



SOUTH FLORIDA DISTRIBUTION CENTER



20311 Sheridan Street, Pembroke Pines, Florida



+/-224,560 SF Total Available

Class A Distribution Space for Lease



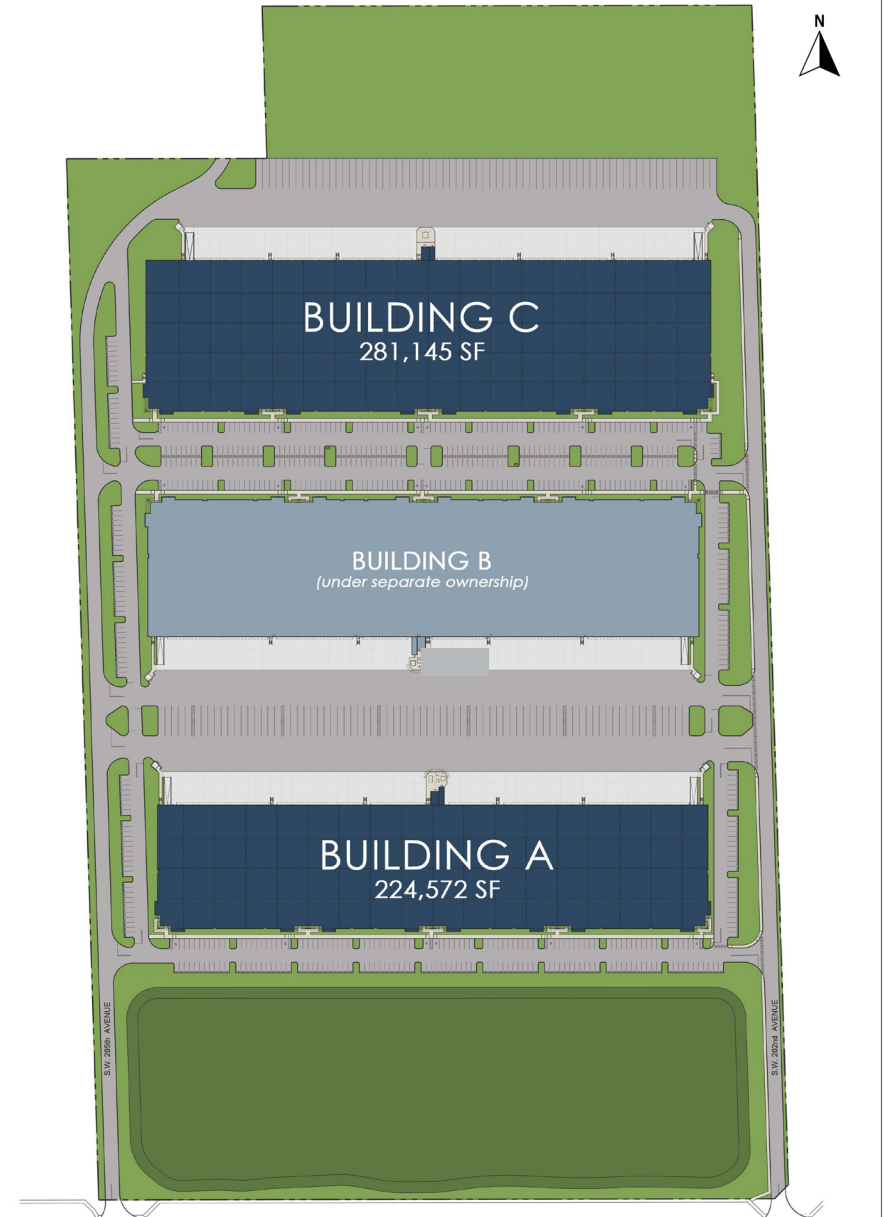
20311



PROPERTY HIGHLIGHTS

Building A: Class A 224,560 SF Industrial building constructed in 2018 currently demised into three separate available bays.

