



12798 Wiles Road
CORAL SPRINGS, FLORIDA

Truck and Trailer Storage Available For Lease

AVAILABLE IMMEDIATELY



**369 Trailer Parking
Spots**



On-Site Guardhouse



**Immediate Access to
Sawgrass Expressway**

Ownership / Development:

STOCKBRIDGE

FOUNDRY
COMMERCIAL

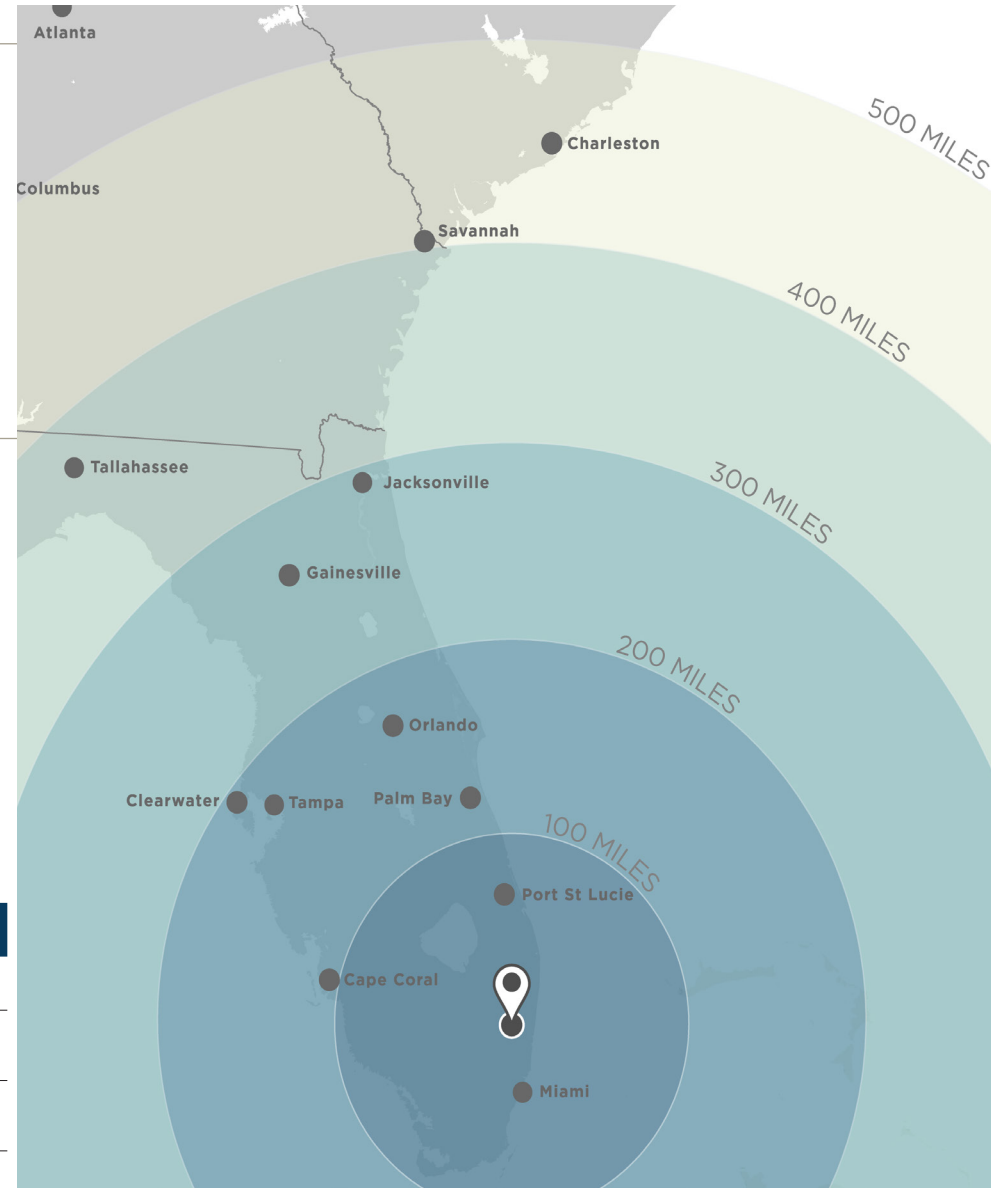
LOCATION HIGHLIGHTS

- Total of 16.16 AC; divisible to a minimum of 8 AC
- Geographically central to the Tri-County area of Palm Beach, Broward, and Miami-Dade Counties
- Located within the 400 acre Corporate Park of Coral Springs business park
