

POMPANO BEACH SHOWROOM/WAREHOUSE FOR LEASE

904 SW 2nd Place, Pompano Beach, FL 33069

**Property Information****OFFERING SUMMARY**

Lease Rate:	\$14.00 SF/yr (MG)
Building Size:	32,782 SF
Available SF:	Fully Leased
Lot Size:	
Zoning:	B-4, City of Pompano Beach
Market:	Broward County Industrial
Submarket:	Pompano Beach Industrial

PROPERTY OVERVIEW

Rare small bay showroom/warehouse for lease with frontage on I-95. Space is approximately 3,700 SF with approximately 1,000 SF warehouse and the remainder air conditioned showroom.

PROPERTY HIGHLIGHTS

- 3,700 +/- SF Showroom/Warehouse Available For Lease
- Approximately 1,000 SF warehouse
- Approximately 2,700 SF showroom.
- Highly visible location on I-95 near the Atlantic Blvd interchange.
- One overhead loading door.
- \$14.00 per square foot modified gross
- Tenant pays utilities, electric, and increases in taxes and insurance over the base year.



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