

# 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

**CABOT**

For more information, contact:

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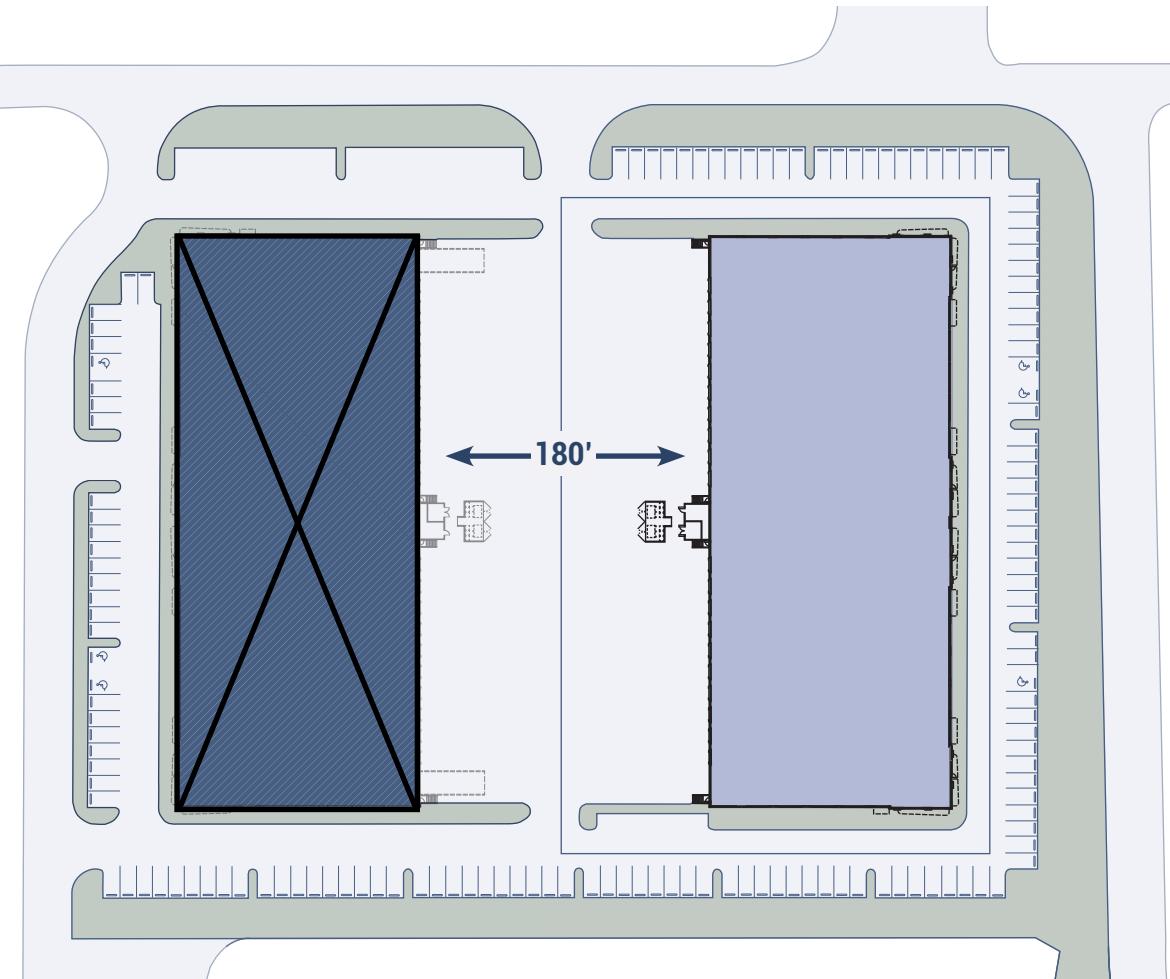
**TRANSWESTERN**

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.



