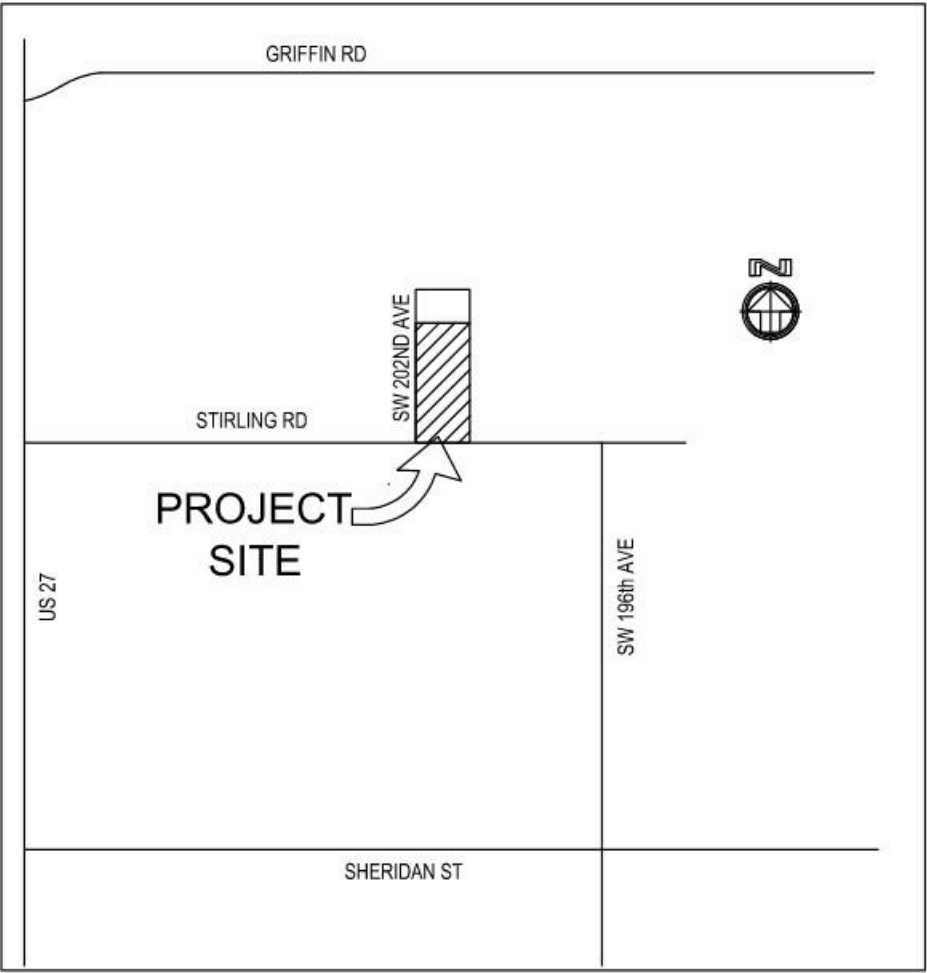


PN Outdoor Storage. Stirling Road/SW 202 Ave, Pembroke Pines, FL 33332

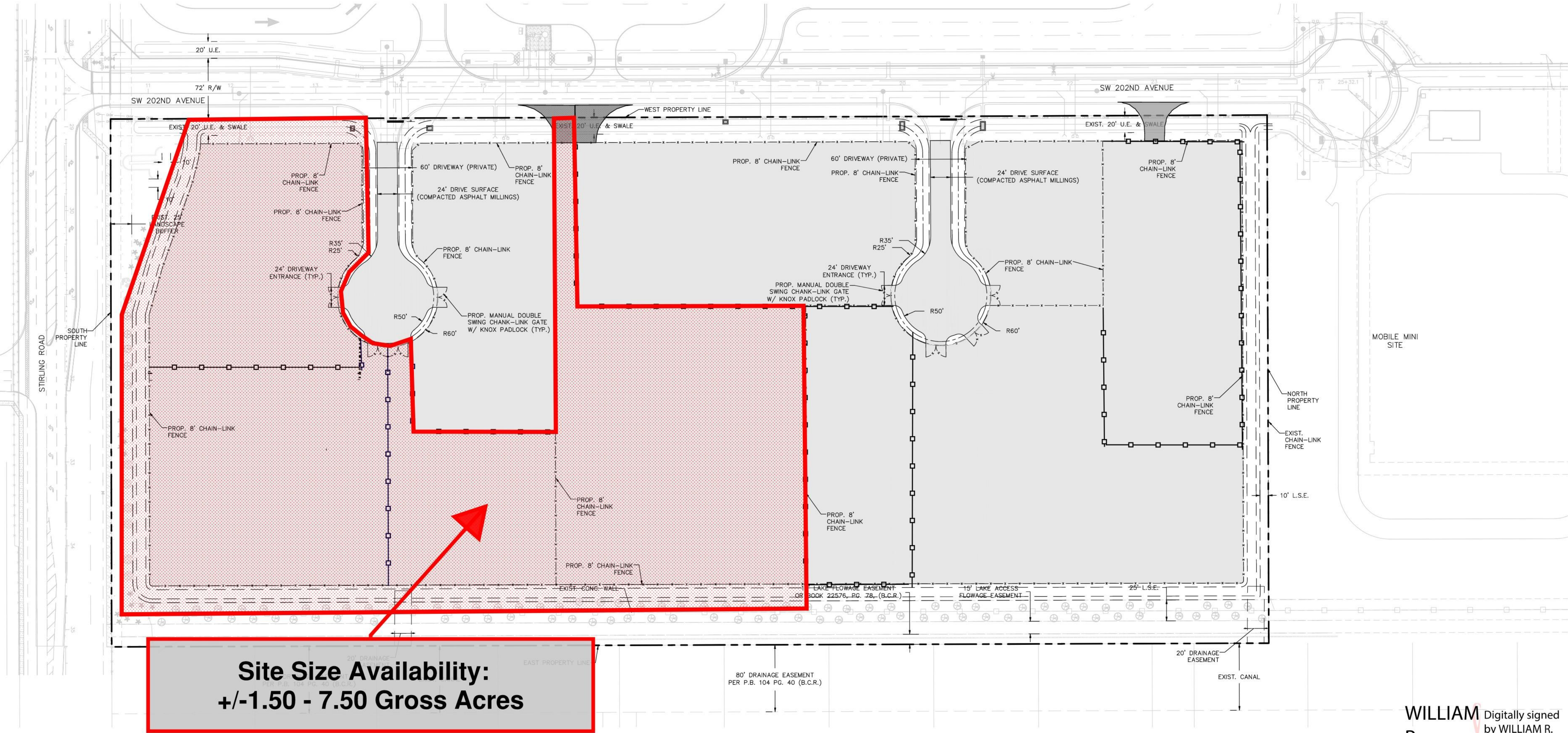
Sizes: Minimum +/-1.50 gross acres – Max 7.50 gross acres
Rent: \$4.25/sq. ft., plus sales tax (Modified Gross Rate includes RE taxes & drainage/landscaping maintenance)
Term: Negotiable
Available: Now to 30 days depending upon site