- Immediate access to Sawgrass Expressway
- Wiles Road currently being expanded
- 65,400 Average Annual Daily Traffic on the Sawgrass Expressway

DRIVE TIMES

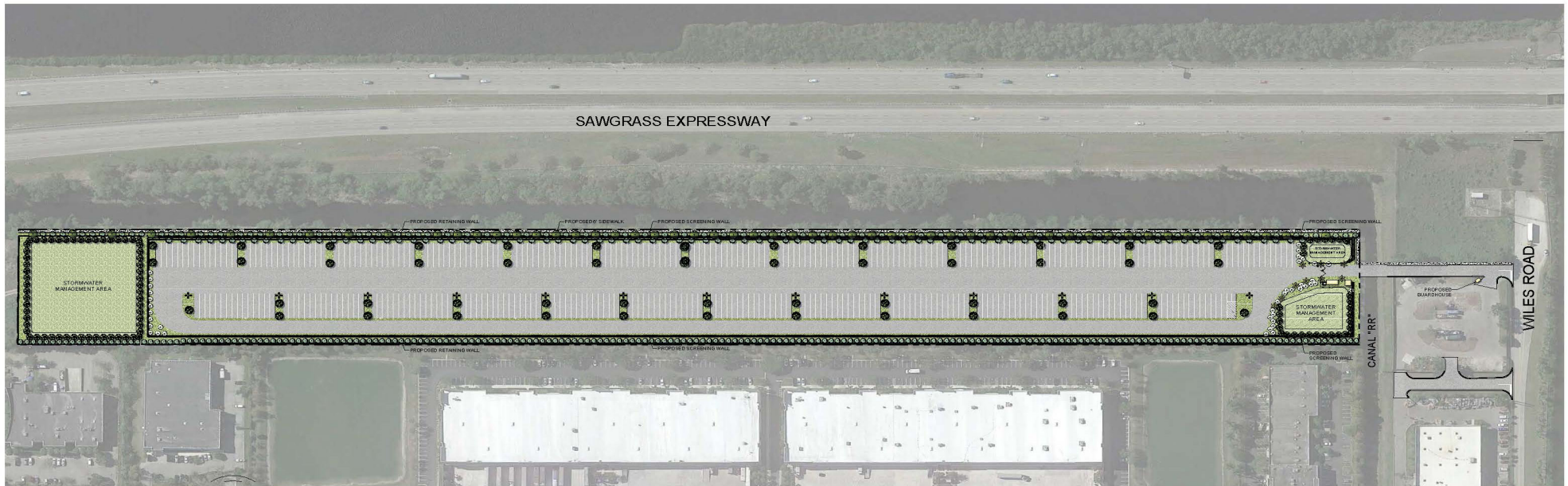
- **Sawgrass Expressway:** 2 Minutes
- **I-95:** 15 Minutes
- **Port Everglades:** 39 Minutes
- **Port Miami:** 47 Minutes
- **FT Lauderdale Airport:** 36 Minutes
- **MIA Airport:** 48 Minutes
- INTERMODAL SITE: FEC West Palm Beach: 51 Minutes
- INTERMODAL SITE: FEC Ft. Lauderdale: 33 Minutes
- INTERMODAL SITE: FEC Miami: 41 Minutes
- [Link to additional Intermodal Sites](#)