# 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

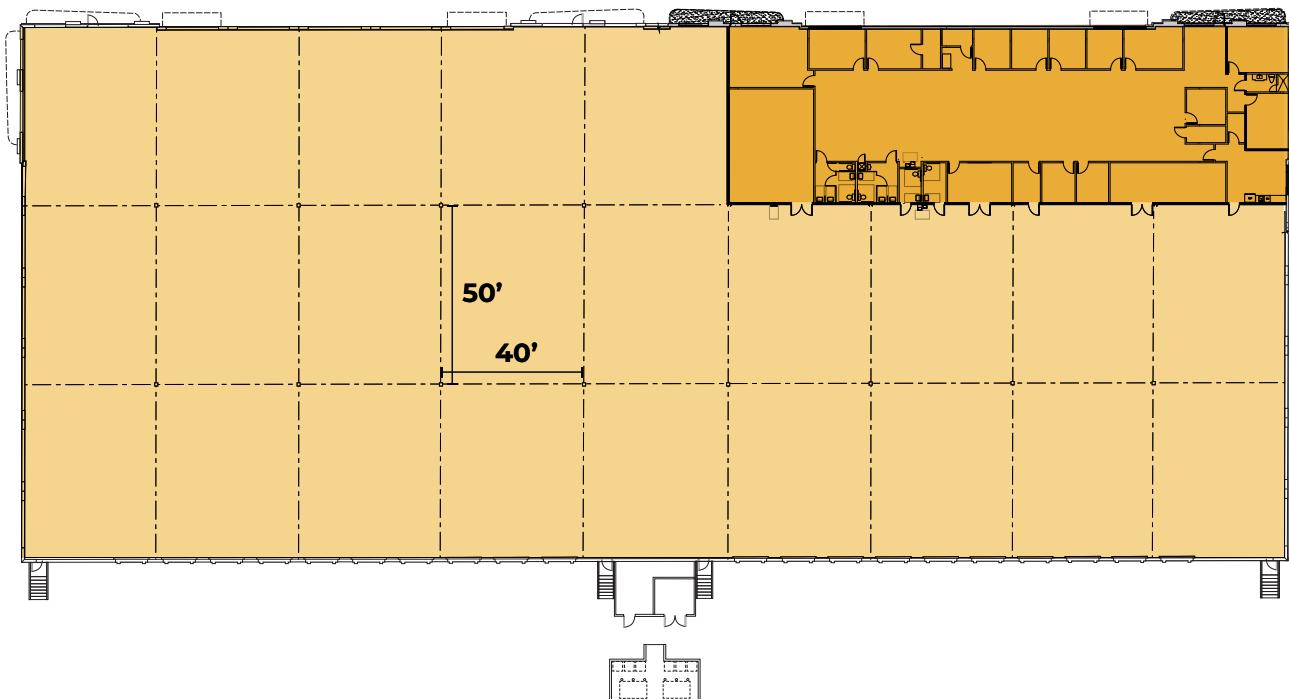
- Situated in the Southeast Broward submarket, Pembroke Park, FL.
- Exceptional access to major transportation routes
- Type: Class A Industrial Property.
- Size: 53,822 sq. ft. on a 1.38-acre lot.
- Year Built: 2015.
- Currently single tenant space. Designed for multi-tenant occupancy.



[WATCH VIDEO TOUR](#)

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## PROPERTY FEATURES

Total Building Size 53,822 SF

Site Size 1.38 acres

Office ±5,346 SF

Ceiling Height 32'

