

Exceptional Warehouse

AT SENECA LAKES BUSINESS CENTER



SENECA LAKES BUSINESS CENTER

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023



For more information, contact:

WALTER BYRD

Executive Managing Director

305.808.7825

Walter.Byrd@Transwestern.com

BEN EISENBERG

Executive Managing Director

305.808.7826

Ben.Eisenberg@Transwestern.com

RYAN BURRESS

Associate

305.357.3839

ryan.burress@transwestern.com



Transwestern Commercial Services Florida, LLC

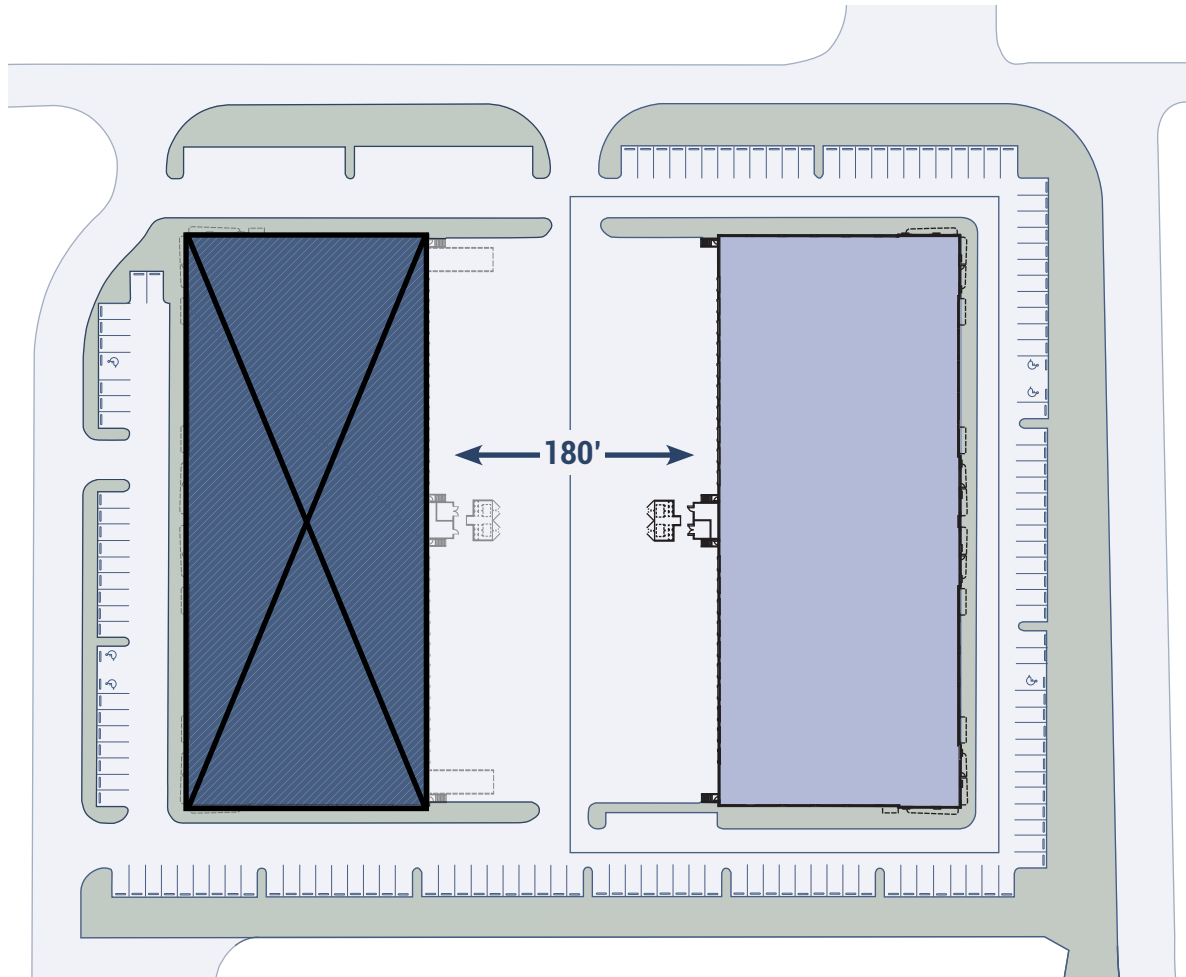
2 Alhambra Plaza, Suite 1030

Coral Gables, FL 33134.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023



Property Overview

CLASS-A INDUSTRIAL BUILDING SOUTHEAST BROWARD SUBMARKET

The industrial property at 3400 SW 20th Street, known as Seneca Lakes Business Center, is located in Pembroke Park, Florida, within the Southeast Broward submarket. Constructed in 2015, this freestanding Class A industrial building offers a total of 53,822 square feet of space on a 1.38-acre lot.

