

BERGERON DISTRIBUTION CENTER PHASE - I & II

19700 Stirling Rd, Pembroke Pines, FL 33332
6199 S.W. 196th Street, Pembroke Pines, FL 33332



Prime- Class A Industrial Space For Lease

For more information, please contact:

KEITH R. GRAVES, CCIM
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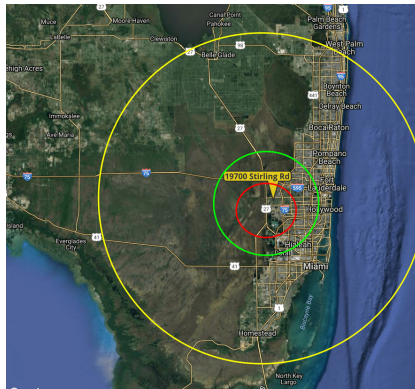
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BUILDING I

- 19700 Stirling Rd. Pembroke Pines, FL 33332
- 170,373 Sq.Ft. Class "A" Dock High-Distribution Warehouse
- 43,790 Sq.Ft remaining
- Typical Bay- 52' wide x 208' deep
- Up to 15% office finish
- Clearstory windows
- 52' column spacing; 60' speed bay
- 3 (10' x 10') dock doors per space
- Loading ramp available
- ESFR fire suppression system
- Parking 1.5/1,000 Sq.Ft.
- Trailer storage available
- Completed November 2017



BUILDING II

- 6911 S.W. 196th Ave Pembroke Pines, FL 33332
- Now Pre-leasing
- 185,868 Sq. Ft Class "A" Dock High-Distribution Warehouse
- Spaces from 24,000 Sq.Ft.
- Column spacing 54' x 54' with 60' speed bay
- Up to 15% office finish
- Clearstory windows
- Loading ramp available
- 32' clear height
- ESFR fire suppression system
- Parking 1.5/1,000 Sq.Ft
- On-site trailer storage available
- Estimated completion August 2019



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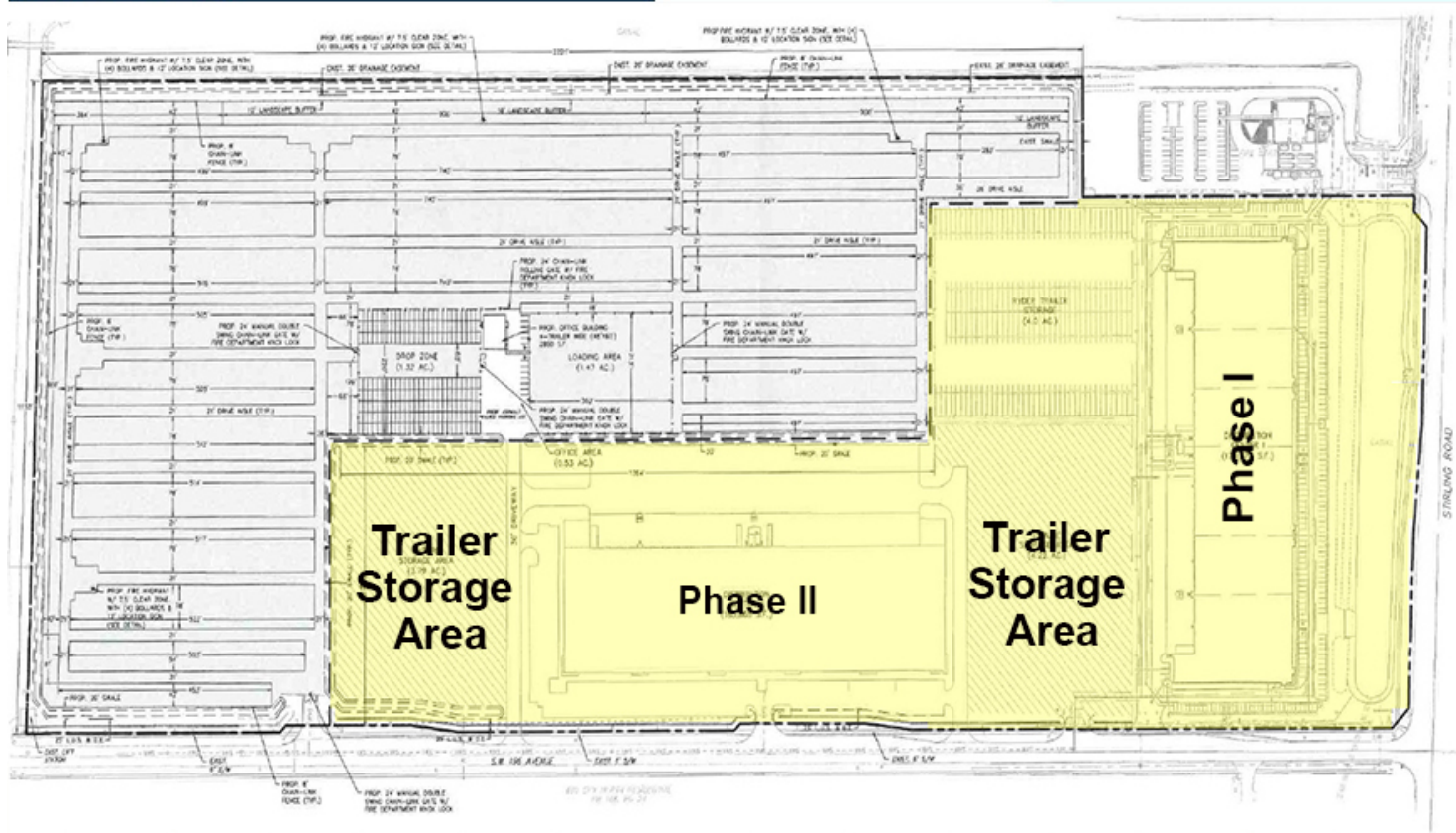
Berger Commercial Realty Corp. | bergercommercial.com

