



MERIDIAN AT WESTON

3245 Meridian Parkway
Weston, FL 33331

PROPERTY FEATURES

- Total size options:
 - ±116,000 SF
- Secured and fenced loading area
- 24 Dock high doors and 1 Drive-in door
- 24' Clear height
- Located in Weston, FL, just off I-75 with excellent access to I-595 and the Florida Turnpike
- **Lease Rate: \$9.75 - \$10.00 PSF NNN + \$3.81 OpEx**

CONTACT US

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OWNED BY
CABOT

PROPERTY LOCATION

The property is located in Weston, Florida. It is also located less than one mile from I-75 between Griffin Road and Royal Palm Boulevard exits with convenient access to I-595 and the Florida Turnpike.



PROPERTY PHOTOS



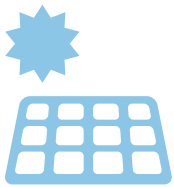
PROPERTY DESCRIPTION

CLASS A DISTRIBUTION WAREHOUSE

Meridian at Weston is a Class A Cross Dock ±232,000 SF industrial manufacturing/distribution building situated on ±11.17 acres of land.

The property is conveniently located less than one mile from I-75 between Griffin Road and Royal Palm Boulevard exits in Weston, FL. The property features tilt-wall construction, steel rebar roof support systems with single-ply membrane roof and Class IV fire suppression system. Electric service consists of ±2,200 Amps/ 480 Volt and is 3 phase. The building has guard gate access to the loading area and 45 trailer drops.

The property contains additional land that is utilized for additional parking and/or trailer storage.



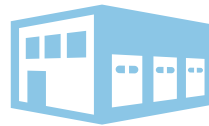
AVAILABLE SF

±116,000



OFFICE AREA

Office #1 - ±18,446 SF



LOADING

24 Dock-High Doors /
1 Drive-In Door



CLEAR HEIGHT

24' Clear Height

COLUMN SPACING	48' x 50'	PARKING	1.4 / 1,000 SF
ZONING	I-1, City of Weston	FIRE SPRINKLERED	Class IV Fire Suppression System
YEAR BUILT	1995	ELECTRICITY	±2,200a/480v/3Phase
LEASE RATE	\$9.75 - \$10.00 PSF NNN	OPERATING EXPENSES	\$3.81 PSF (2021 Estimate)

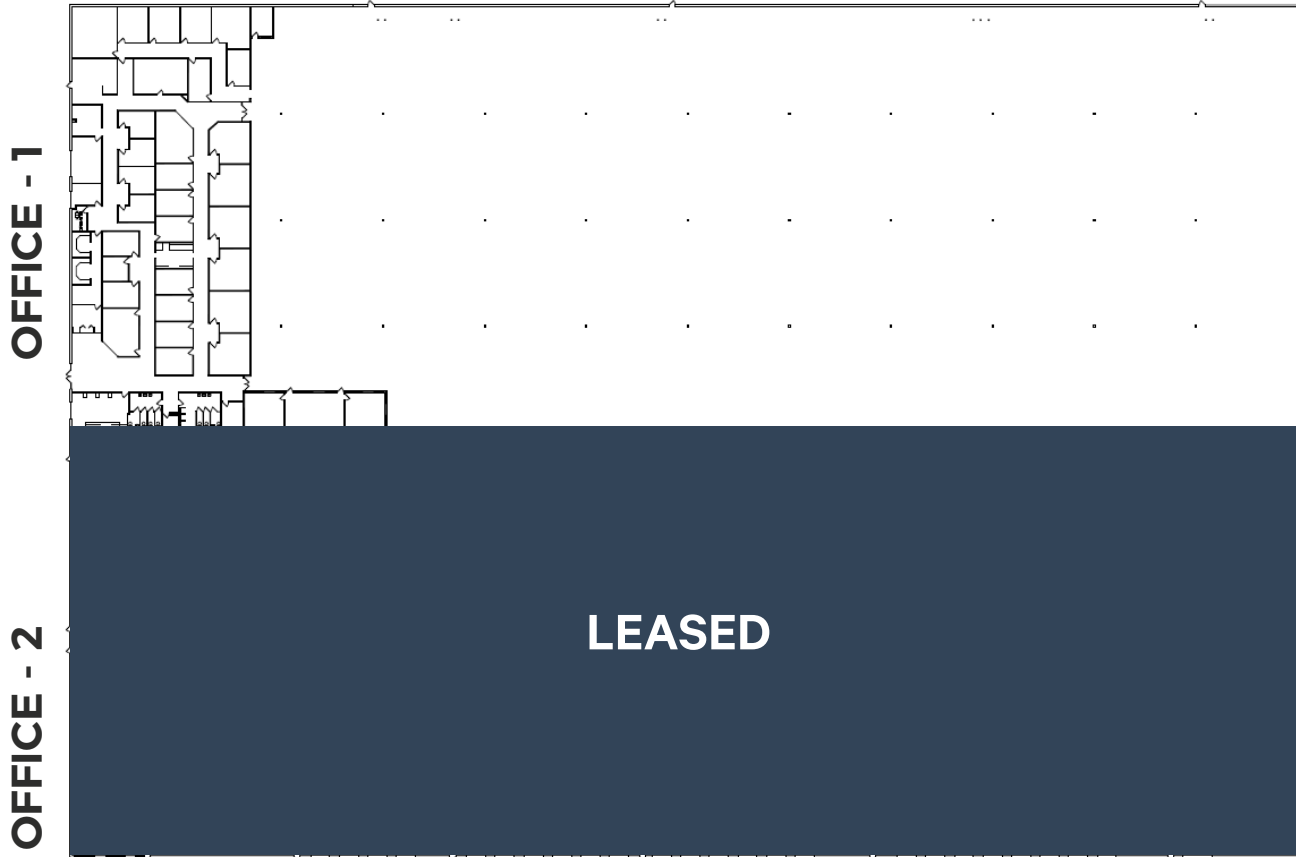
PROPERTY PHOTOS



FLOOR PLAN



WEST SIDE



LEASED

EAST SIDE

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