PROPERTY HIGHLIGHTS

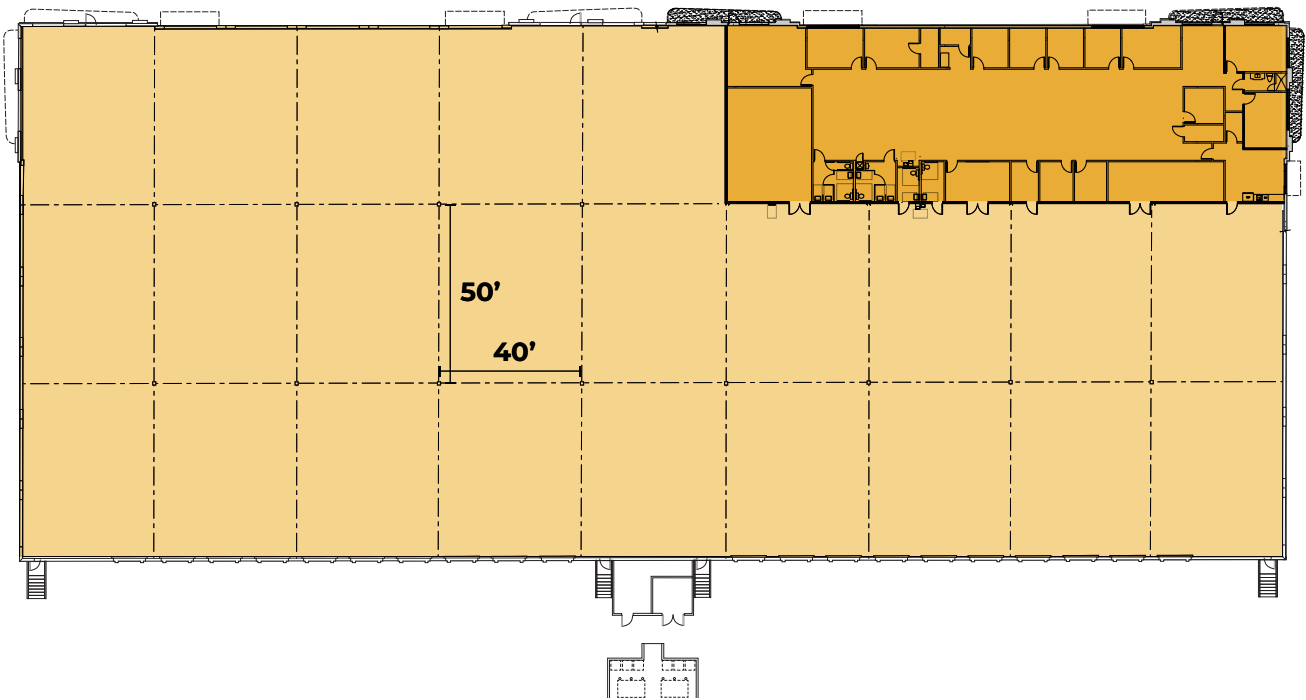
- Situated in the Southeast Broward submarket, Pembroke Park, FL.
- Exceptional access to major transportation routes
- Type: Class A Industrial Property.
- Size: 53,822 sq. ft. on a 1.38-acre lot.
- Year Built: 2015.
- Currently single tenant space. Designed for multi-tenant occupancy.



