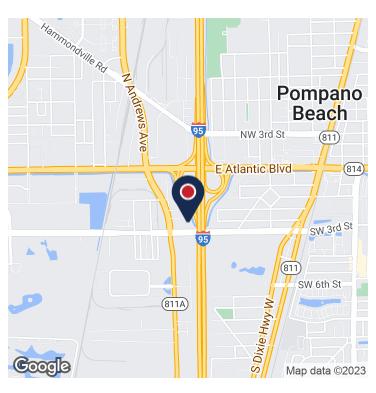
## POMPANO BEACH SHOV/ROOM/WAREHOUSE FOR LEASE

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.



