60' speed bay)
- 1,800 Amps 480v 3-phase heavy power (1,500 KVA Transformer, up to 5,000 Amps available)
- High-bay LED lighting (30 footcandles)
- Parking 1.1 per 1,000 SF
- Fiber optic availability
- Available for Immediate Occupancy

Location

- Located in Western Broward County with direct Access on US-27
- Immediate access to Sawgrass Expressway, Alligator Alley, and I-75
- Located 5 Miles from Northwest Miami-Dade County



CONTACT US:

TOM O'LOUGHLIN

Vice Chairman

+1 954 356 0468

tom.oloughlin@cbre.com

MICHAEL ORETSKY

First Vice President

+1 954 331 1749

michael.oretsky@cbre.com

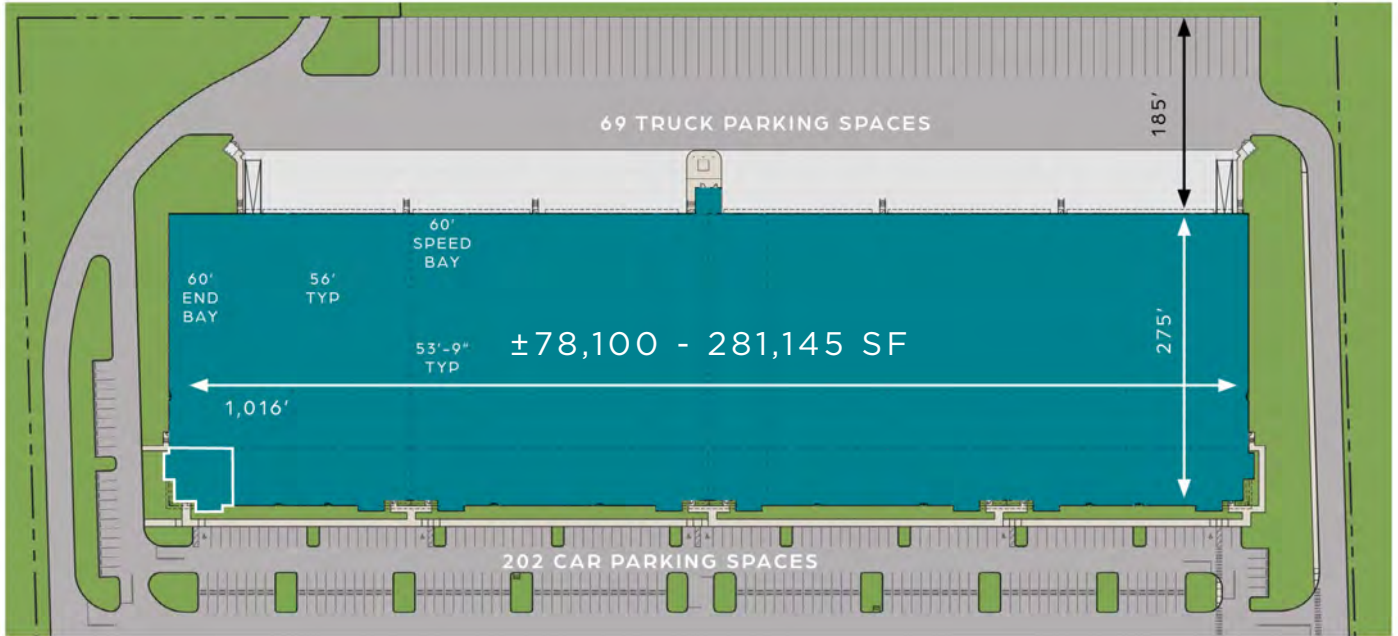
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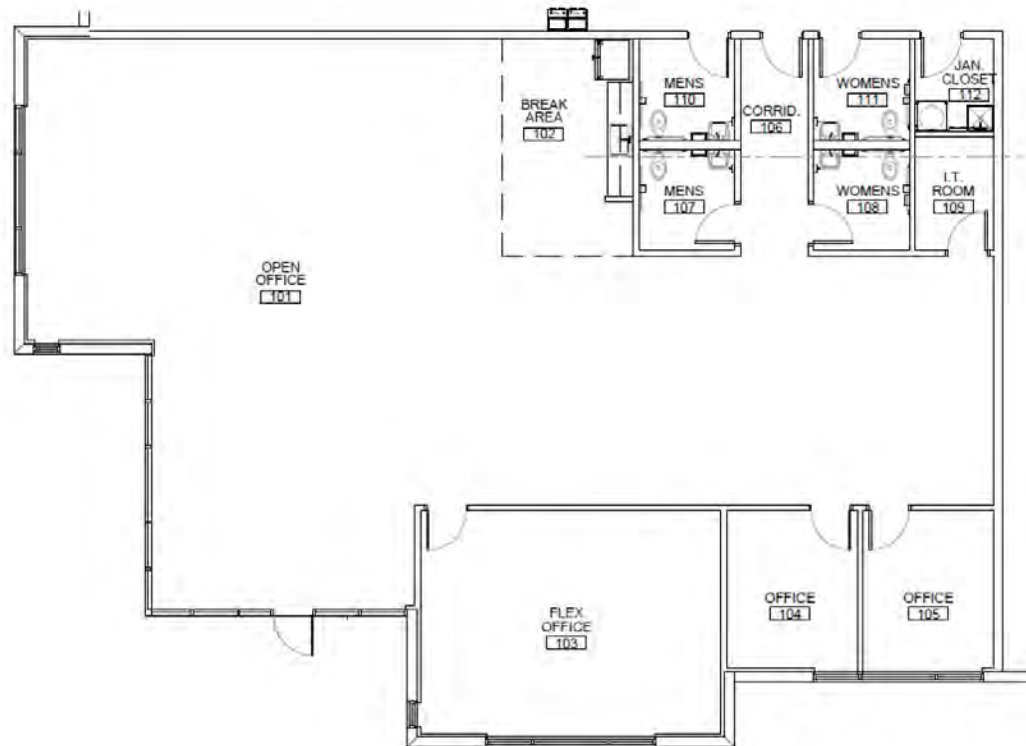
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Floor Plan