- **Suite A (Western Endcap)** is 85,818 SF with approximately 3,380 Office SF, a ±708 SF shop/shipping office with 20 dock high doors and one ramp. The space has 400 amps of power with 480v, 3-phase power.
- **Suite B (Middle Suite)** is 64,717 SF with approximately 2,260 SF of office, HVAC conditioned warehouse and 14 dock high doors and one oversized dock high door. The space has 800 amps 480v, 3-phase power, and 8" domestic waterline.
- **Suite C (Eastern Endcap)** is 74,025 SF with 20 dock high doors and one ramp. The office and electrical in this space can be built to suit.
- **Zoning:** Planned Industrial Development (PID)
- **Building C:** Site plan approved for 281,145 SF delivering 4Q2024.
- 32' Clear ceiling height
- ESFR sprinkler system
- Tilt wall construction
- 55 dock high doors
- 2 drive-in doors with ramps
- 1,600 amp 3-phase 480 volt electric service
- 1,000 additional amps available at transformer
- LED Lighting
- 125' truck court width
- 225' building depth
- 55' x 56' column spacing (60' Speed Bay)
- 250 automobile parking spaces

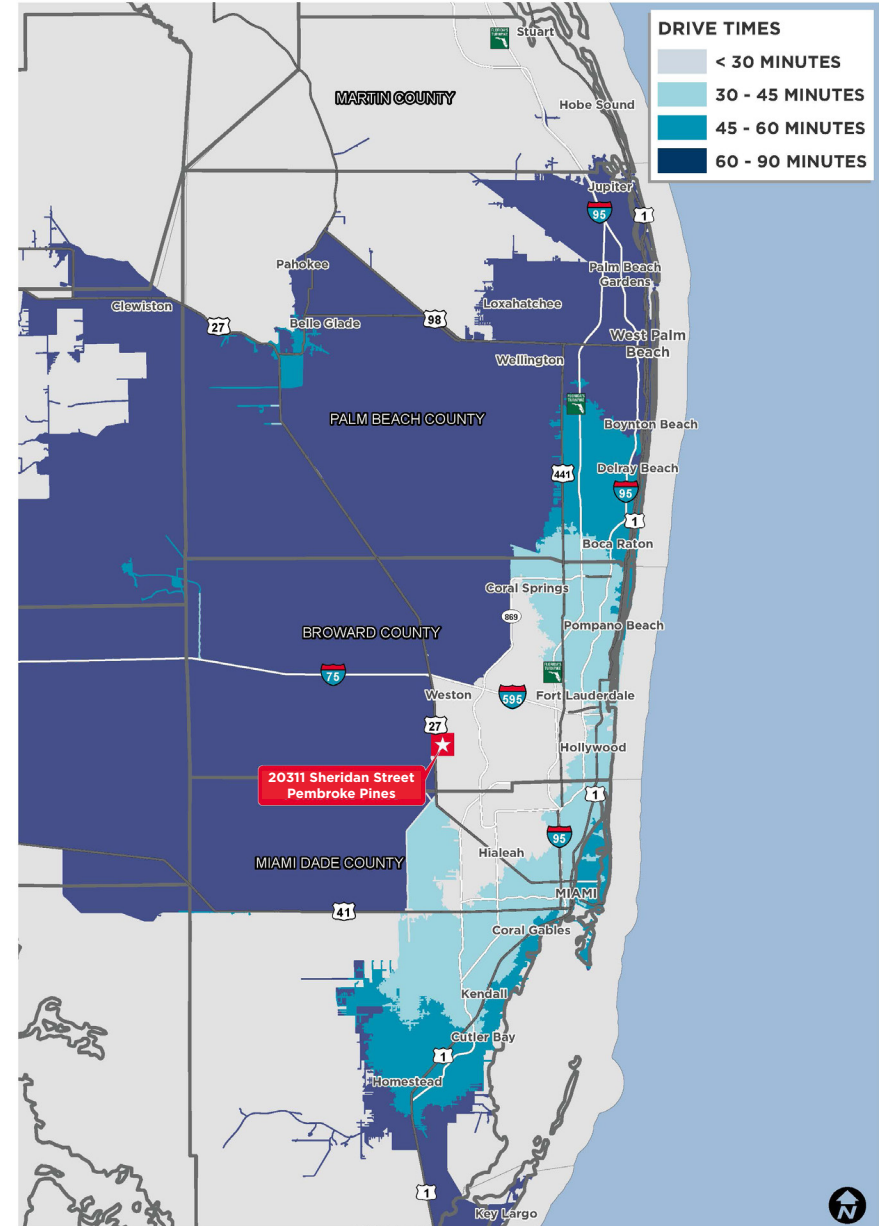


20311 SHERIDAN STREET

LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Broward County
- **DRIVE TIMES:**
 - **I-27:** 2 Minute Drive
 - **I-75:** 9 Minute Drive
 - **I-595:** 22 Minute Drive
 - **FL Turnpike:** 23 Minute Drive
 - **I-95:** 30 Minute Drive
 - **Port Everglades:** 28 Minute Drive
 - **Fort Lauderdale Airport:** 29 Minute Drive
 - **Miami International Airport:** 48 Minutes
 - **Port of Miami:** 51 Minutes

[Click here](#) or scan the QR code to view an interactive map of the area!

