

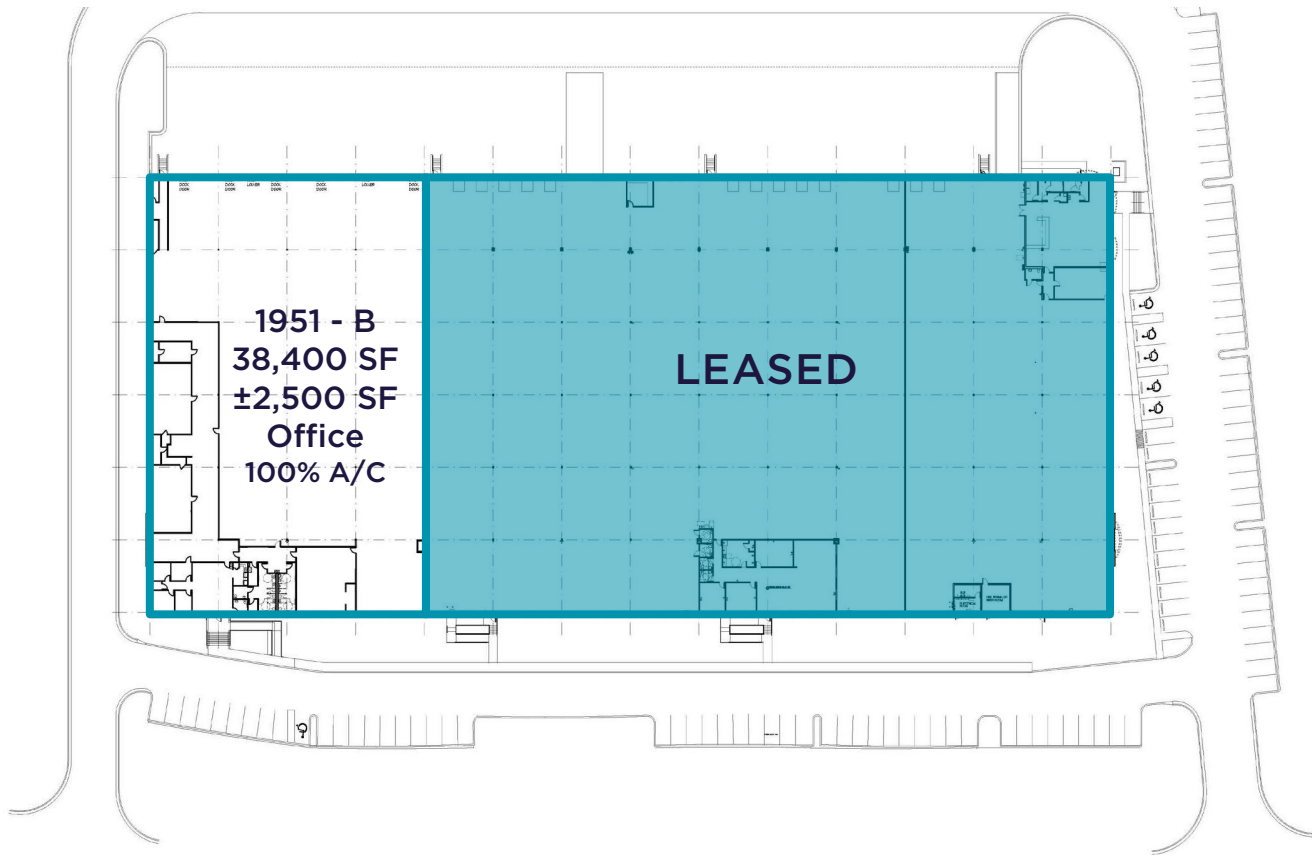
38,400 SF Total Available

WESTON COMMERCE PARK

**1951 N Commerce Parkway
WESTON, FLORIDA**

**Class A
Distribution Space
for Lease
38,400 SF**

PROPERTY OVERVIEW



- ±2,500 office
- 30' Clear ceiling height
- ESFR sprinkler system
- Tilt wall construction
- 9 dock high doors (5 with pit levelers)
- 1 oversized ramp (14' x 14')
- 200 amp 3-phase 480/277-volt electric service (more power could be added)
- LED Lighting
- 240' building depth
- 6" slab with 4000 PSI







LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Broward County
- **DRIVE TIMES:**
 - I-75: 10 Minute Drive
 - I-595: 11 Minute Drive
 - FL Turnpike: 22 Minute Drive
 - I-95: 22 Minute Drive
 - Port Everglades: 24 Minute Drive
 - Fort Lauderdale Airport: 27 Minute Drive
 - Miami Airport: 56 Minute Drive

	30 MIN.	45 MIN.	60 MIN.	90 MIN.
 POPULATION	2,856,197	4,846,718	5,777,193	6,571,205
 WORKFORCE	1,518,653	2,553,422	3,019,206	3,433,457
 HIGH SCHOOL GRADUATES	519,434	835,151	989,297	1,110,536
 BLUE COLLAR/ SERVICE WORKERS	579,891 (39.6%)	936,360 (37.9%)	1,136,235 (39.0%)	1,288,289 (38.9%)

