

# Prologis Seneca Park

2300 - 2400 COMMERCE WAY  
PEMBROKE PARK, FL 33025

30,000 - 380,988 SF



**HOME**

**OVERVIEW**

1 | 2

**BUILDINGS**

1 | 2

**ACCESS MAPS**

1 | 2 | 3

**ABOUT PROLOGIS**

## PROPERTY HIGHLIGHTS

- **Total Park: 1.5 Million Square Feet**
- **Current Construction: 380,990 SF**
- **Delivery Q4 2023**
- State-of-the-art design located in an established Class “A” Industrial Park
- 1 mile west of I-95
- Convenient transportation access via I-95, I-595, Florida Turnpike and I-75
- Excellent location to service Broward and Dade Counties
- Build-to-suit opportunities
- Fully secured
- All have the advantage of fast, cost-effective forklift and racking sourcing through Prologis Essentials
- Area tenants include: Coca-Cola, Entenmann’s, Safelite AutoGlass, The Chef’s Warehouse, ABC Supply Company, Feeding South Florida, Colony, Canteen, TBN, Robot Studios and Ecommerce tenants



## BUILDING HIGHLIGHTS

- **Two new construction buildings :**
  - **Building 1000 :** 30,000 - 190,494 SF
  - **Building 1100 :** 30,000 - 190,494 SF
- 30,000 – 380,988 SF Available
- Build-to-spec office
- 54’ x 51’ typical column spacing
- 32’ clear ceiling height
- LED lighting
- 62 dock high doors per building
- 180’ truck court
- 166 parking spaces per building
- Estimated completion date of Q4 2023

# PROLOGIS SENECA PARK SITE MAP



Map No.	Building Number	Property Address	Type	City	Available SF	Total SF
01	1100	2300 Commerce Center Way (Under Construction) Pembroke Park, FL 33025	Warehouse	Pembroke Park	190,494	190,494
02	1000	2400 Commerce Center Way (Under Construction) Pembroke Park, FL 33025	Warehouse	Pembroke Park	190,494	190,494



[HOME](#)

[OVERVIEW](#)

1 | 2

[BUILDINGS](#)

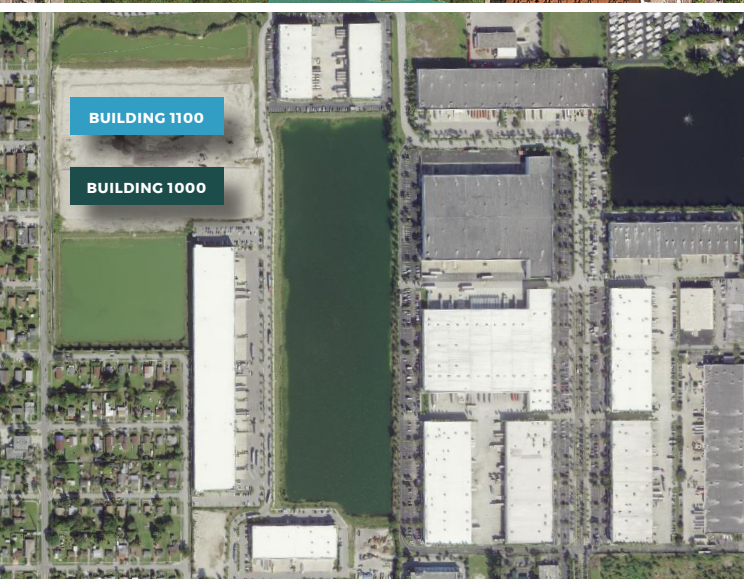
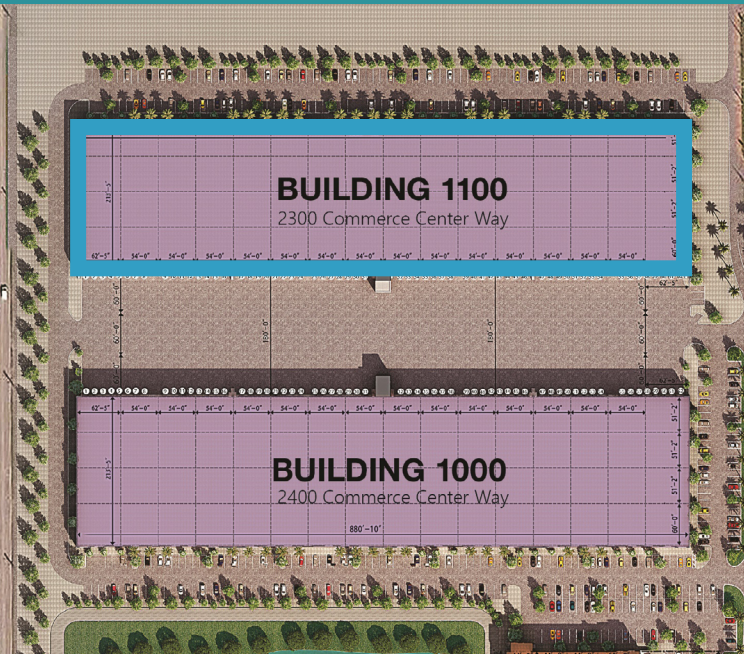
1 | 2

