



SAWGRASS INTERNATIONAL CORPORATE PARK

# PROLOGIS 251 INTERNATIONAL PARKWAY

SUNRISE, FLORIDA 33325

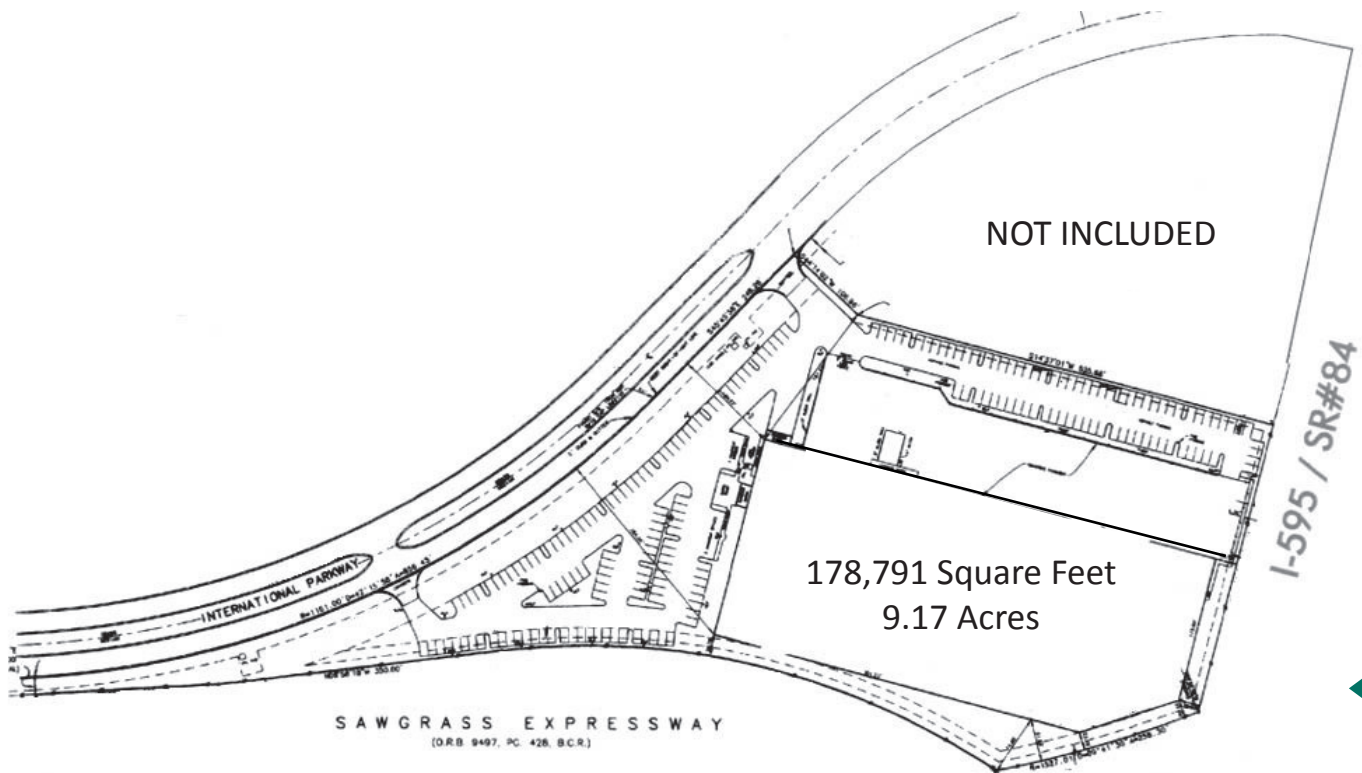
OWNED AND MANAGED BY:

# PROLOGIS®

A stylized globe logo in shades of green and teal, positioned in the lower right quadrant of the image, partially overlapping the building and the Prologis text.

