

RIVERBEND

Speculative Warehouse Facility



ADDRESS

2201 W Broward Boulevard
Fort Lauderdale, Florida

SIZE

221,542 Total SQ FT

DEVELOPER

Bridge Development
Partners, LLC



UNDER CONSTRUCTION

TENANT

Speculative

SIZE

221,542 SQ FT

CLASS

Class A Industrial

FEATURES

- + State-of-the-art facility spanning 221,542 square feet on a 12-acre parcel of land in Broward County, located just west of I-95 on Broward Boulevard in Ft. Lauderdale, Florida
- + 32' clear height, class A, speculative industrial distribution center with flexible configurations to accommodate multiple tenants of varying size
- + Building envelope materials consist of load bearing, cast-on-site, tilt-up concrete wall panels, structural steel, a 45 mil, mechanically fastened, TPO roofing system and glass and glazing with tinted glass panels at storefronts and entryways
- + ESFR (Early Suppression Fast Response) fire protection sprinkler system and T-5 energy-efficient warehouse lighting
- + Rear dock loading hosts 44 truck dock positions and three drive-in doors
- + 1600 amp, 277/480 volt, 3-phase, 4-wire electrical service to the building with provisions to allow for multi-tenant configurations and metering