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1 | 2 | 3

[ABOUT PROLOGIS](#)

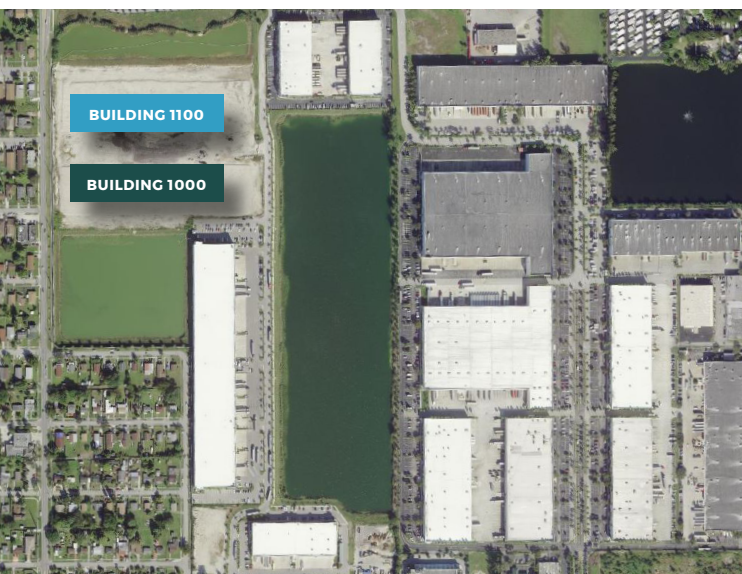
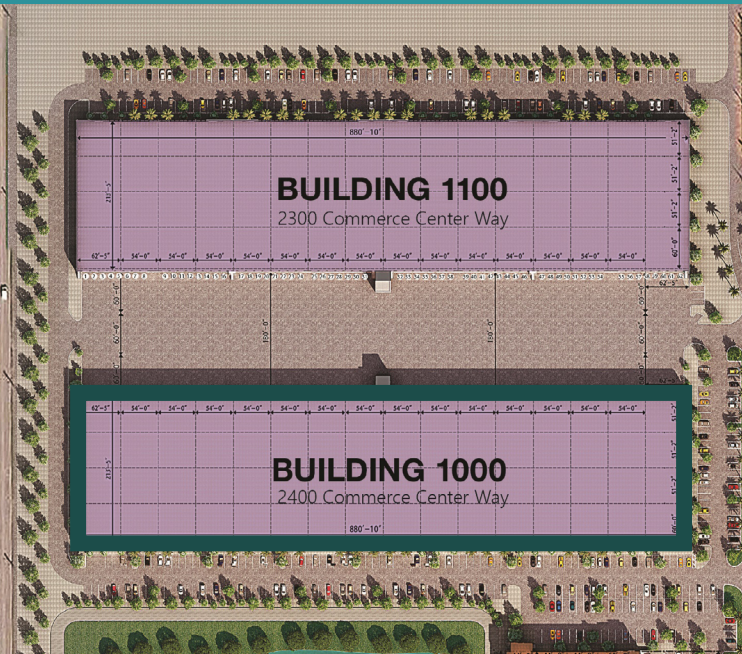
# BUILDING 1100



## **BUILDING 1100** **Prologis Seneca Park 1100** 2300 Commerce Center Way Pembroke Park, FL 33025

### **AVAILABLE:** **30,000 - 190,484 SF**

- Building Size: 190,484 SF
- Build-to-spec office
- 54' x 51' typical column spacing
- 32' clear ceiling height
- LED lighting
- 62 dock high doors per building
- 180' truck court
- 166 parking spaces per building
- Estimated completion date of Q4 2023