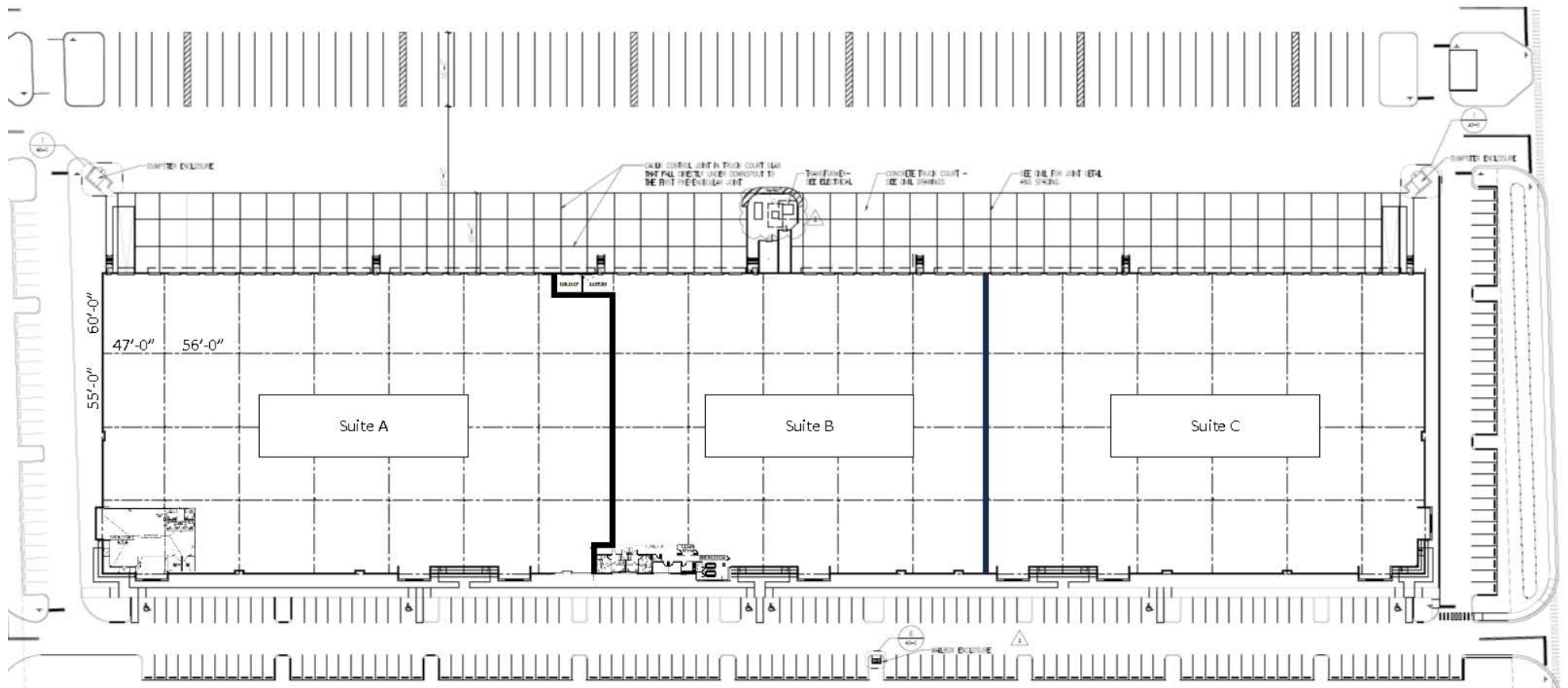


DEMOGRAPHICS	30 MIN.	45 MIN.	60 MIN.	90 MIN.
TOTAL POPULATION	1,747,852	4,375,777	5,190,234	6,287,799
WORKFORCE POTENTIAL (+16)	850,728	2,121,892	2,481,853	3,010,466