Office Spec

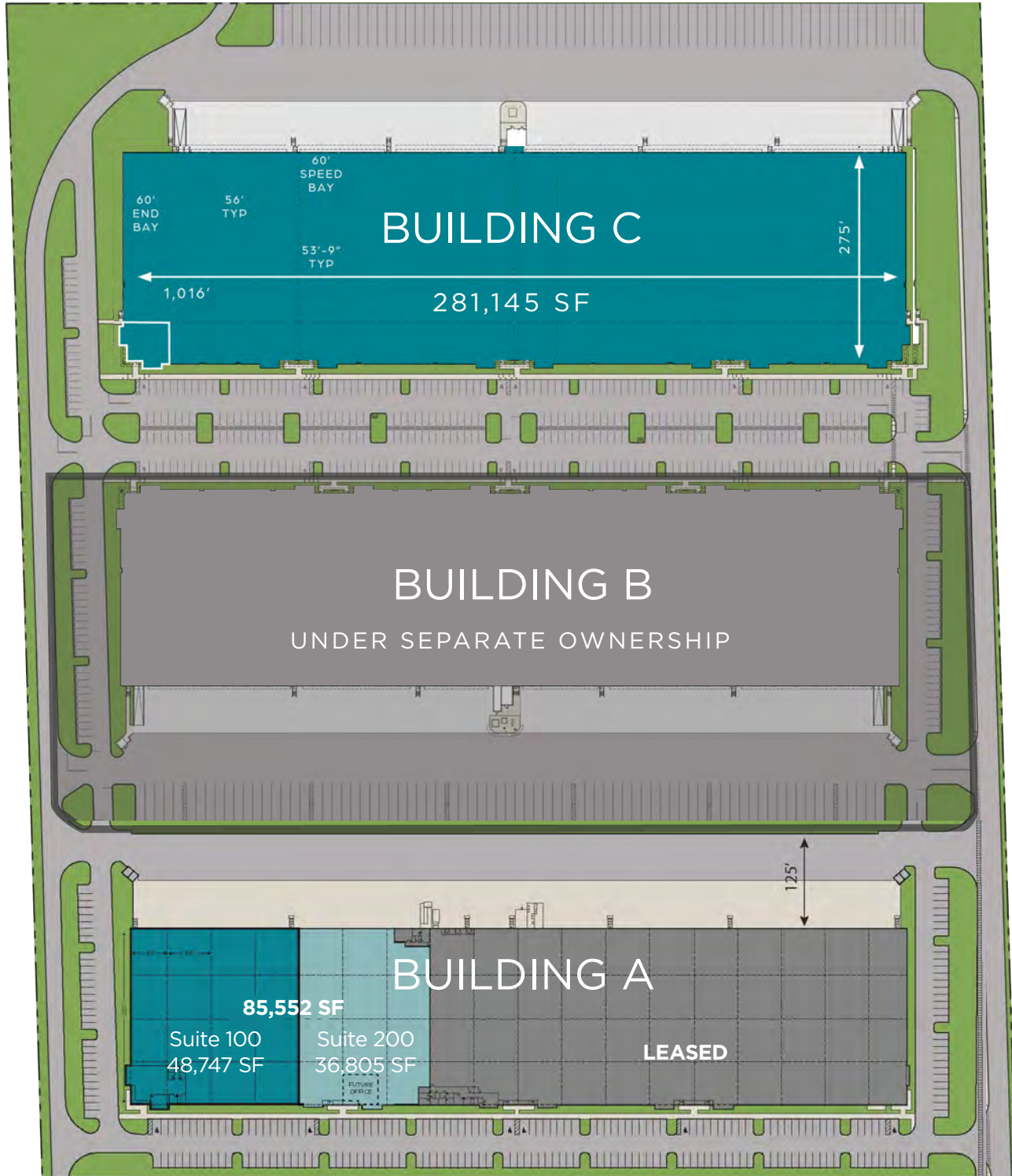


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Site Plan



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Access Aerial



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CBRE

TOM O'LOUGHLIN
Vice Chairman
+1 954 356 0468
tom.oloughlin@cbre.com

MICHAEL ORETSKY
First Vice President
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michael.oretsky@cbre.com