

BERGERON

PARK OF COMMERCE & INDUSTRY

BROWARD COUNTY'S MOST INCLUSIVE ZONING WITH SPACE FOR LEASE/BUILD TO SUIT



300-Acre Park of Commerce Zoned for Light Industrial (M-1), General Industrial (M-3), and Limited Heavy Industrial (M-4).

- Distribution warehouse available from 21,000 to 185,000 sq.ft
- Office, retail space from 1,000 sq. ft.
- Service and flex warehouse space from 1,650 sq. ft.
- Outdoor storage/trailer parking lots from 2 acres
- NIMBY (Not In My Backyard) users welcome

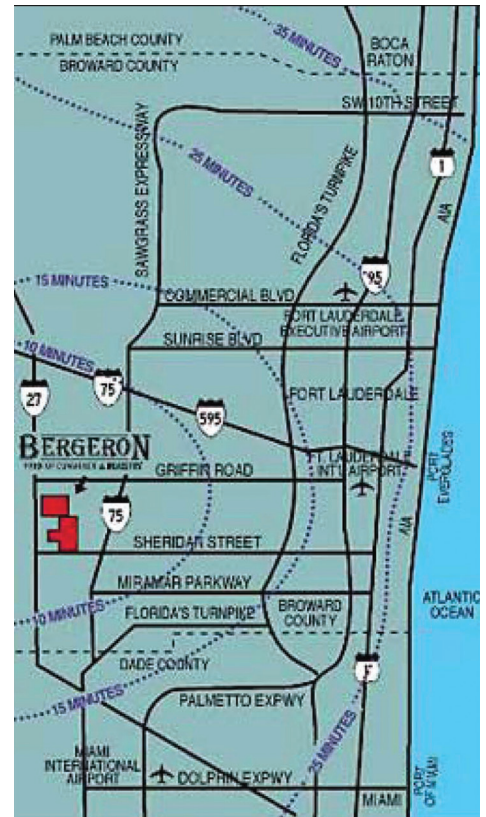
Under Development - Bergeron Distribution Center II, a Class "A" warehouse/distribution scheduled for completion in 2019. Rear-load configuration. 32' clear, 222' depth, 54' column spacing, 60' speed bay, 120' truck court, ESFR fire sprinklers, M-3 Industrial zoning.

Location, Location, Location

Located in the business friendly community of Pembroke Pines in Southwest Broward County 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 30 minutes from the Miami International Airport.
- 25 minutes from Port Everglades; the fastest growing cargo port in the nation and second busiest cruise port in the world.
- Nearby amenities include US post office, preschool, fitness, dry cleaning, shopping, restaurants and hotels

Evidence of the Park's potential is demonstrated by its selection of fine companies such as the Ryder Logistics, InNeuroCo, Insurance Auto Auctions, Mobile Mini, Sheridan Technical Center, Broward County Public Schools, South Florida Operating Engineers Local Union #487, TruGreen, U.S. Postal Service, Weekley Asphalt Paving and Central Concrete SuperMix.



Developed and managed by:
 Bergeron Properties & Investment Corp.
 Ronald M. Bergeron, Sr., President & CEO
 Lonnie N. Bergeron, Exec. Vice President
 Frank Saia, Vice President of Real Estate

CONTACT FRANK SAIA FOR INFORMATION ON SPACE FOR LEASE. BROKERS WELCOME

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Information herein is subject to change, errors, omissions or withdrawal without notice.

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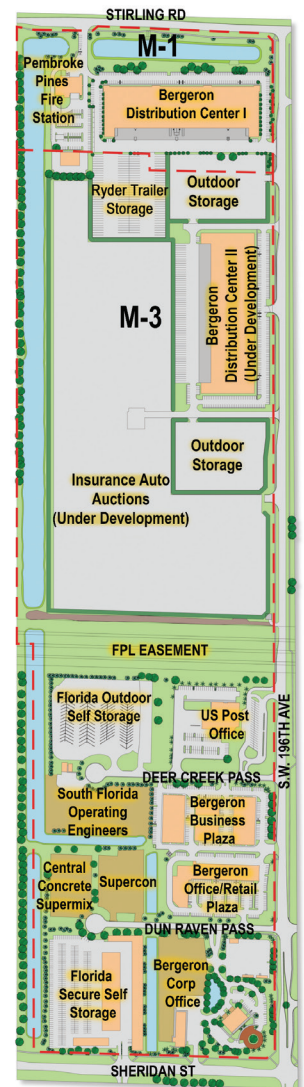


Partial List of Permitted Zoning Uses:

- Retail/Commercial/Office
- Wholesale
- Warehouse/Distribution
- Outdoor storage
- Truck terminal and depot
- Automobile auction
- Boat building and repair
- Manufacturing, fabricating, and assembling of products
- Building materials and equipment yard



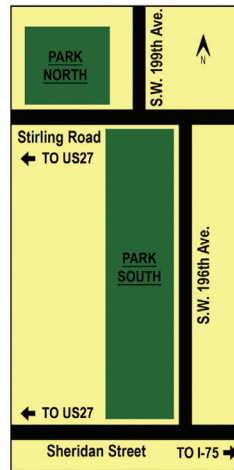
PARK NORTH



PARK SOUTH

NIMBY Uses Permitted:

- Asphalt and concrete plant
- Lumber yard with planing mill
- Automotive/Truck manufacturing, repairs and body work
- Concrete products manufacture
- Butane or propane manufacturing or storage
- Bulk Storage of aggregates, asphalt, brick, building materials, cement, clay products, concrete products, coal, contractor's equipment, fuel, gasoline, gravel, pipe, lumber, machinery, propane, roofing, rope, sand, stone, terra cotta, timber or wood



LOCATION MAP

LEGEND	
M-1	Light Industrial
M-3	General Industrial
M-4	Limited Heavy Industrial
- - -	Zoning Limit

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