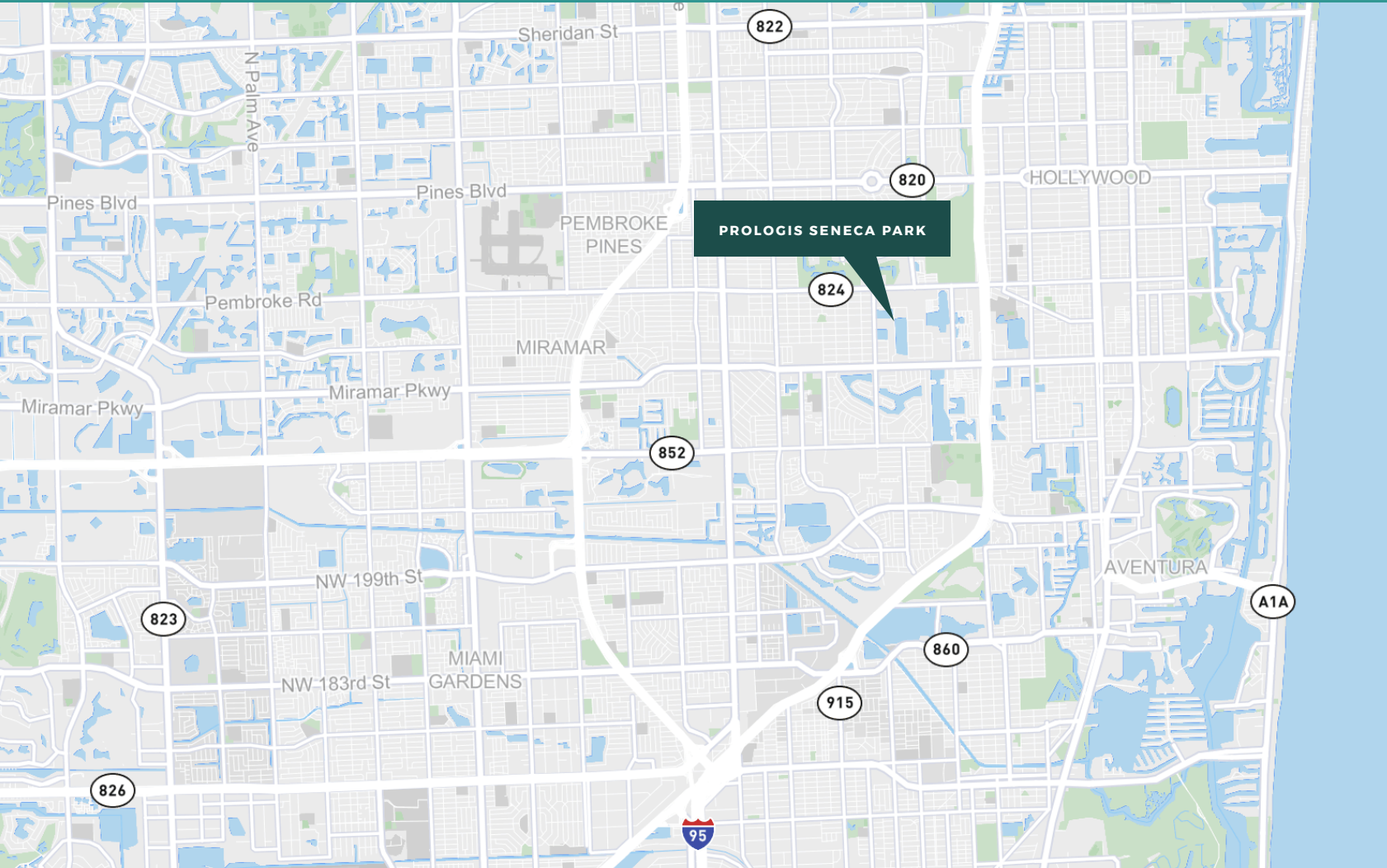


## **BUILDING 1000** **Prologis Seneca Park 1000** 2400 Commerce Center Way Pembroke Park, FL 33025

**AVAILABLE:**  
**30,000 - 190,484 SF**

- Building Size: 190,484 SF
- Build-to-spec office
- 54' x 51' typical column spacing
- 32' clear ceiling height
- LED lighting
- 62 dock high doors per building
- 180' truck court
- 166 parking spaces per building
- Estimated completion date of Q4 2023

