



**SOUTH FLORIDA**  
DISTRIBUTION CENTER



20421 Sheridan Street- Building C, Pembroke Pines, Florida



**+/-281,145 SF Total Available**

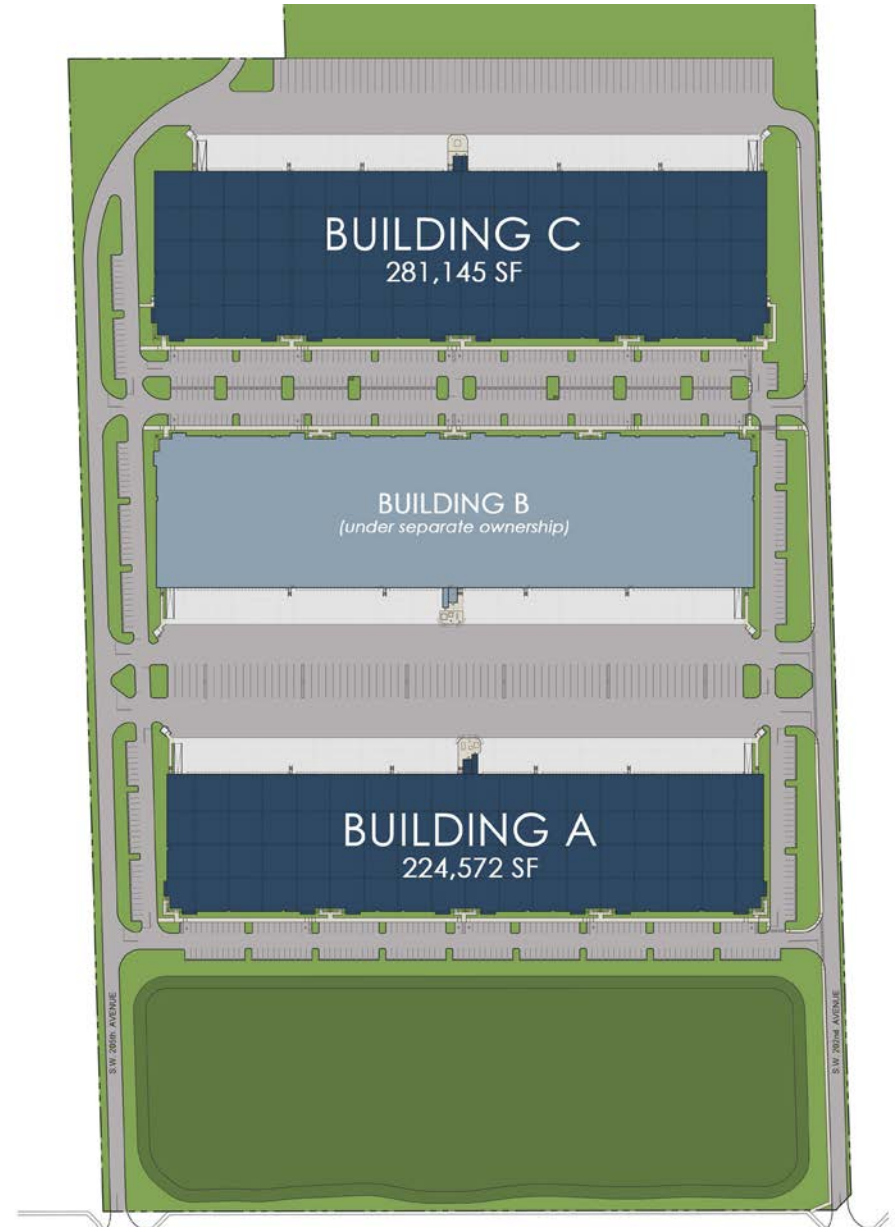
Class A Distribution Space for Lease



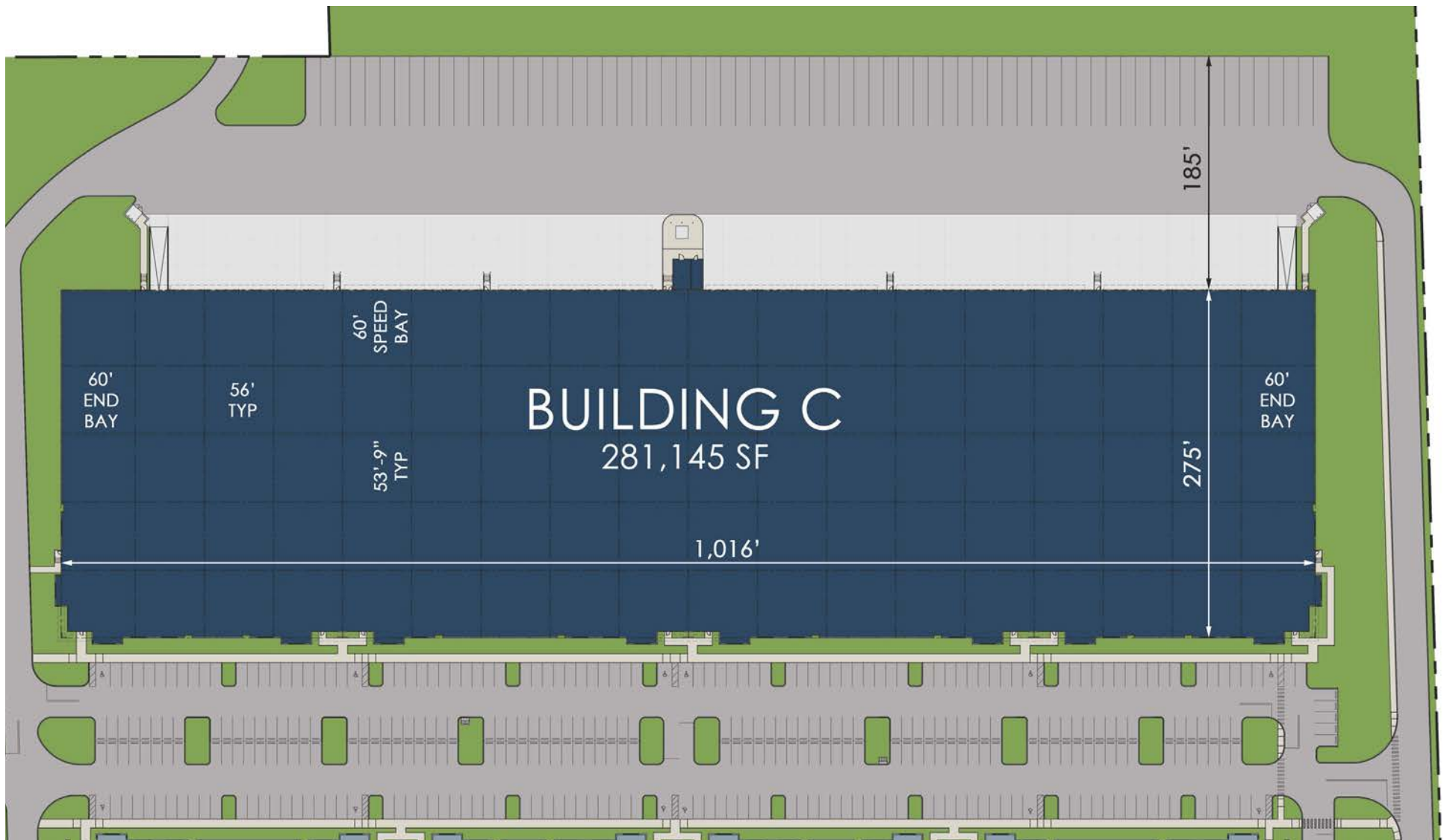


## BUILDING FEATURES

Building Size:	±281,145 SF
Space Available:	100,000 - 281,145 SF
Office Area:	To Suit
Building Depth:	275'
Site Area:	13.77 AC
Clear Height:	36' (after speed bay)
Dock Loading:	57 Dock high doors
Grade Loading:	2 Drive-in doors with ramps
Parking:	181 auto spaces
Construction:	Concrete tiltwall with steel columns
Fiber:	Fiber optic availability to site
Column Spacing:	53'9" (deep) x 56' (wide)
Roof System:	TPO roof membrane; R-15
Sprinkler:	ESFR (Early Suppression Fast Response)
Electrical Service:	Minimum 2,200 Amps 3-phase electric; (3) 600-amp panels; (1) 400-amp house panel
Truck Court:	185' truck court; 69 parking spots
Speed Bay:	60' depth



## Site Plan





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## 20421 SHERIDAN STREET PEMBROKE PINES, FLORIDA

For More Information, Contact:

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