DEMOGRAPHICS	30 MIN.	45 MIN.	60 MIN.	90 MIN.
TOTAL POPULATION	774,715	2,641,947	4,794,702	6,490,925
WORKFORCE POTENTIAL (+16)	361,623	1,316,179	2,384,704	3,277,697
HIGH SCHOOL EDUCATION (POP. 25+)	122,295 (33.8%)	422,579 (32.1%)	812,211 (34.1%)	1,090,675 (33.3%)
BLUE COLLAR/SERVICE WORKERS	116,274 (33.9%)	386,381 (30.9%)	731,283 (32.4%)	687,883 (22.22%)



SITE AMENITIES

- On-Site Guardhouse
- Common Area Restrooms
- Trailer Parking:
 - *369 Trailer Parking Spots
 - *Parking spot size 11' x 55'
 - *Dolly Pads: 15'
- Full precast wall surrounding site
- LED Site Lighting
- Potential Sawgrass frontage signage opportunity





12798 WILES ROAD
CORAL SPRINGS, FLORIDA

For More Information, Contact:

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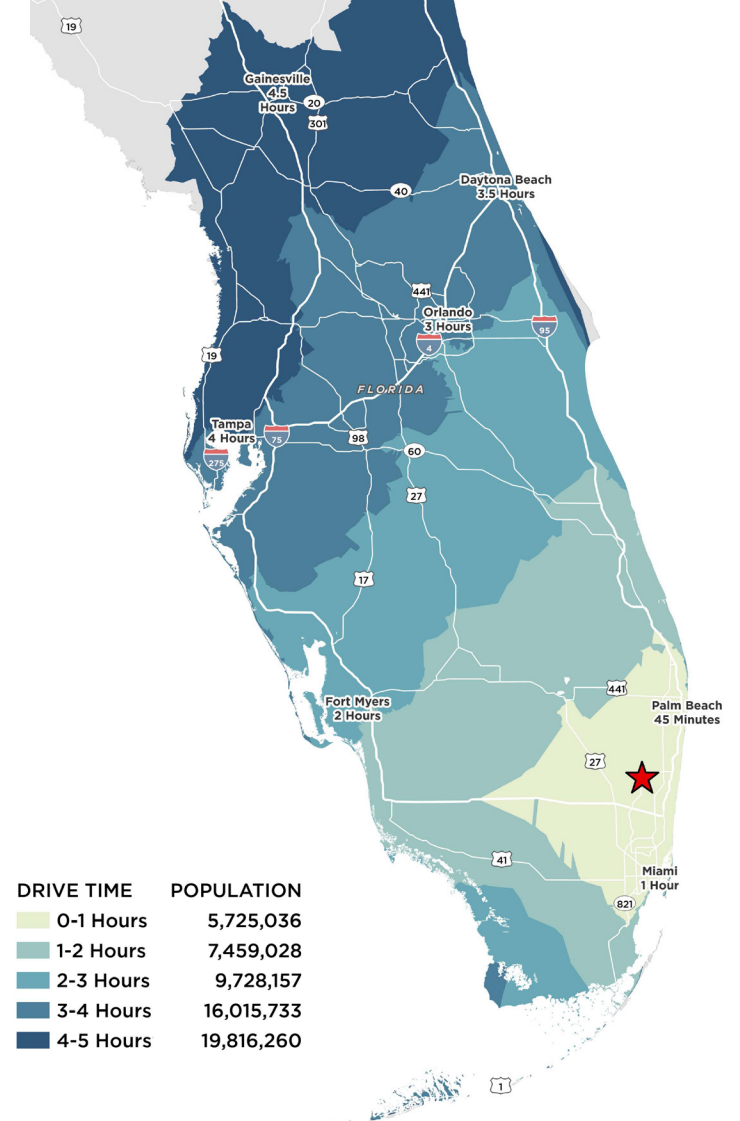


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