# LOCAL ACCESS MAP



Click to view routes



HOME

OVERVIEW

1 | 2

BUILDINGS

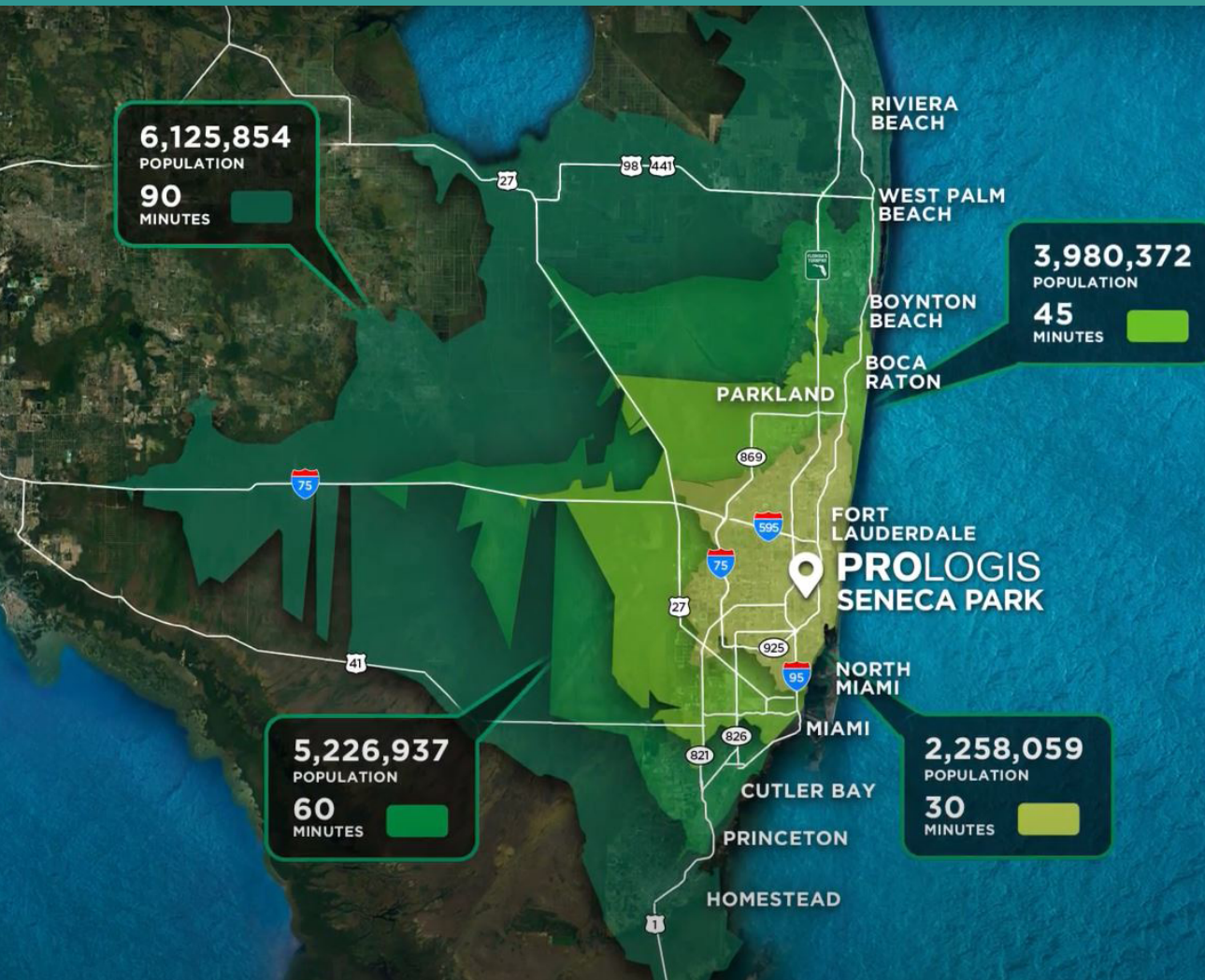
1 | 2

ACCESS MAPS

1 | 2 | 3

ABOUT PROLOGIS

# DRIVE TIME & POPULATION MAP



## DRIVE TIME & POPULATION

### DRIVE TIME TO CITIES

HOLLYWOOD	7 MINUTES
AVENTURA	10 MINUTES
SUNNY ISLES	18 MINUTES
FORT LAUDERDALE	19 MINUTES
DAVIE	19 MINUTES
NORTH MIAMI	21 MINUTES
MIAMI	31 MINUTES
TAMARAC	33 MINUTES
DEERFIELD BEACH	34 MINUTES
MIAMI BEACH	36 MINUTES
DORAL	37 MINUTES
BOCA RATON	38 MINUTES
DELRAY BEACH	47 MINUTES
KENDALL	53 MINUTES
WEST PALM BEACH	64 MINUTES
HOMESTEAD	66 MINUTES