WATCH VIDEO TOUR

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023



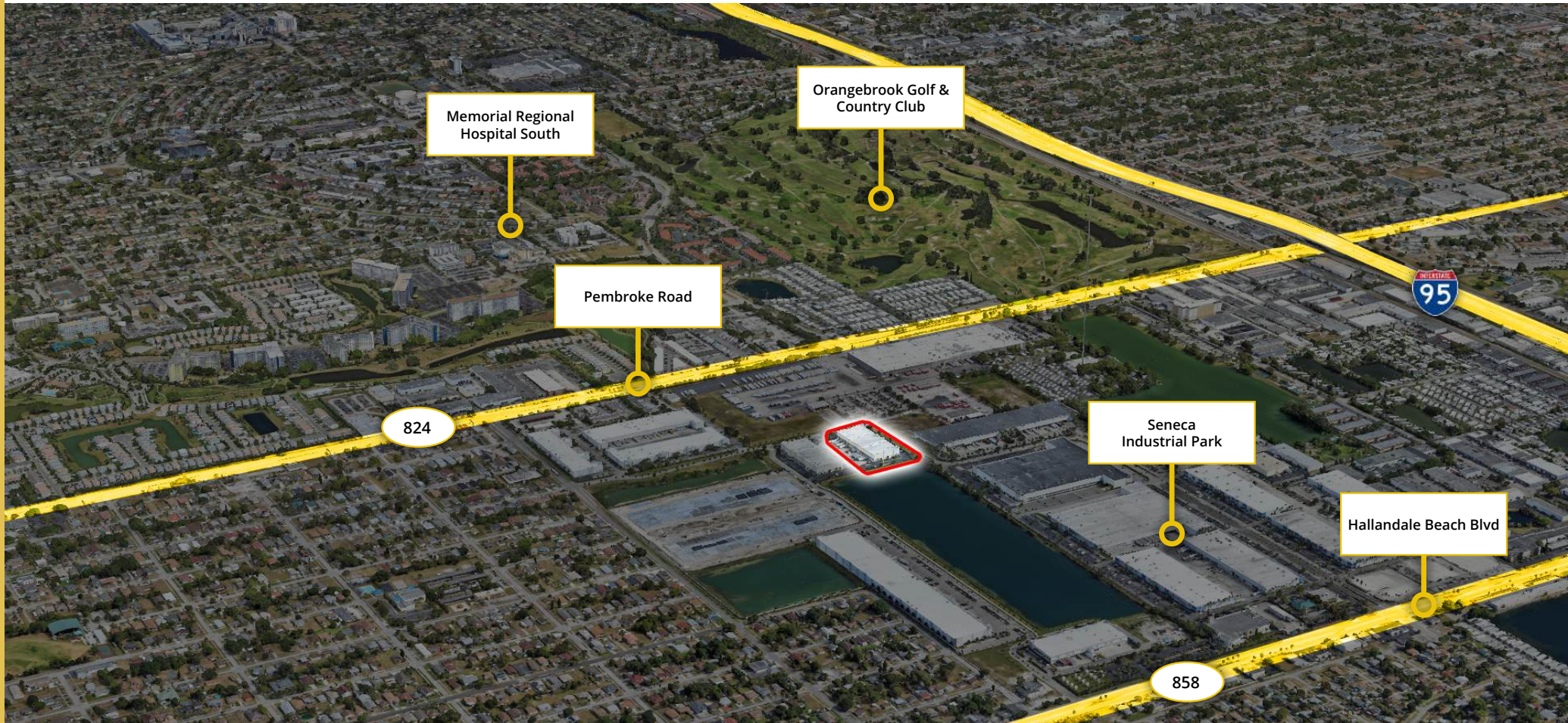
PROPERTY FEATURES

Total Building Size	53,822 SF
Site Size	1.38 acres
Office	±5,346 SF
Ceiling Height	32'
Bay Spacing	40'w x 50'd
Car Parking	±82
Docks	20
Zoning	M-1 Industrial

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023

Location Overview



Transwestern Commercial Services Florida, LLC | 2 Alhambra Plaza, Suite 1030, Coral Gables, FL 33134

