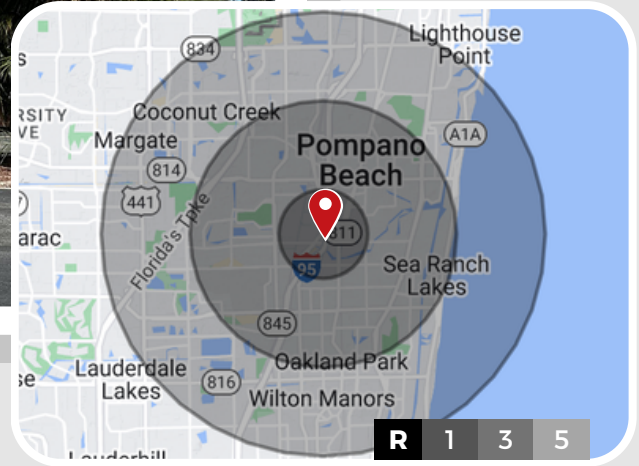


FLEX SPACE FOR LEASE



 1330 SW 12th Ave, Pompano Beach, FL, 33069



FREE STANDING

DESCRIPTION

1330 SW 12th Ave enjoys an exceptionally strategic location, merely 3 minutes from I-95 and a mere 5 minutes from Pompano's most expansive redevelopment project. Boasting an impressive 165 linear feet of frontage along Andrews Ave, a prominent industrial thoroughfare in Pompano Beach, this flex building stands as a prime opportunity for expanding businesses.

Designed to cater to diverse operational needs, the building features expansive warehouse space suitable for storage or light manufacturing. Complementing this functionality is an air-conditioned showroom and office area, well-suited for logistical operations or the incorporation of a retail component.

EXECUTIVE SUMMARY

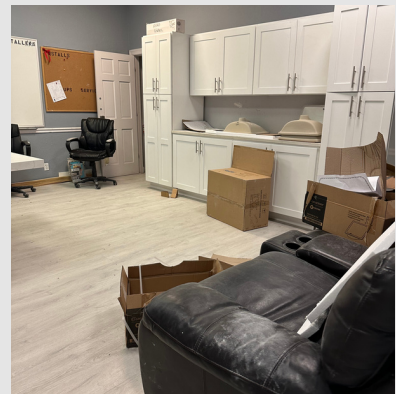
Property Type	Flex/Industrial
Pricing Guidance	\$17 psf NNN
Space Available	±10,034 SF
Lot Size	1.09 AC
Bay Doors	2 grade level
Parking	14 / 1.4/1,000
Ceiling Heights	~15 feet
Traffic Count	14,700
Zoning	I-1

HIGHLIGHTS

- I-1 zoning, allowing for standard industrial and several retail, medical, and recreational uses.
- Sits on over an acre of land with ample parking.
- Wet space, with multiple plumbing and drainage points.
- Fenced in yard around the rear of the property.
- 5-minutes south of the Pomp, a \$2 billion world-class development including retail, office, a hotel, and 4,000 luxury residences.

PROPERTY DETAILS

1330 SW 12th Ave, Pompano Beach, FL, 33069



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***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



PROPERTY LOCATION

 1330 SW 12th Ave, Pompano Beach, FL, 33069



LOCATION

Nestled in the heart of prime destinations, this site boasts a central position surrounded by the DRV PNK Stadium, Top Golf, the upcoming mixed-use marvel, The Pomp, and the Pompano Beach Air Park. Placing your business here means tapping into the bustling activity along Andrews Avenue and enjoying seamless access to the I-95 highway. The area not only witnesses substantial residential density but is also poised for further expansion, with numerous new developments set to unfold within a 2-3 mile radius in the coming years.

Radius (mi.) 1 2 3

DEMOGRAPHICS

Within 3 mi Radius of the Property



\$84,406

Avg. Household Income



124,565

Residential Population



\$1.5 B

Consumer Spending



14,700

Vehicles Per Day via N SR-7



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