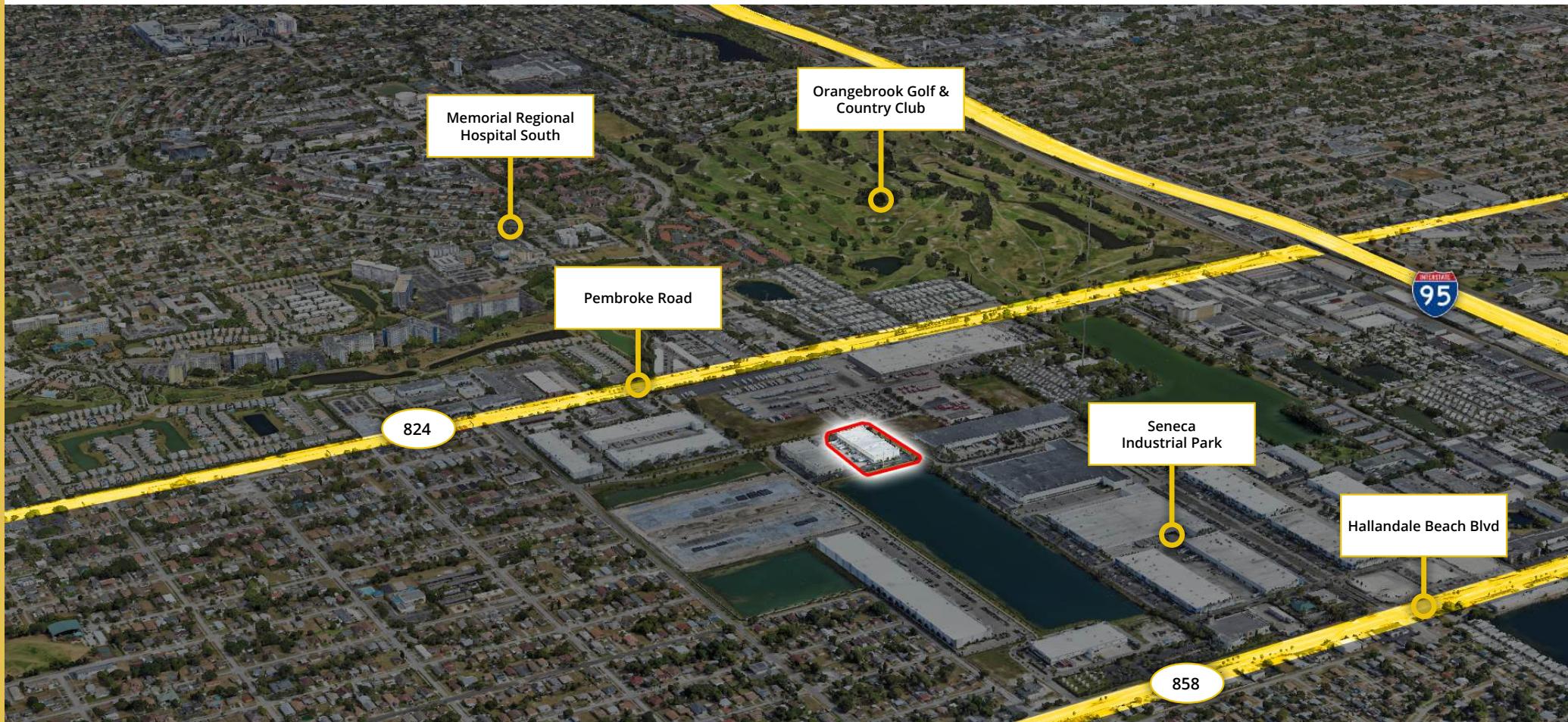
Bay Spacing 40'w x 50'd

Car Parking ±82

Docks 20

Zoning M-1 Industrial

# Location Overview



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## 53,822 SF Warehouse For Lease

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1.5 miles  
to Interstate 95

