



**OSPREY**  
LOGISTICS PARK

**CUSHMAN &  
WAKEFIELD**



**211,198 SF Total Available**

**12000 NW 39TH ST.**  
CORAL SPRINGS, FLORIDA

## PROPERTY HIGHLIGHTS

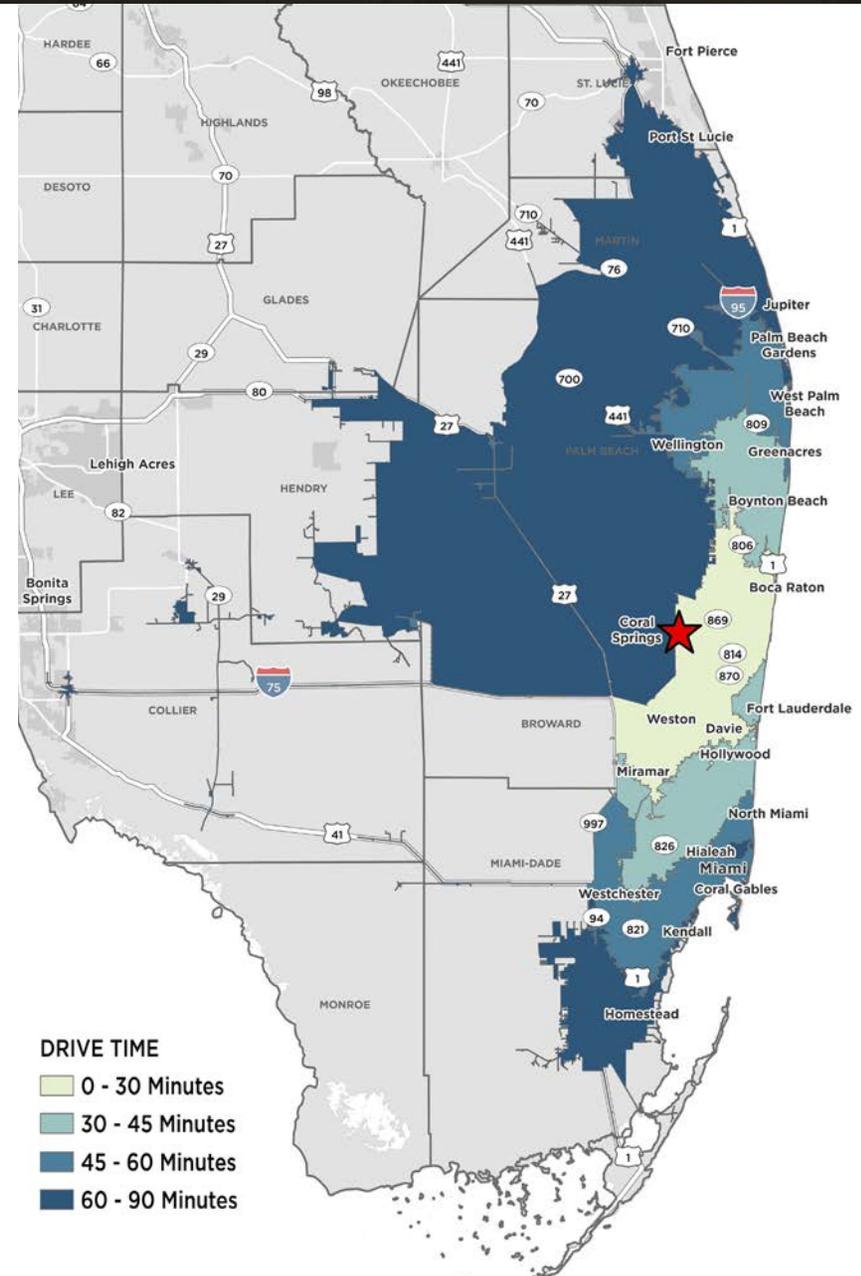
- Class A Industrial buildings under construction for delivery in 1Q2023 with offices to suit
- **Building 1:** Up to 211,198 SF Available
- **Building 2:** Up to 216,317 SF **LEASED**
- Zoned IRD

## LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Broward County
- **DRIVE TIMES:**
  - » **Sawgrass Expressway:** 2-Minute Drive
  - » **I-95:** 15-Minute Drive
  - » **Port Everglades:** 39-Minute Drive

## DEMOGRAPHICS

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



## BUILDING SPECIFICATIONS

- 36' Clear ceiling heights
- ESRF sprinkler system
- Tilt wall construction
- Dock high and grade level loading available
- Divisible to 25,000 SF
- 4 dock high doors per bay
- 180' truck court
- 235' buildings depths
- 54' column spacing
- 2,285 SF spec office on each endcap
- Constructed per LEED Silver Standards





# OSPREY LOGISTICS PARK

**12000 NW 39TH STREET**  
CORAL SPRINGS, FLORIDA

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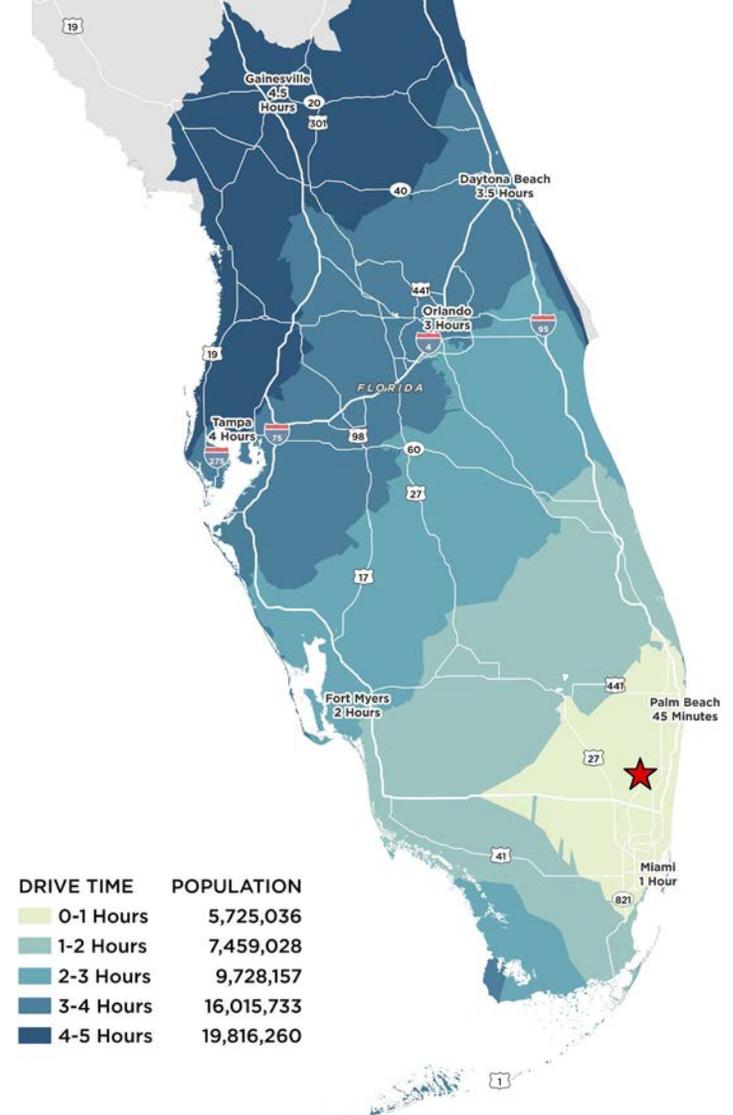
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