

FOR LEASE
COLD STORAGE BUILDING

3255

MERIDIAN PARKWAY

WESTON | FLORIDA

MERIDIAN BUSINESS CAMPUS

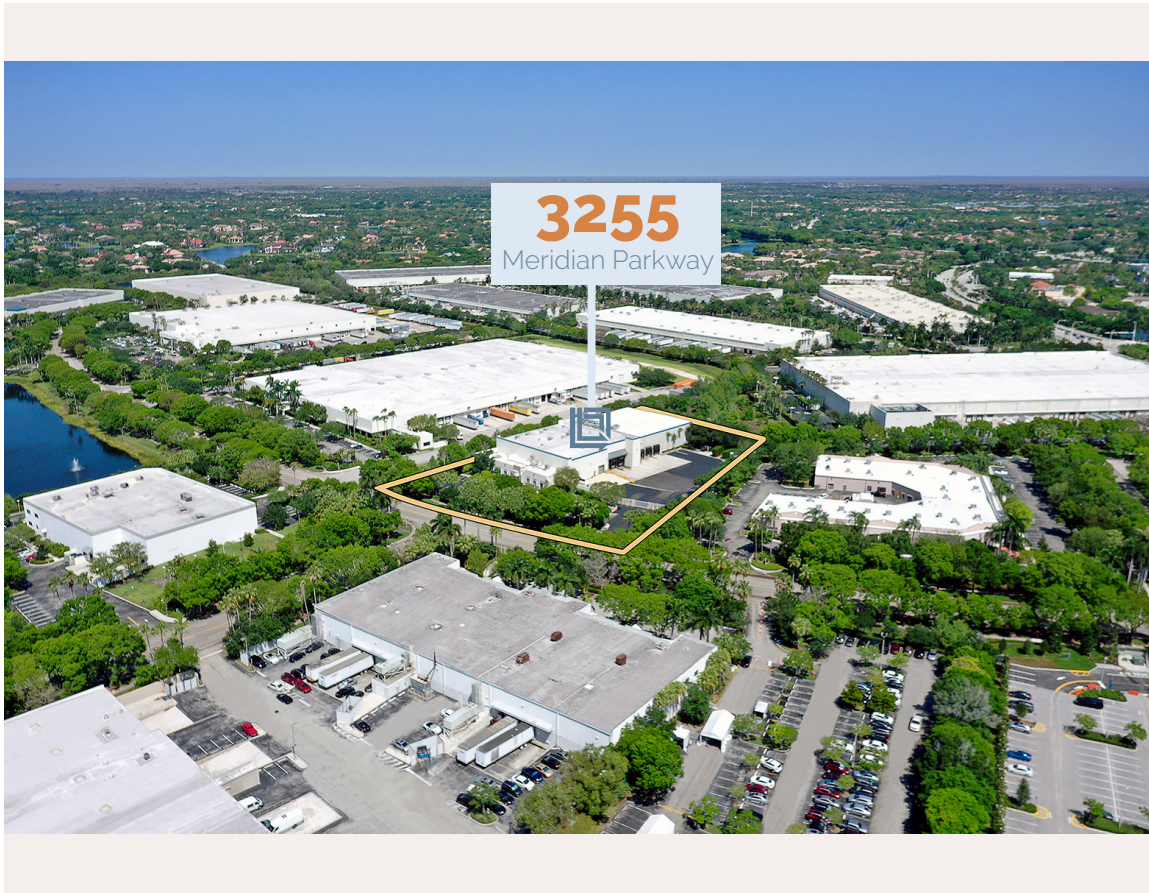
37,909 SF Available

LBA Logistics  **CBRE**



PROPERTY FEATURES

3255 Meridian Parkway features a $\pm 37,909$ SF freezer building located on ± 2.94 acres with $\pm 24,700$ SF of freezer space separated in two different compartments. The freezer area is feed by a $\pm 6,335$ SF cold dock staging and loading area that is services by six (6) dock high loading positions and one (1) drive-in ramp. All dock high loading positions feature dock seals, trailer locks and mechanical pit levelers. The building has a full back-up generator that can keep the building running for numerous days and features 1,600 Amp, 480v, 3-Phase of service. The fully fenced loading area has 20 plug-ins and room for staging trucks overnight. The building features 6,096 SF of office space. Building features a half dry pipe, half wet pipe fire suppression system.