HOME

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1 | 2

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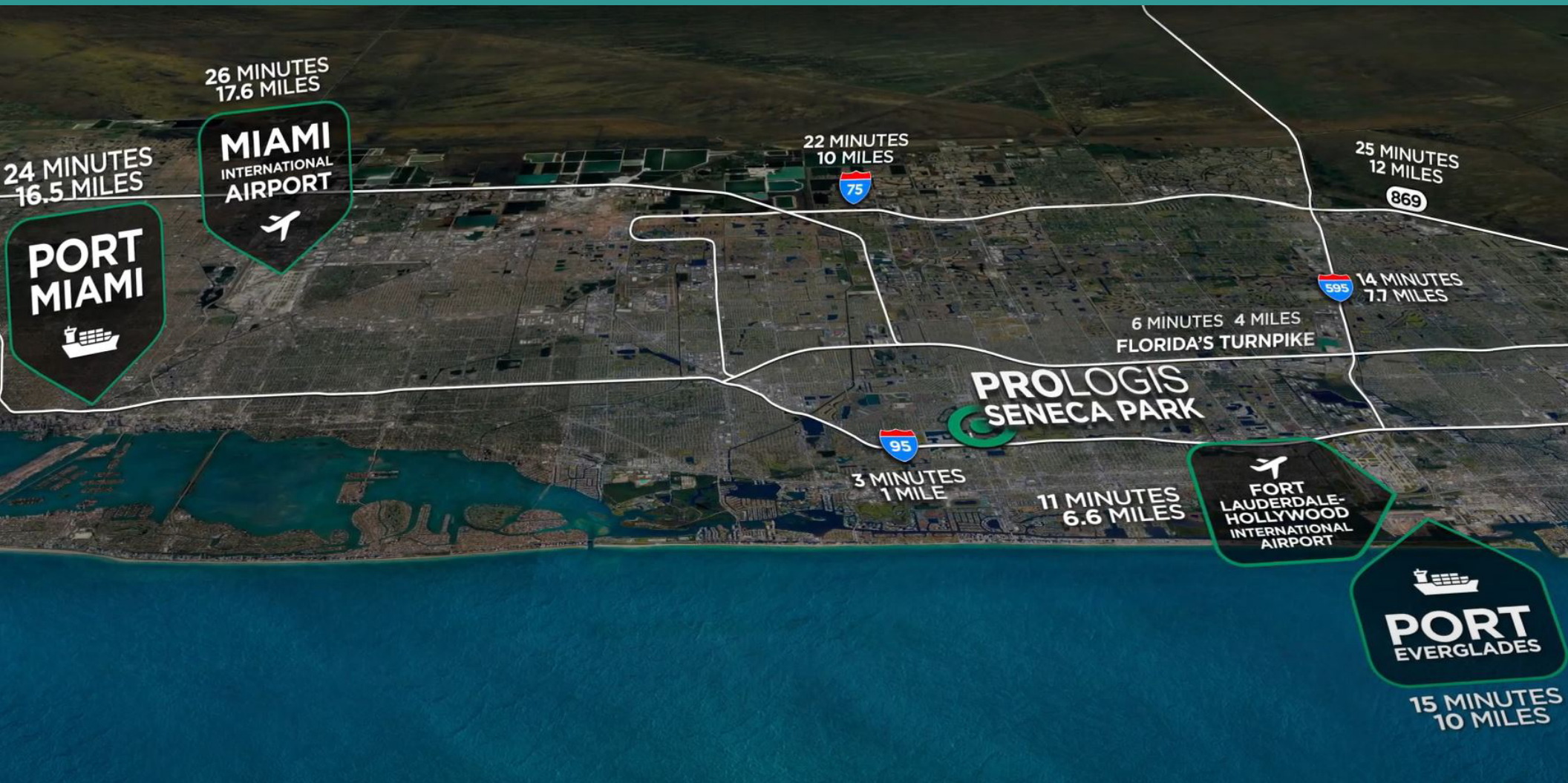
1 | 2

ACCESS MAPS

1 | 2 | 3

ABOUT PROLOGIS

# SOUTH FLORIDA ACCESS MAP



HOME

OVERVIEW

1 | 2

BUILDINGS

1 | 2

ACCESS MAPS

1 | 2 | 3

ABOUT PROLOGIS





## ABOUT PROLOGIS

Prologis, Inc. (NYSE: PLD), is the global leader in logistics real estate with a focus on high-barrier, high growth markets. As of June 30, 2021, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 995 million square feet (92 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 5,500 customers principally across two major categories: business-to-business and retail/online fulfillment.

Prologis is both a speculative and build-to-suit developer. The company's modern projects are designed to be sustainable including energy efficient LED lighting and solar powered facilities. The REIT also grows its portfolio through the acquisition of the industrial portfolios of smaller companies. Prologis offers rooftop advertising to its customers, as well as in-house property management. The REIT serves markets in the Americas, Asia, and Europe, with Amazon, Home Depot, FedEx, and UPS among its top customers.



### CONTACT

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1 | 2

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