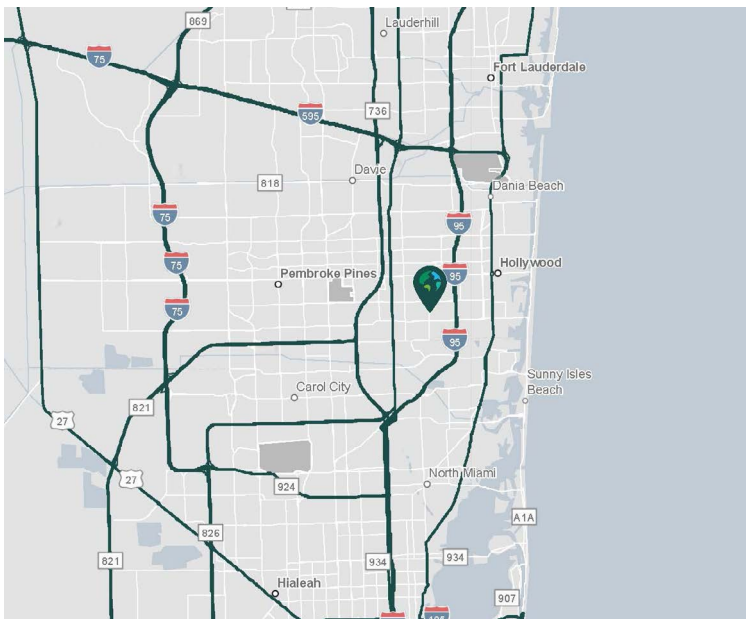


45,674 SF

**2300 Commerce Center Way
Pembroke Park, FL 33025 USA**

Prologis Seneca Park 1100



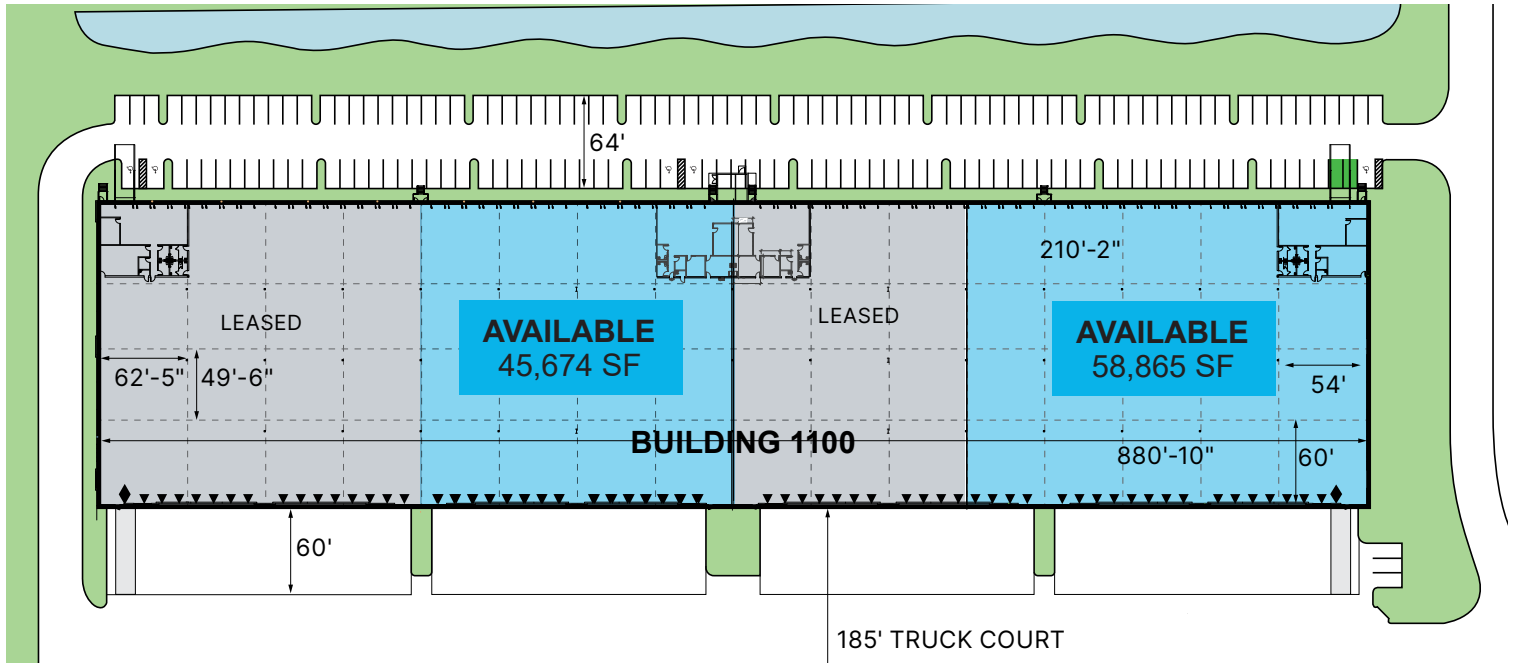
- New industrial development located in an established Class "A" Industrial Park
- Convenient transportation access via I-95, I-595, Florida Turnpike, and I-75
- Excellent location to service Broward and Dade Counties
- Strong labor force and ample amenities in the immediate area

Property Features

Available Date	Immediately
Available Space (Suite 160)	45,674 SF
Office SF	2,766 SF
Clear Height	36'
Column Spacing	54' x 49'6"
Dock Doors	15
Speed Bay	60'
Truck Court Depths	210'-2"
Car Parking Spaces	164
Sprinkler	ESFR
Lighting	LED Motion Sensor



Unlock the full potential of your warehouse with one strategic, single-source partner.



LEGEND

- AVAILABLE
- LEASED
- LAND
- CONCRETE APRON
- EV PARKING
- DOCK DOOR
- DRIVE-IN DOOR



Clear Height Study - Visually understand how higher vertical space in a facility boosts your storage capacity, improves equipment use, and enhances your businesses efficiency, potentially cutting costs and supporting your business growth.



CBRE

CBRE
Tom O'Loughlin
 tom.oloughlin@cbre.com
 ph +1 954 356 0468

CBRE
Michael Oretsky
 michael.oretzky@cbre.com
 ph +1 954 331 1749

Prologis
Zavier Moreno
 zmoreno@prologis.com
 ph +1 754 837 8929