

BERGERON

DISTRIBUTION CENTER



CLASS "A" DISTRIBUTION WAREHOUSE IN SW BROWARD / PEMBROKE PINES

- 170,373 Sq. Ft. Class "A" Dock-High Distribution Warehouse
- Spaces from 21,950 sq. ft.
- Typical Bay – 52' Wide x 210' Deep
- Up to 15% Office Finish
- Clearstory Windows
- 52' Column Spacing; 60' Speed Bay
- 3 (10' x 10') Dock Doors per Space
- Loading Ramp Available
- 32' Clear Height
- 120' Truck Court with 60' Concrete Apron
- ESFR Fire Suppression System
- Parking = 1.5 per 1,000 Sq. Ft.
- On-Site Trailer Storage Available
- M-1 Industrial Zoning
- On-Site Ownership and Management

CONTACT FRANK SAIA FOR INFORMATION ON INDUSTRIAL LAND FOR LEASE OR BUILD TO SUIT. BROKERS WELCOME

BERGERON
Properties & Investment Corp.

Ronald M. Bergeron, Sr., President & CEO
Lonnie N. Bergeron, Executive Vice President

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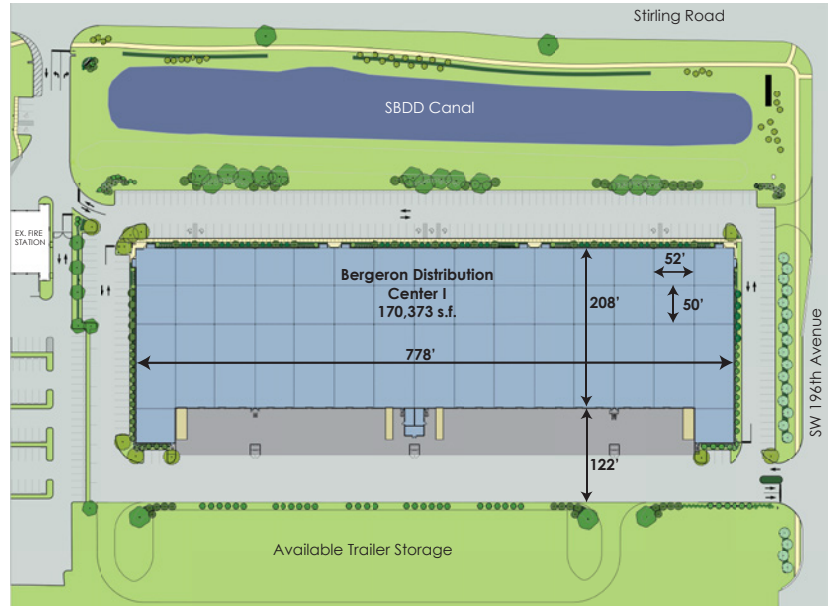
Property Information

Site: 9.10 Acres
 Parking: 254 spaces
 Dock Doors: (40) 10' x 10'
 Drive-In Doors: (4) 12' x 14'
 Truck Court: 122' (60' Concrete)

Building Area: 170,373 sq. ft.

Column Spacing: 50' x 52' (60' Speed Bay)
 Clear Height: 32' - 0"

Minimum Size: 21,950 sq. ft.
 Office: Up to 15% of space.



Location, Location, Location

Located 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 Port Everglades; the fastest growing cargo port in the nation and second busiest cruise port in the world.
- 30 minutes from the Miami International Airport.
- Nearby amenities include US post office, preschool, fitness, dry cleaning, shopping, restaurants and hotels

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