HIGH SCHOOL EDUCATION (POP. 25+)	310,887	761,479	877,408	1,056,549
BLUE COLLAR/SERVICE WORKERS	318,172 (37.4%)	793,588 (37.4%)	910,840 (36.7%)	1,131,935 (37.6%)

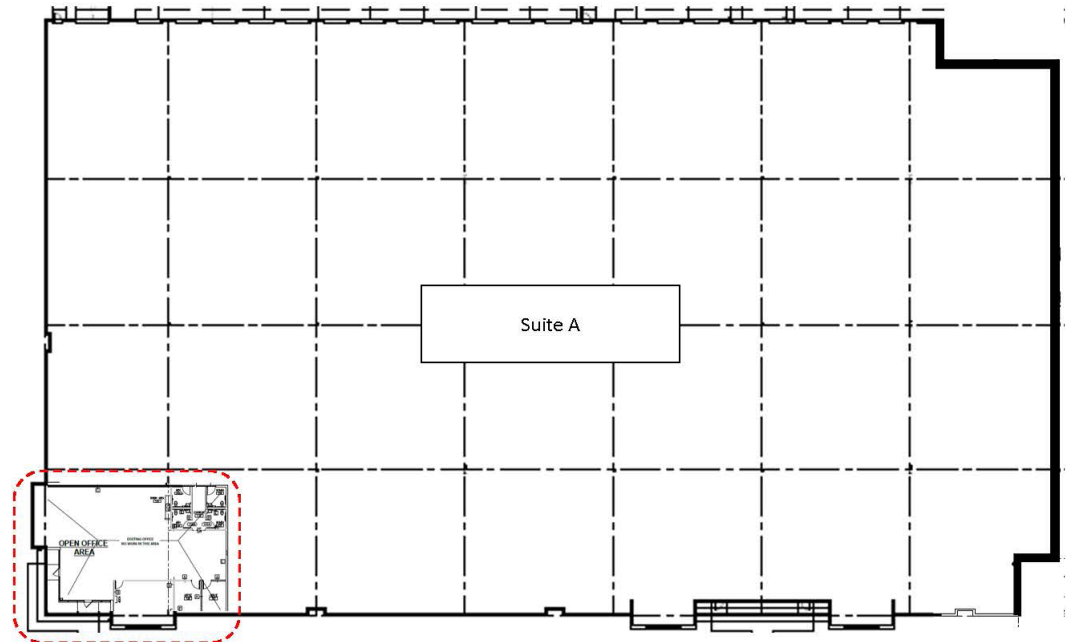
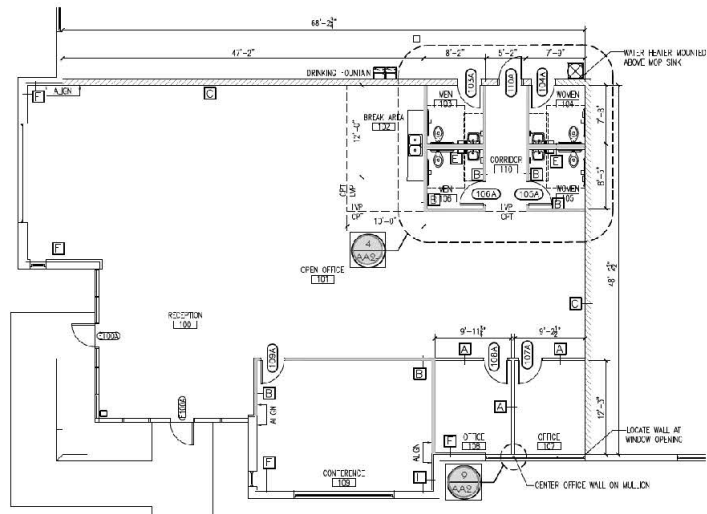