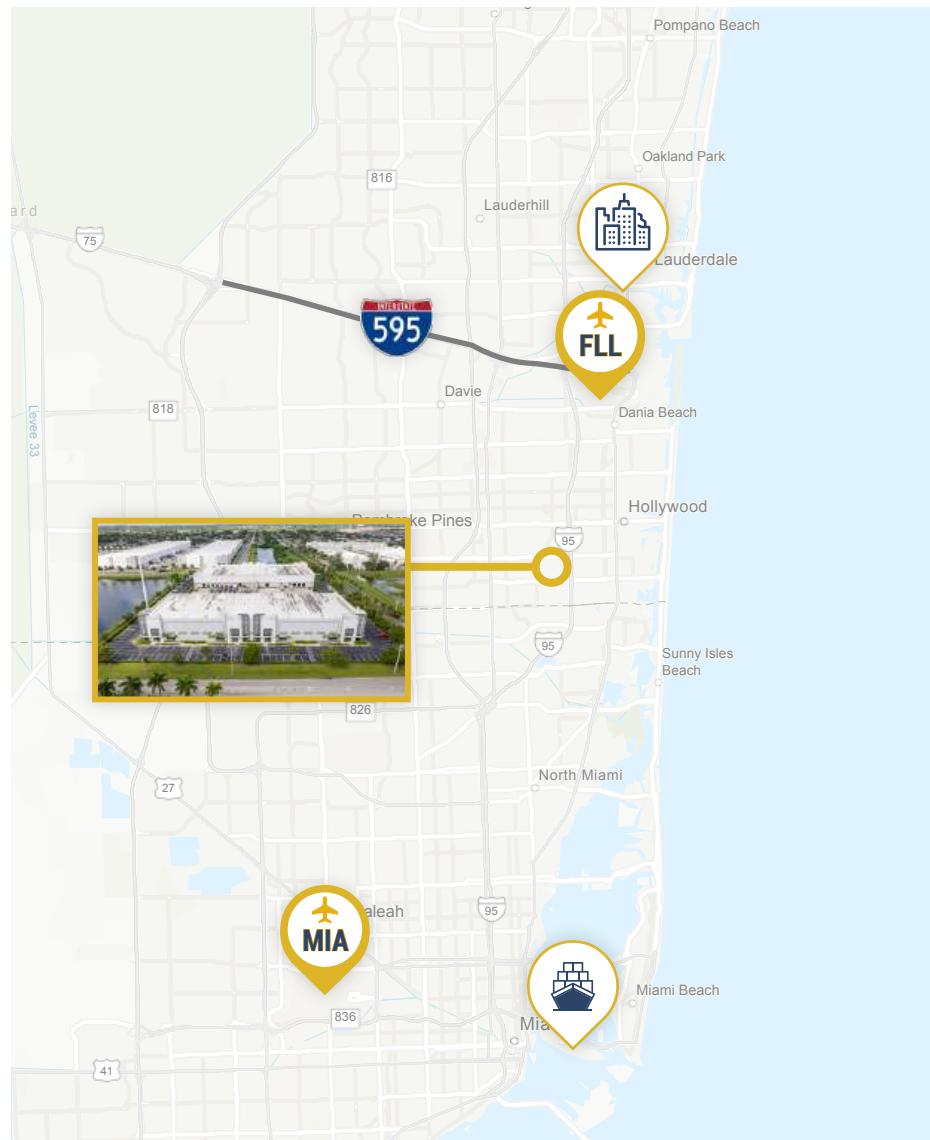
3.3 miles  
Florida's Turnpike

## 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

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## 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

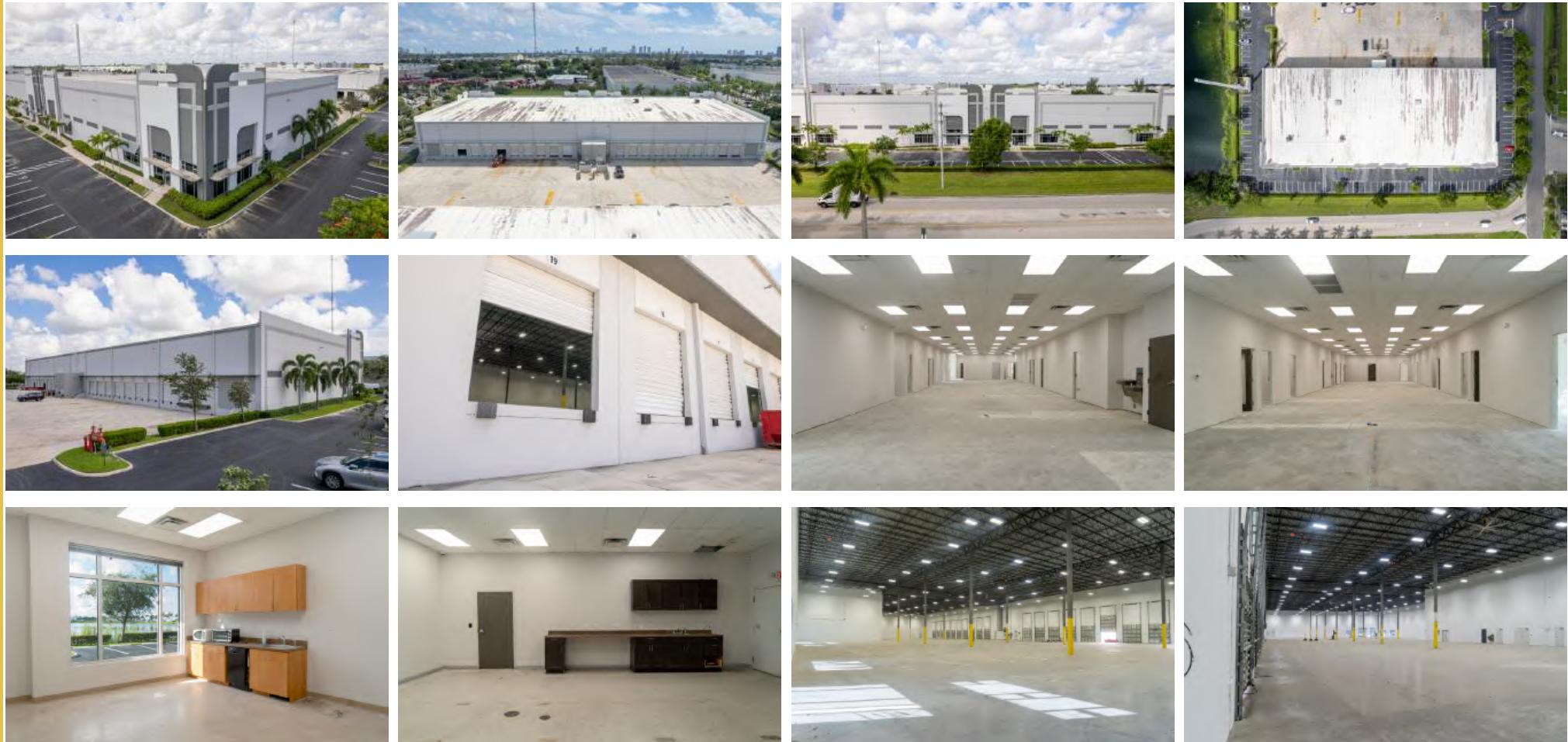
6.9 miles

to Fort Lauderdale Airport

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## Gallery



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