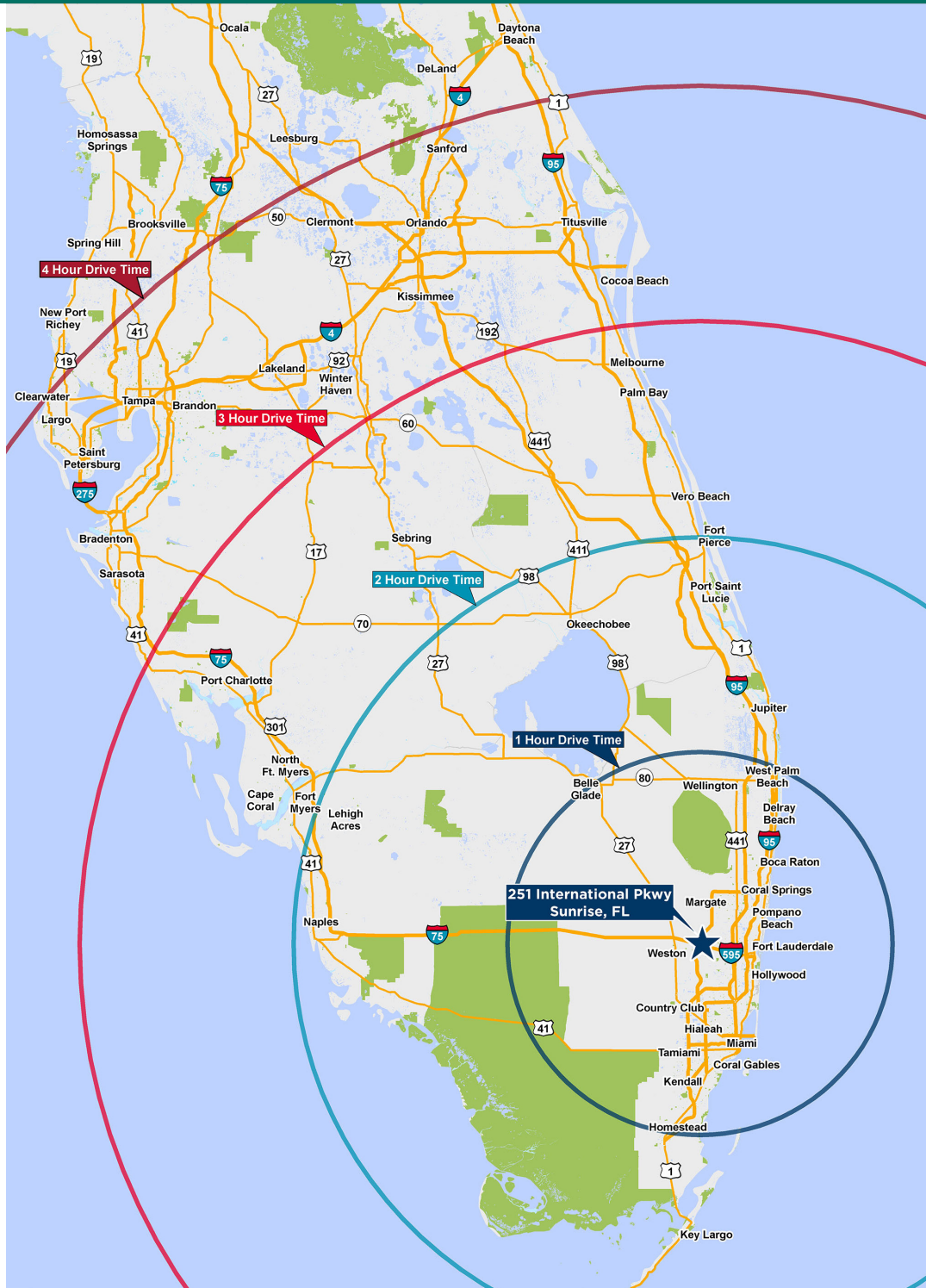
# FOR SALE OR LEASE

<b>Property Address</b>	251 International Parkway, Sunrise, FL 33325 Located within an upscale 612-acre business park
<b>Rentable Area</b>	±45,911 SF - 178,791 SF
<b>Office</b>	±19,677 SF
<b>Land Area</b>	9.17 AC
<b>Year Built</b>	1994
<b>Construction</b>	Tilt Wall
<b>Fire Sprinklers</b>	ESFR
<b>Lighting Type</b>	Metal Halide
<b>Ceiling Height</b>	±38'6"
<b>Loading</b>	<ul style="list-style-type: none"> <li>• 37 dock height loading doors (5 with pit levelers and the remaining doors having edge of dock levelers)</li> <li>• 2 grade level doors</li> <li>• 2 van height doors with pit levelers</li> <li>• 1 oversize drive-in door</li> </ul>
<b>Power</b>	<ul style="list-style-type: none"> <li>• 1,200 amps / 480 volt / 3 phase</li> </ul>
<b>Zoning</b>	I-1, City of Sunrise
<b>Parking</b>	211 surface parking spaces
<b>Available</b>	±45,911 SF - 178,791 SF Master Lease Expires December 31, 2017
<b>Features</b>	<ul style="list-style-type: none"> <li>• I-595, State Road 84 and Sawgrass Expressway Frontage</li> <li>• Dehumidified warehouse</li> <li>• Secured truck court</li> </ul>





AVAILABLE  
FOR SALE OR LEASE  
UP TO 178,791 SF



Christopher J. Metzger, SIOR  
 Executive Director  
[chris.metzger@cushwake.com](mailto:chris.metzger@cushwake.com)

Richard F. Etner, Jr., SIOR  
 Executive Director  
[rick.etner@cushwake.com](mailto:rick.etner@cushwake.com)

Matthew G. McAllister  
 Director  
[matthew.mcallister@cushwake.com](mailto:matthew.mcallister@cushwake.com)

225 NE Mizner Boulevard, Suite 300  
 Boca Raton, FL 33432

515 E. Las Olas Boulevard, Suite 860  
 Fort Lauderdale, FL 33301  
 T +1 954 771 0800 | F +1 954 771 3608  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



The City of Sunrise is dedicated to creating a business-friendly environment. We are proud to be a partner in success with a wide range of companies.

We are home to Sawgrass International Corporate Park - the largest office park in South Florida - and we continue to be one of the region's job-growth leaders. We're also the location of choice for hundreds of small businesses.

Ft. Lauderdale/Hollywood International Airport	14.5 Miles
Port Everglades	14.5 Miles
Miami International Airport	33 Miles
Port of Miami	24 Miles
Palm Beach International Airport	54 Miles
Port of Palm Beach	61.7 Miles