$\pm 37,909$ SF Available
 $\pm 24,700$ SF Freezer Space
 $\pm 6,335$ SF Cold Dock



4,500 SF Office



26'8" Clear Height



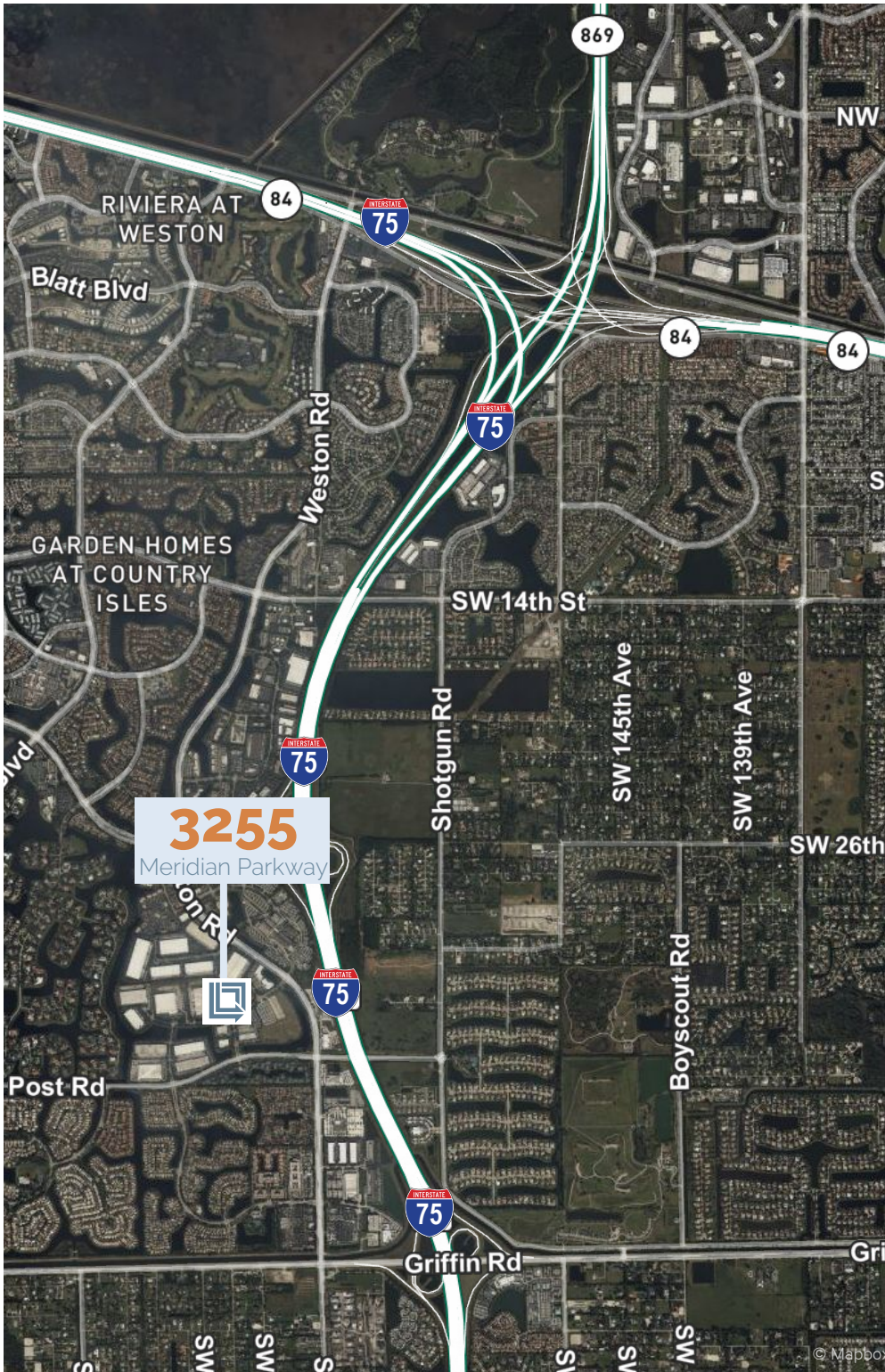
6 Docks with seals, locks, levelers. 1 Drive-In