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Building A- 224,560 SF Overall Site Plan



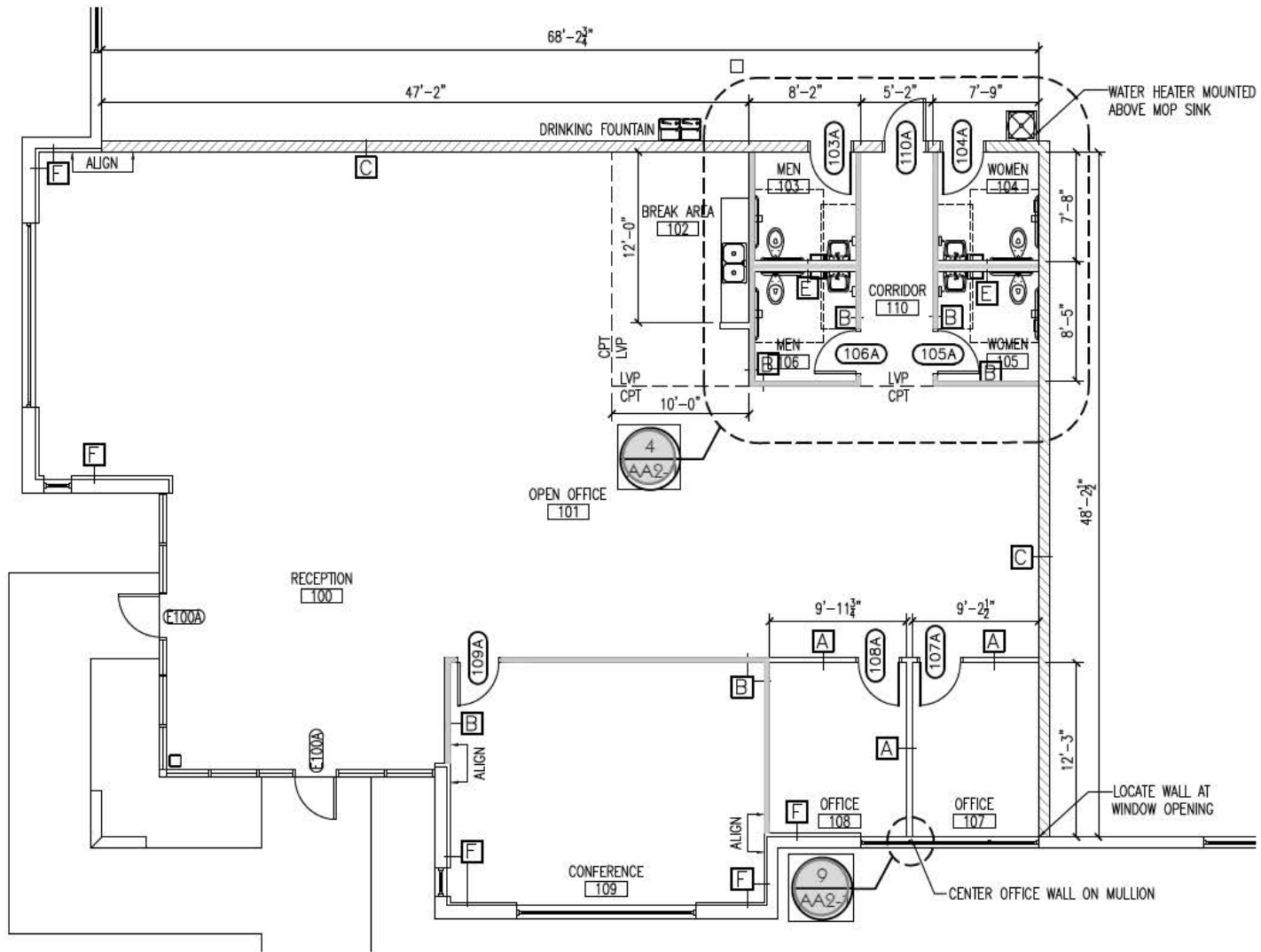
Suite A- Western End Cap- Overview



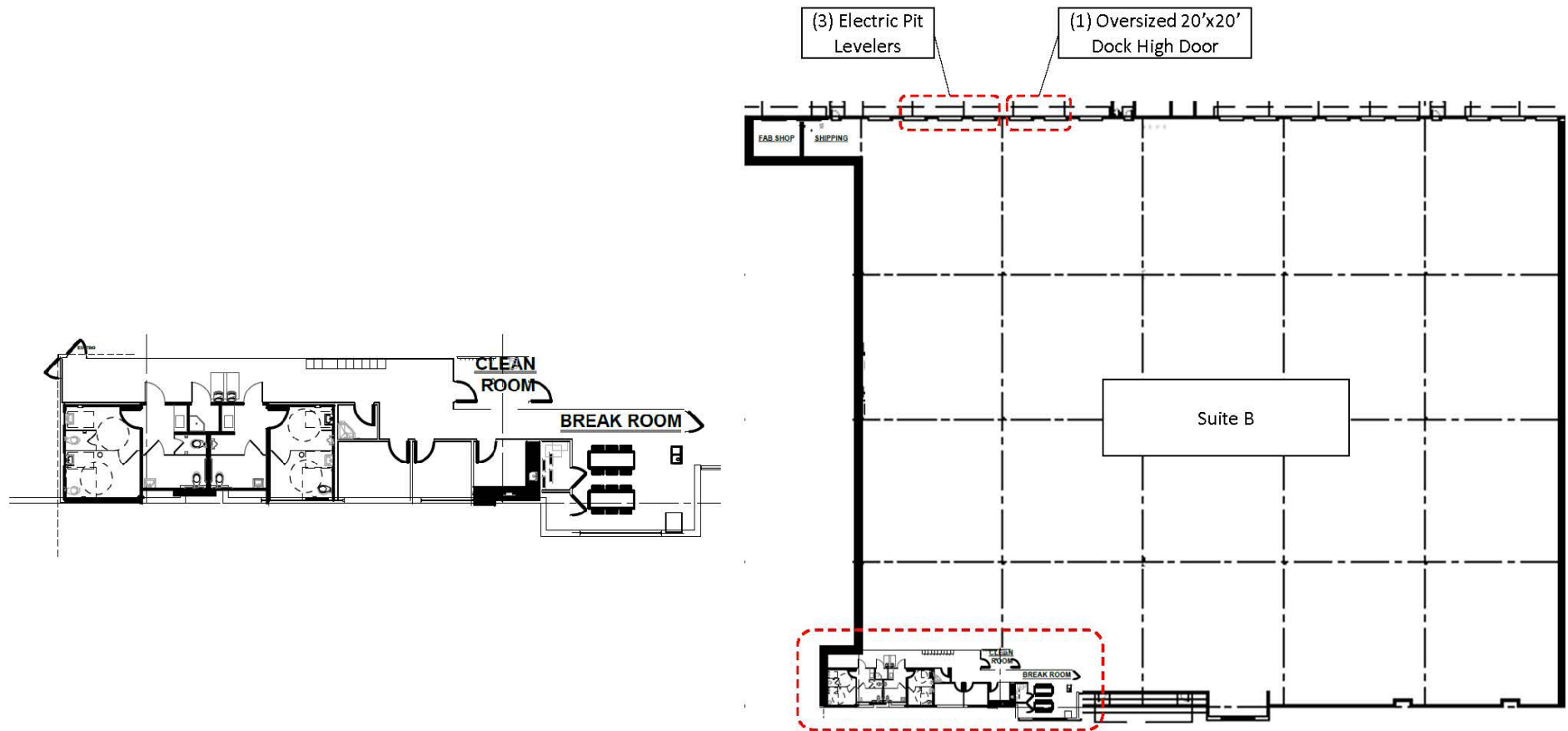


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Suite A- Western End Cap- Detailed



Suite B- Middle Space





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20311 SHERIDAN STREET PEMBROKE PINES, FLORIDA

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