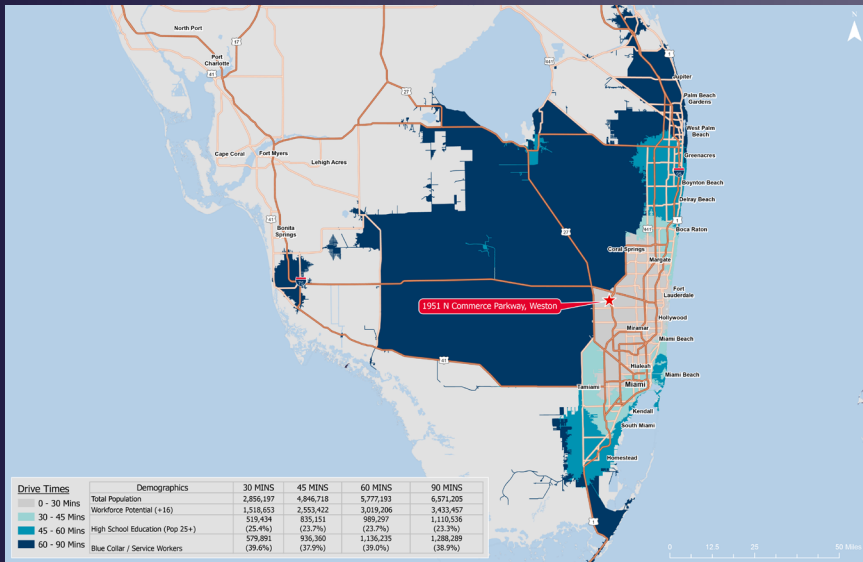


CONTACT

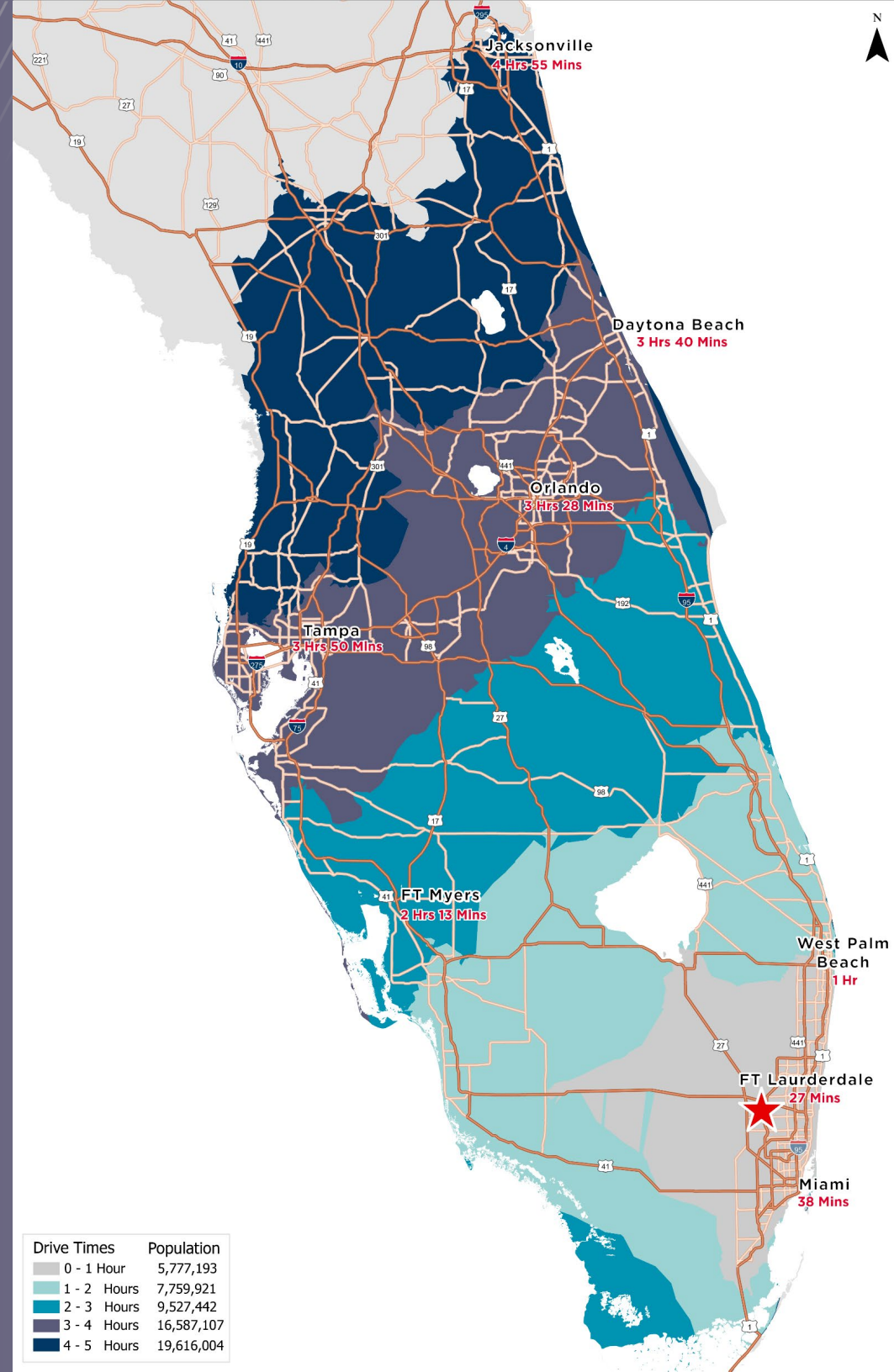
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Drive Times	Population
0 - 1 Hour	5,777,193
1 - 2 Hours	7,759,921
2 - 3 Hours	9,527,442
3 - 4 Hours	16,587,107
4 - 5 Hours	19,616,004