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023



1.5 miles
to Interstate 95

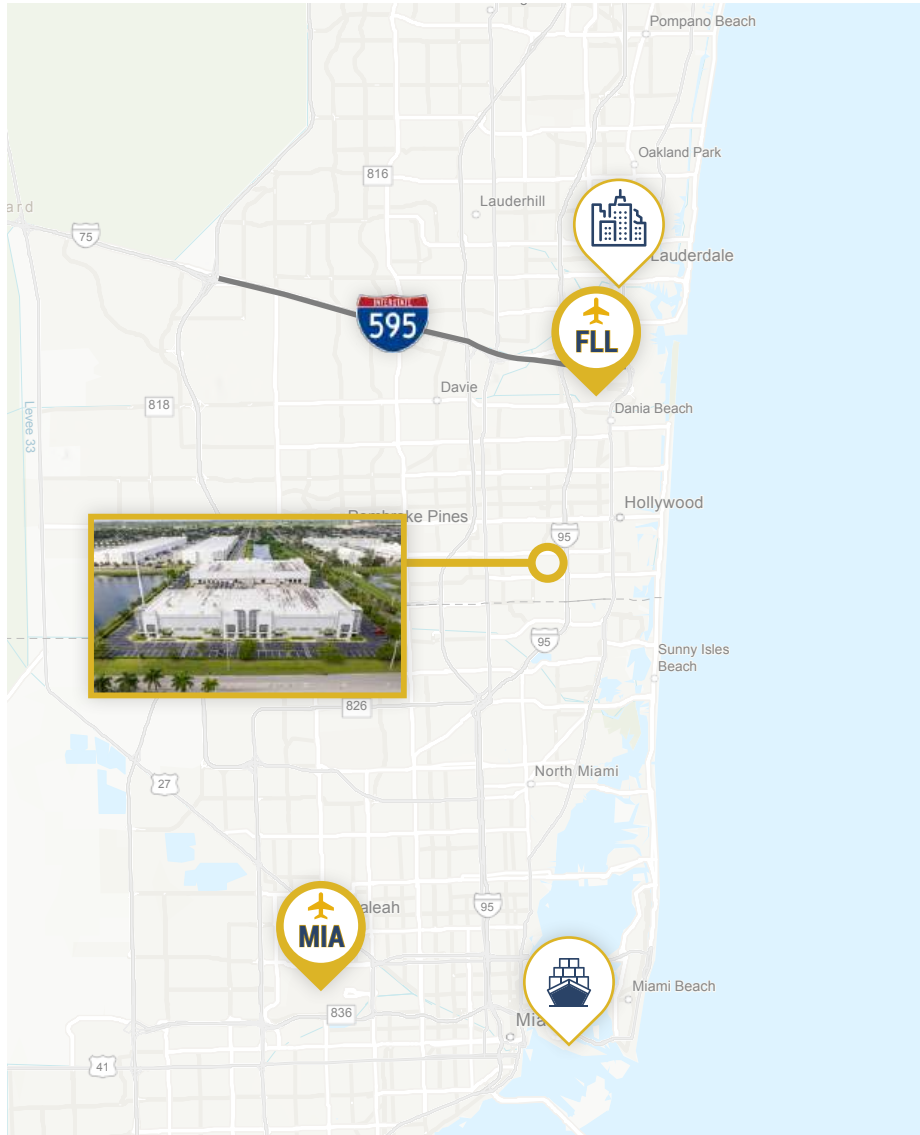
3.3 miles
Florida's Turnpike

LOCATION OVERVIEW

- 1.5 miles (4 minutes) to Pembroke Road 824 Intersection & I-95 Expressway Entrance
- 3.3 miles (8 minutes) to Florida's Turnpike
- 1.9 (5 minutes) to Hallandale Beach Blvd Intersection & I-95 Expressway Entrance
- 2.7 miles (7 minutes) to Memorial Regional Hospital (Main)
- 1.6 miles (5 minutes) to Memorial Regional Hospital (South)
- 12 miles (20 minutes) to Downtown Fort Lauderdale

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023



LOCATION HIGHLIGHTS

- 7.8 miles (10 minutes) to Interstate 595 Expressway
- 12 miles (20 minutes) to Downtown Fort Lauderdale
- 6.9 miles (15 minutes) to Fort Lauderdale Airport (Cargo Entrance)
- 22.4 miles (25-35 minutes) to Miami International Airport (Cargo Entrance)
- 19.1 miles (25 minutes) to Port Miami

7.8 miles
to Interstate 595

6.9 miles
to Fort Lauderdale Airport

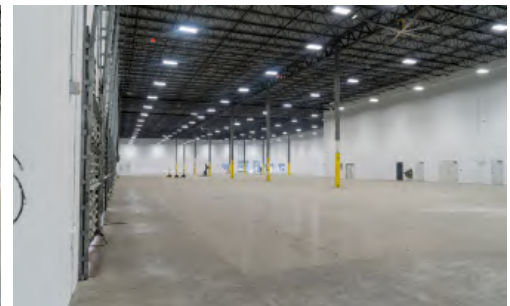
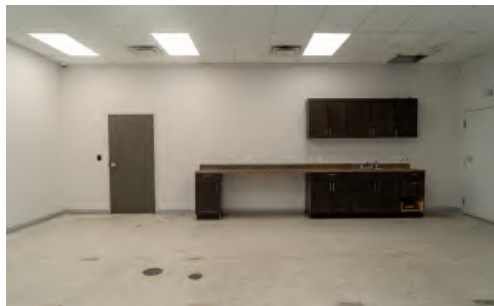
SENECA LAKES BUSINESS CENTER

53,822 SF Warehouse For Lease

3400 SW 20th St Pembroke Park, FL 33023



Gallery



Transwestern Commercial Services Florida, LLC | 2 Alhambra Plaza, Suite 1030, Coral Gables, FL 33134

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.



For more information, contact:

WALTER BYRD

Executive Managing Director

305.808.7825

Walter.Byrd@Transwestern.com

BEN EISENBERG

Executive Managing Director

305.808.7826

Ben.Eisenberg@Transwestern.com

RYAN BURRESS

Associate

305.357.3839

ryan.burress@transwestern.com



TRANSWESTERN

Transwestern Commercial Services Florida, LLC

2 Alhambra Plaza, Suite 1030,

Coral Gables, FL 33134

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.