



EQT | EXETER



4270 Coral Ridge Drive

Coral Springs, FL

Building Size: 101,817 SF | 55,918 SF of Industrial Space Available

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Building Specifications

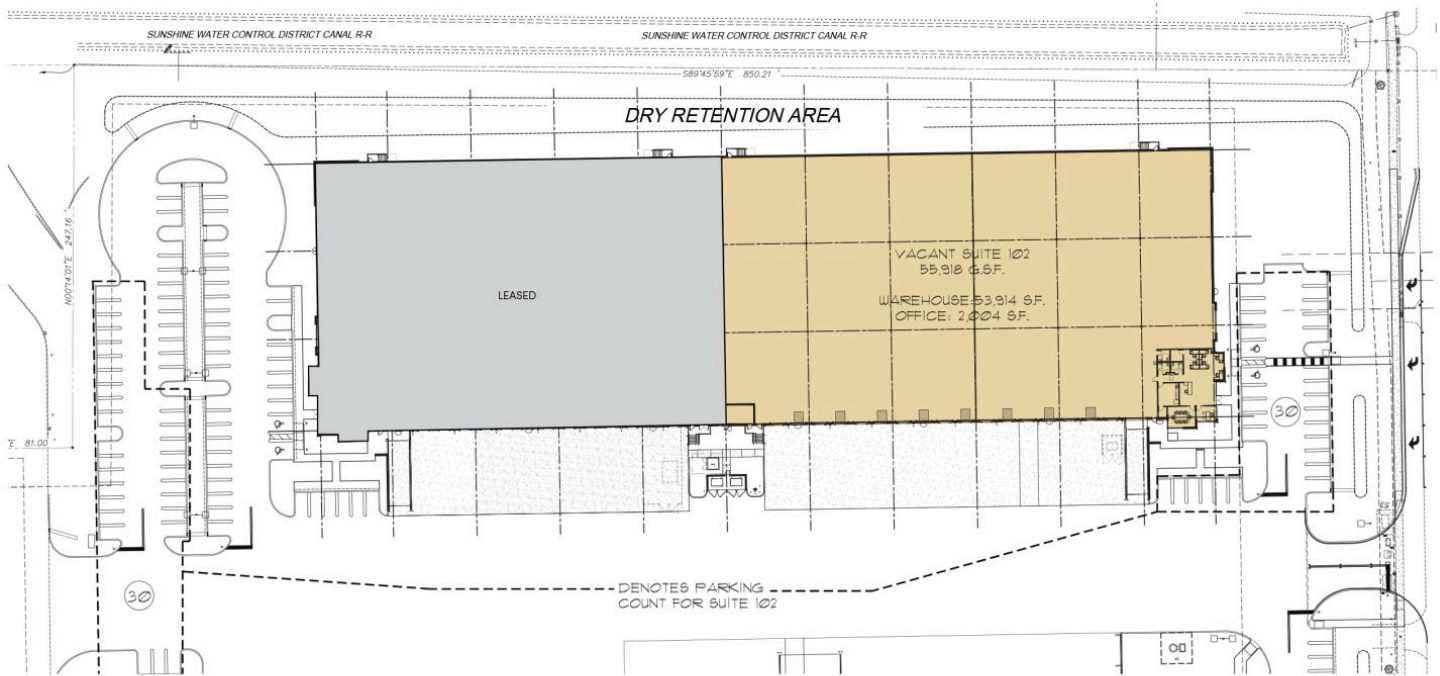
- Industrial space available
- 101,817 SF total building size
- 55,918 SF available size
- Class A distribution space
- 2,004 SF office
- 32' clear height
- 17 dock high loading doors
- 1 large drive in door
- 60 parking spaces
- 600 amps of power
- Direct frontage on Coral Ridge Drive



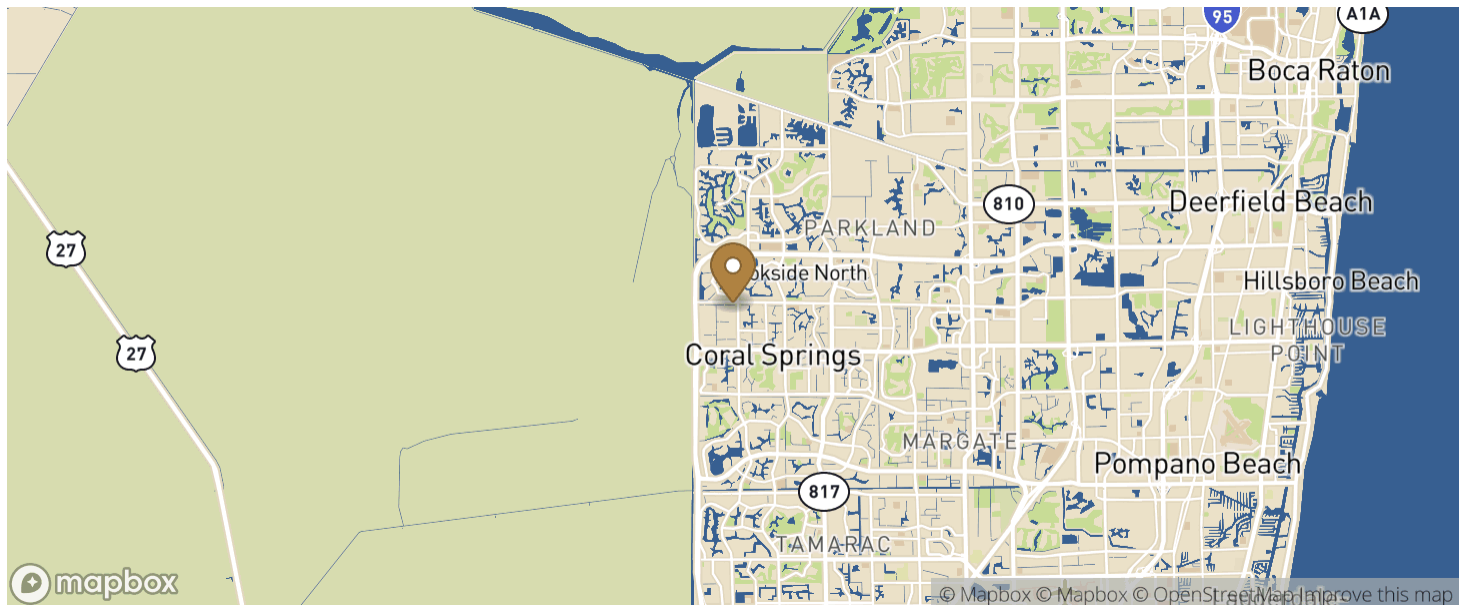
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Location



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Access

CITY	POPULATION	MILES	DRIVE TIME
Hialeah	223,109	36	0 h 44 m
Miami	442,241	47	0 h 58 m
Orlando	307,573	204	3 h 11 m
St. Petersburg	258,308	248	3 h 50 m
Tampa	384,959	263	4 h 12 m
Jacksonville	949,611	313	4 h 51 m

Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	743,802
Total Labor Force	315,603
Unemployment Rate	6.97%
Median Household Income	61,395
Warehouse Employees	1,807
High School Education Or Higher	70.62%

Transportation

Airport

Fort Lauderdale–Hollywood International Airport	35 min drive	28.8 miles
Palm Beach International Airport	50 min drive	41.6 miles

Freight Port

Port Everglades	35 min drive	27.8 miles
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RailRoad

TRI-RAIL-POMPANO BEACH-FL-800 NW 33R	22 min drive	13.9 miles
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