

# 58,865 SF

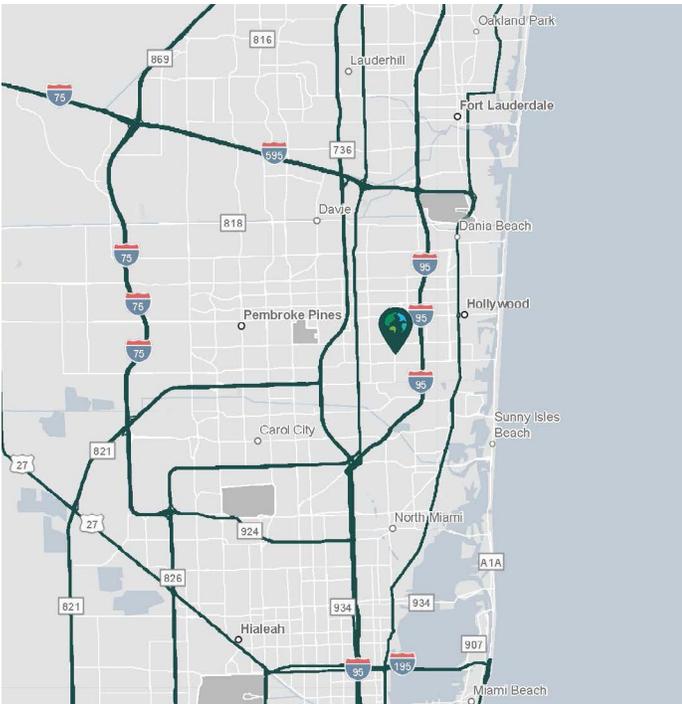
Industrial Space For Lease



## Prologis Seneca Park 1100



2300 Commerce Center Way  
Pembroke Park, FL 33025 USA



### LOCATION

- 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

### FACILITY

- 58,865 SF Available (Suite 100)
- 3,207 SF office
- 54’ x 49’6” typical column spacing
- 36’ clear ceiling height
- LED lighting
- 60’ speed bay
- 210’-2 building depth
- 19 dock-high doors
- 1 oversized drive-in ramp
- 185’ shared truck court
- 164 parking spaces
- Available Immediately

### ADVANTAGES AND AMENITIES

- **Prologis Clear Lease®** - Know your lease expenses and capital costs with greater certainty before you sign
- **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.

**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**



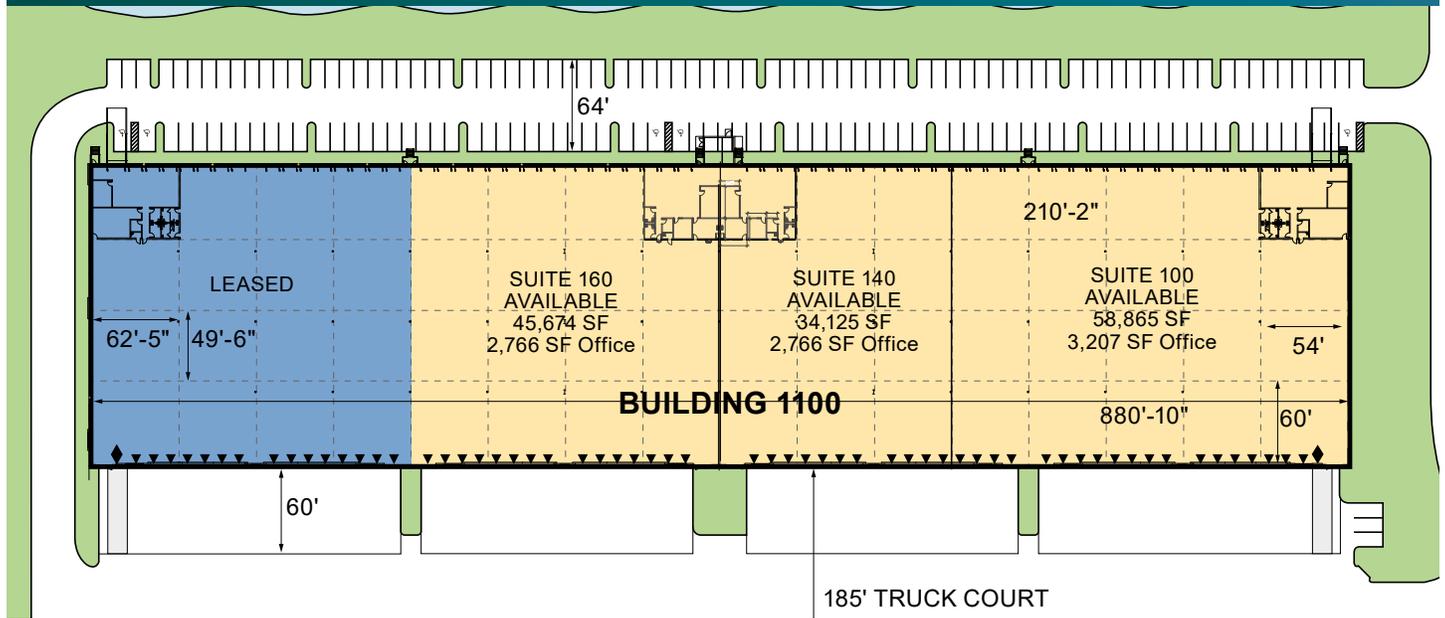
Scan the QR code for more info!

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### LEGEND

- ▼ Dock position
- ◆ Drive-in door
- Leased
- Planned
- Land
- Water
- Available



NORTH

## CBRE

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