

# BERGERON

PARK OF COMMERCE & INDUSTRY

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



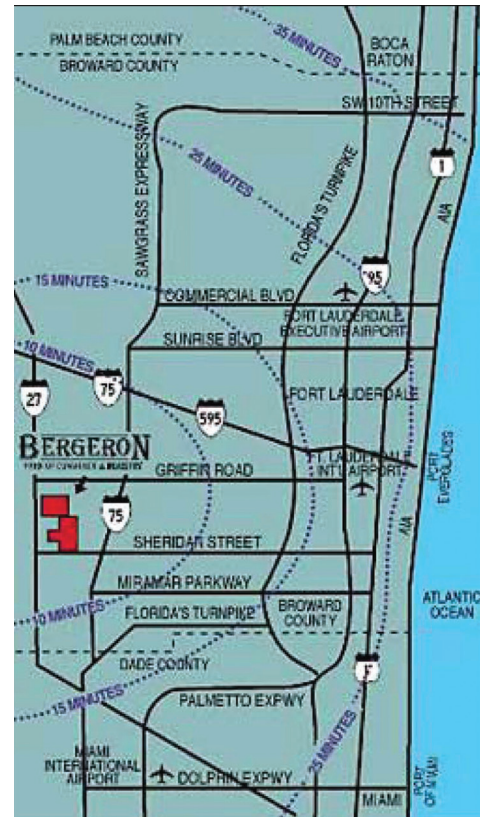
## **300-Acre Park of Commerce Zoned for Light Industrial (M-1), General Industrial (M-3), and Limited Heavy Industrial (M-4).**

- Ready-to-build sites from 2 to 70 acres
- All available sites are truly ready to build - cleared, demucked and filled/stabilized to 6.0 elevation with utilities at property boundary.
- All county impact fees are pre-paid by the developer for any industrial use.
- All wetland mitigation and storm water retention requirements exist off-site – adding approximately 15% more net buildable land compared to other South Florida sites.
- All sites have electric, water, sewer, natural gas, telecom and public roadway available at property boundary.
- Existing office, service and flex warehouse space available from 1,000 to 170,000 sq. ft.
- Outdoor storage permitted
- NIMBY (Not In My Backyard) users welcome

### **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 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



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 INDUSTRIAL LAND FOR LEASE OR BUILD TO SUIT. BROKERS WELCOME**

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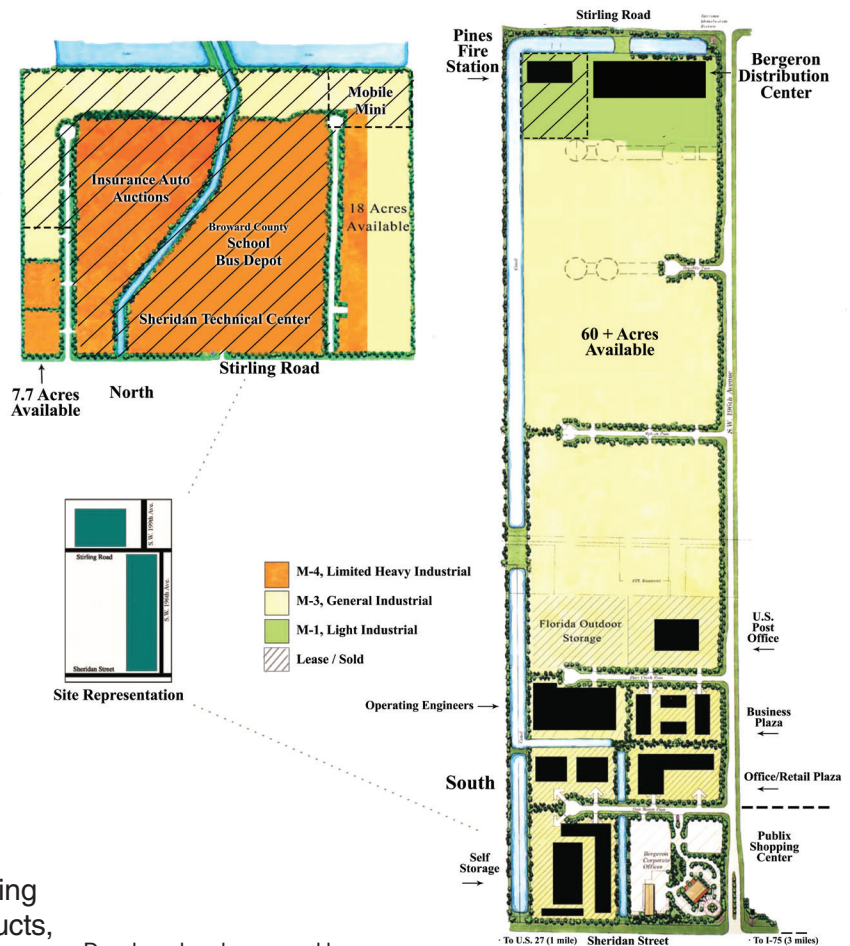


## Partial List of Permitted Zoning Uses:

- 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

## NIMBY Uses Permitted:

- Asphalt and concrete plant
- Lumber yard with planing mill
- Rifle/Gun range
- Manufacturing, foundry, smelting or refining of ores or metals
- 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



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