

Asking Price:

**\$9.10**  
PSF NET

## Contact Us

**Erin Byers**

Vice President  
Industrial Services  
erin.byers@colliers.com  
+1 786 493 3178

**Bronco Vuskovich**

Associate  
Industrial Services  
brocno.vuskovich@colliers.com  
+1 786 433 5386

**FOR SUBLEASE** | 3966 Pembroke Road, Pembroke Park, FL

# 17,300 Square Feet Industrial Space

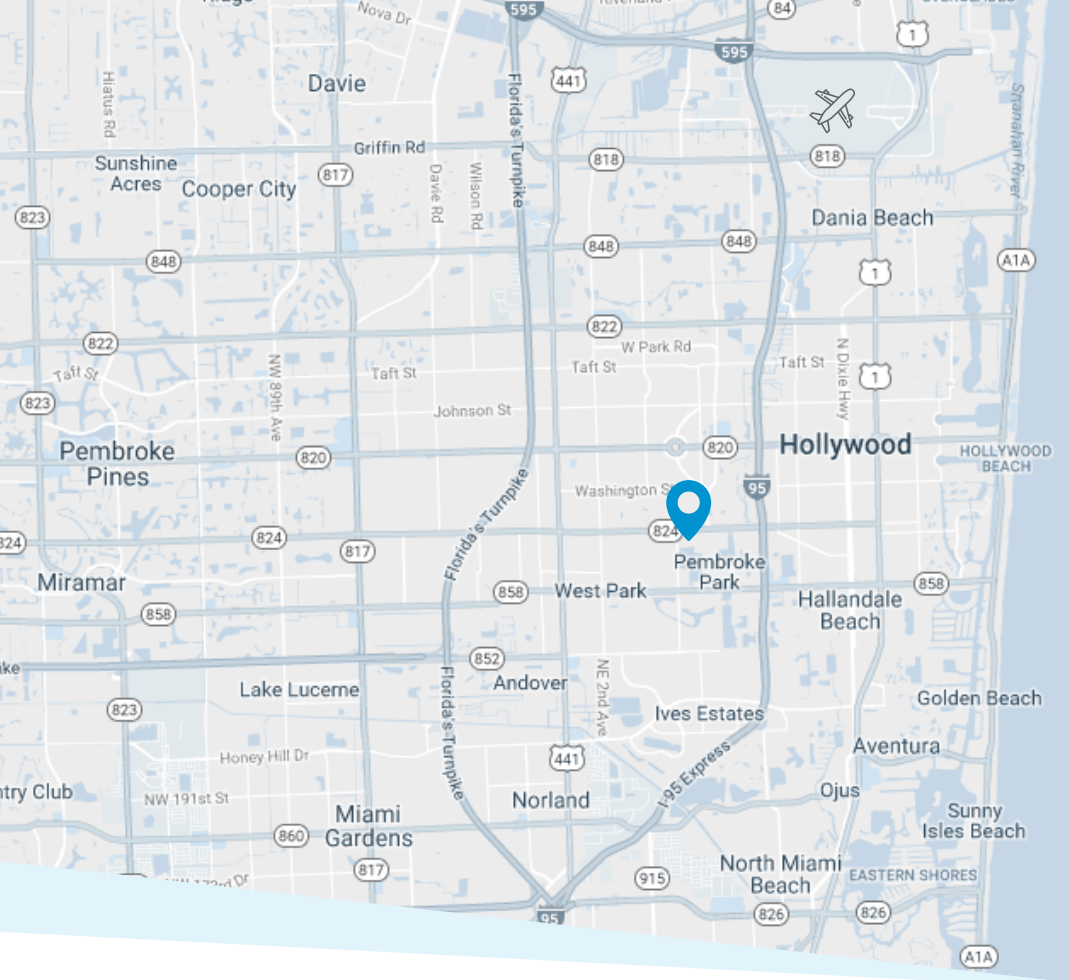
- State-of-the-art distribution facility located at the southeast corner of Pembroke Road and SW 40th Avenue
- Close proximity to Port Everglades and Fort Lauderdale Hollywood International Airport
- Situated 1 mile west of Interstate 95
- Easy access to I-95 and the Turnpike
- Offers a central location for companies doing business in Miami-Dade, Broward and Palm Beach counties

**Colliers International**

200 E Broward Boulevard,  
Suite 120  
Fort Lauderdale, FL 33301

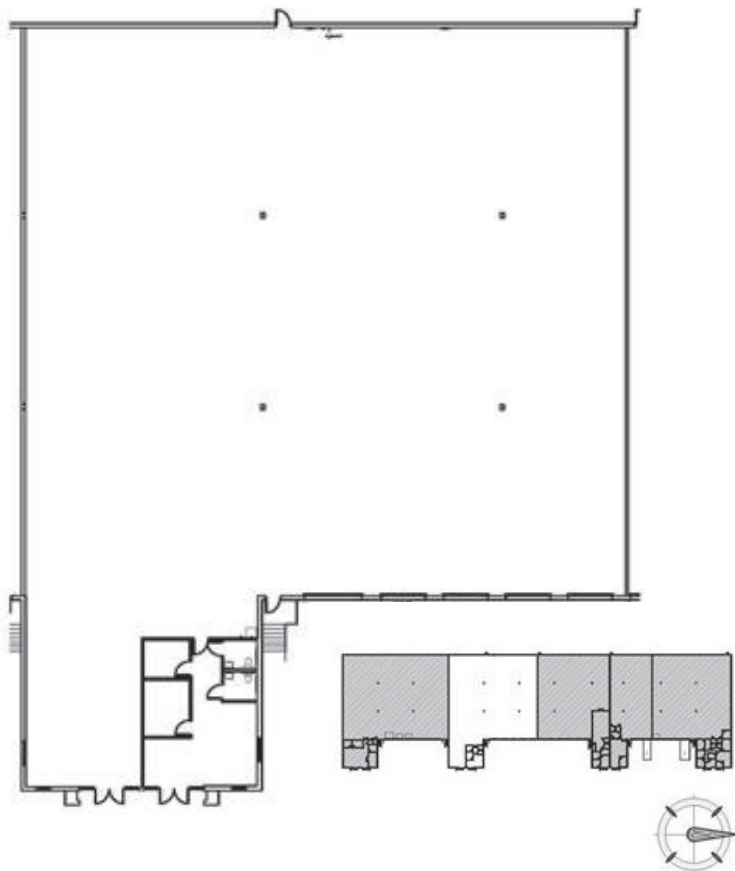


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## Listing Overview

Asking Rent	\$9.10 PSF NNN
OPEX	\$3.85 PSF
Term	Thru December 2021
SF Available	17,300 SF
Warehouse SF	16,556 SF
Office SF	774 SF
Available	May 2018
Docks	5 Dock High Doors



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Fort Lauderdale, FL 33301  
+1 954 652 4600



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