Available January 1st, 2024



\$25.00 PSF NNN + \$5.92 OpEx



HIGHLIGHTS

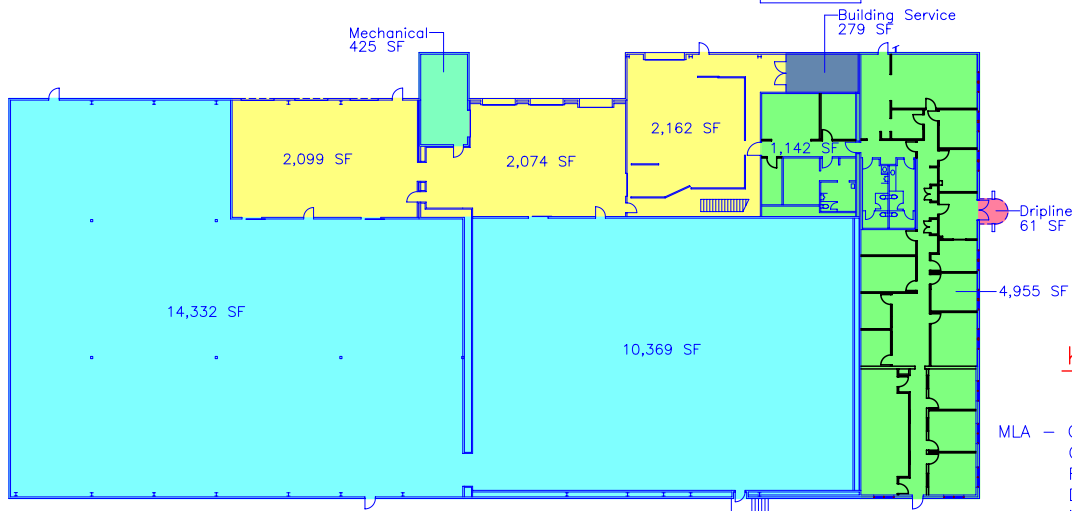
- » Great location in the heart of South Florida (7M MSA)
- » Close proximity to I-75, SR 84 and Sawgrass Expressway
- » Excellent labor force
- » Full back-up generator
- » 20 yard plugs
- » Fully fenced and gated



BUILDING TOTALS

	MLA	%	GLA	%
Floor 1 OFFICE	6,096.69	16.1%	---	0%
Floor 1 COLD DOCK	6,335.15	16.7%	---	0%
Floor 1 FREEZER	24,700.52	65.2%	---	0%
Floor 1 DRIPLINE	61.22	0.2%	---	0%
Floor 1 MECHANICAL	424.92	1.1%	---	0%
Floor 1 BUILDING SERVICE	279.17	0.7%	---	0%
FLOOR 1 TOTAL	37,897.67	100%	---	0%
BUILDING TOTAL	37,897.67	100%	37,909	0%
Unusable Mezz WAREHOUSE	1,586.13	---	---	0%

1,586 SF



- OFFICE
- COLD DOCK
- FREEZER
- DRIPLINE
- MECHANICAL
- BUILDING SERVICE

FLOOR 1
 3255 Meridian Parkway
 3255 Meridian Parkway
 Weston, FL 33331



FLOOR PLATE
 AS OF 4/02/20

Unit A
Kehe Distributors, LLC
 (L.E.D.: 11/30/2022)

MLA - OFFICE	: 6,096.69
COLD DOCK	: 6,335.15
FREEZER	: 24,700.52
DRIPLINE	: 61.22
MECHANICAL	: 424.92
BLDG SVC SHARE	: 267.87
TOTAL	: 37,886.37

CONTACT

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