1600 Southeast 17th Street, Suite 200, Fort Lauderdale, FL 33316 | P: 954.358.0900 • F: 954.358.0901 | 2240 Woolbright Road, Suite 300, Boynton Beach, FL, 33426 | P: 561.613.0900 F: 561.877.8363

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BERGERON DISTRIBUTION CENTER PHASE I & II

SITE PLAN



Master Plan Business Park

- 300 Acres
- Over 2 million square feet planned
- Landscape, signage and protective covenants
- On-site developer/ property management
- Fiber optic and broadband available
- Natural gas available
- US Post Office, pre-school & Publix shopping center
- Proximity to major highways (US-27 & I-75), Florida Turnpike & Sawgrass Expressway

Rents From:

\$7.75/SF NNN (including 5% standard office finish); and \$8.75/SF NNN (including 10% office finish).

BDC I - Est. CAM = \$2.35/ PSF
BDC II - Est. CAM = \$2.50/ PSF



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LOCATION



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SITE DEMOGRAPHICS

Data for all businesses in area (2016)

	5 Miles	10 Miles	50 Miles	250 Miles
Total Businesses	4,423	16,017	279,571	742,288
Total Employees	43,177	220,575	2,834,913	7,833,077
Total Residential Population	127,859	501,756	5,543,124	16,589,502

By SIC Codes

Number of Businesses				
	5 Miles	10 Miles	50 Miles	250 Miles
Agriculture & Mining	94	297	3,897	15,863
Construction	269	1,036	18,002	58,543
Manufacturing	79	287	7,492	19,051
Transportation	121	464	10,474	23,316
Communication	52	223	3,097	7,171
Utility	14	39	506	1,773
Wholesale Trade	216	674	13,756	29,210
Retail Trade Summary	727	3,315	57,913	153,107
Finance, Insurance, Real Estate Summary	680	2,296	35,490	94,935
Services Summary	1,893	6,407	111,505	292,005
Government	19	113	3,999	15,023
Total	4,164	15,151	266,131	709,997

DISTANCE FROM MAJOR CITIES

City/Airport	Driving Distance
Port Everglades	27 Miles
Fort Lauderdale	26 Miles
Port Of Miami	33 Miles
Miami	28 Miles
Port of Palm Beach	73 Miles
WPB Int'l Airport	65 Miles
Orlando	228 Miles
Naples	97 Miles
Fr. Myers	129.27 Miles
Tampa	252 Miles
Lakeland	200 Miles



Located near major freeways, airports and seaports with easy access to Broward, Palm Beach and Miami-Dade counties, the Bergeron Park of Commerce location, in the heart of South Florida, provides companies a tremendous savings in time, fuel and personnel costs.

- Nearby Interstate 75 and US Highway 27 connect the Park to the east coast highway system, the I-595/Port Everglades/Airport Expressway, Florida Turnpike and I-95.
- 25 minutes from Fort Lauderdale International Airport and Port Everglades; the fastest growing cargo port in the nation and second busiest cruise port in the world.
- 30 minutes from the Miami International Airport.
- Nearby amenities include US post office, preschool, fitness, dry cleaning, shopping, restaurants and hotels.

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Bergeron Distribution Center I



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