Condition of Site: Includes a paved entry road to the property from the public right of way, asphalt millings storage surfaces, drainage, perimeter fence, entry gate, and perimeter landscaping as required by code. Availability of electricity, water and sewer vary by site. If not already in place, electricity, water and sewer are available nearby at either the property boundary or public right of ways at additional cost.

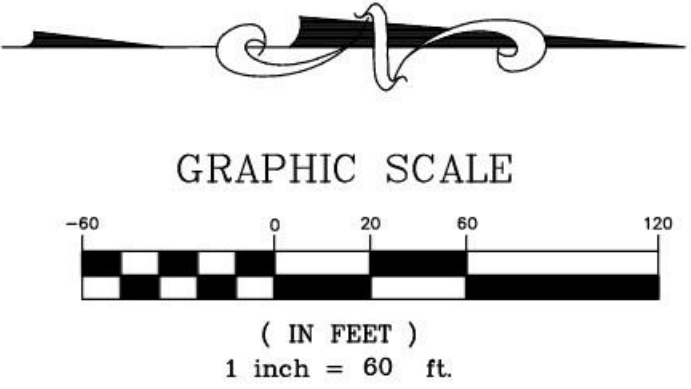


SITE DATA			
Description	Sq. Ft.	Acre	% of Gross Site
Gross Site Area	869,238	19.95	100%
Total Pervious Area	196,535	4.51	22.6%
Total Impervious Area	672,703	15.44	77.4%
Pervious/Impervious Ratio: 0.29			
ZONING DATA			
Current Zoning:	M4/M3		
Proposed Zoning:	M4/M3		
LAND USE DATA			
Current Land Use:	Industrial		
Proposed Land Use:	Industrial		

LEGAL DESCRIPTION
A PORTION OF PARCEL "A", WEST BROWARD INDUSTRIAL PARK NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE, SOUTH 89°52'20" WEST, A DISTANCE OF 629.89 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 1380.06 FEET; THENCE, NORTH 89°49'00" EAST, A DISTANCE OF 630.66 FEET; THENCE, SOUTH 00°11'00" EAST, A DISTANCE OF 1380.67 FEET TO THE POINT OF BEGINNING.
SITUATE AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 869,730 SQ FT AND/OR 20.0 ACRES, MORE OR LESS.



LEGEND	
	PROPOSED COMPACTED ASPHALT MILLINGS
	EXIST. MANHOLE
	EXIST. CATCH BASIN



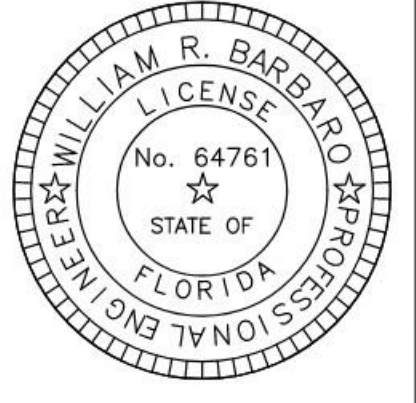
WILLIAM R. BARBARO
Digitally signed by WILLIAM R. BARBARO
Date: 2017.04.04 08:00:41 -04'00'

BERGERON OUTDOOR STORAGE NORTH
CITY OF PEMBROKE PINES
BROWARD COUNTY, FLORIDA

OVERALL SITE PLAN

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
814 S. MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
PHONE: (561) 772-8888 FAX: (561) 772-4170

SCALE:	AS SHOWN
DATE:	03/31/17
DRAWN BY:	T.C.
CHECKED BY:	W.R.B.
DESIGNED BY:	T.C.
SP -1	



WILLIAM R. BARBARO, P.E.
FLORIDA REGISTRATION NO. - 64761