



# Available

**Contact us:**

**Lauren Pace**

Senior Vice President  
+1 305 710 2994  
lauren.pace@colliers.com

**Erin Byers, SIOR**

Executive Vice President  
+1 786 493 3178  
erin.byers@colliers.com

**Steven Wasserman, SIOR**

Executive Vice President  
+1 954 850 6487  
steven.wasserman@colliers.com

**Colliers**

200 E Broward Blvd  
Suite 120  
Fort Lauderdale, FL 33301  
colliers.com

## 1280 SW 27th Avenue Pompano Beach, FL

### 37,946 SF Office/Warehouse Opportunity

- Single tenant building with Private Parking
- Freestanding building situated on approximately ±2 acres
- Less than 10% office/showroom area (3,375 SF)
- 1.13/1,000 SF parking ratio
- Zoning: I-1 - General Industrial
- Four Oversized Dock High Loading Doors
- One oversized Drive-In Door
- 18' Clear Height
- Strategic Location: Situated in the heart of Pompano Beach, providing easy access to major highways and transportation routes.
- Ideal for warehousing, distribution, or light manufacturing, this space is designed to support operational efficiency.

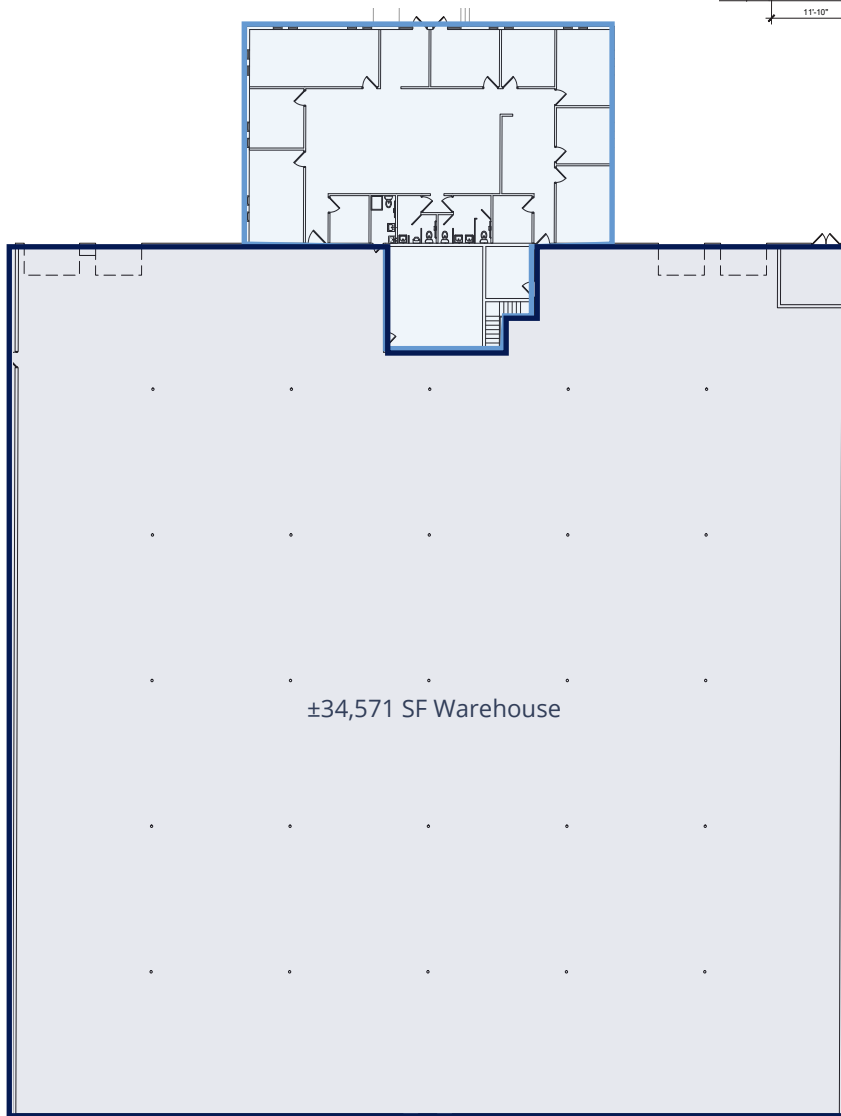
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

# Floor Plan

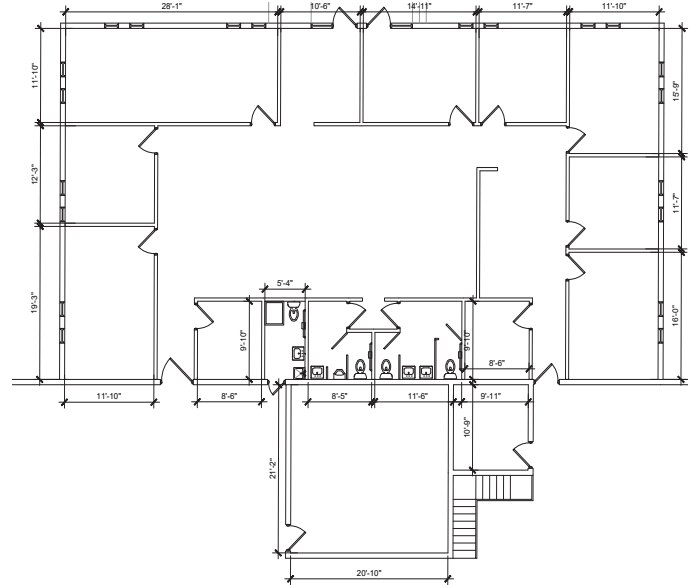
## Plan Details

 ±3,375 SF Office Space

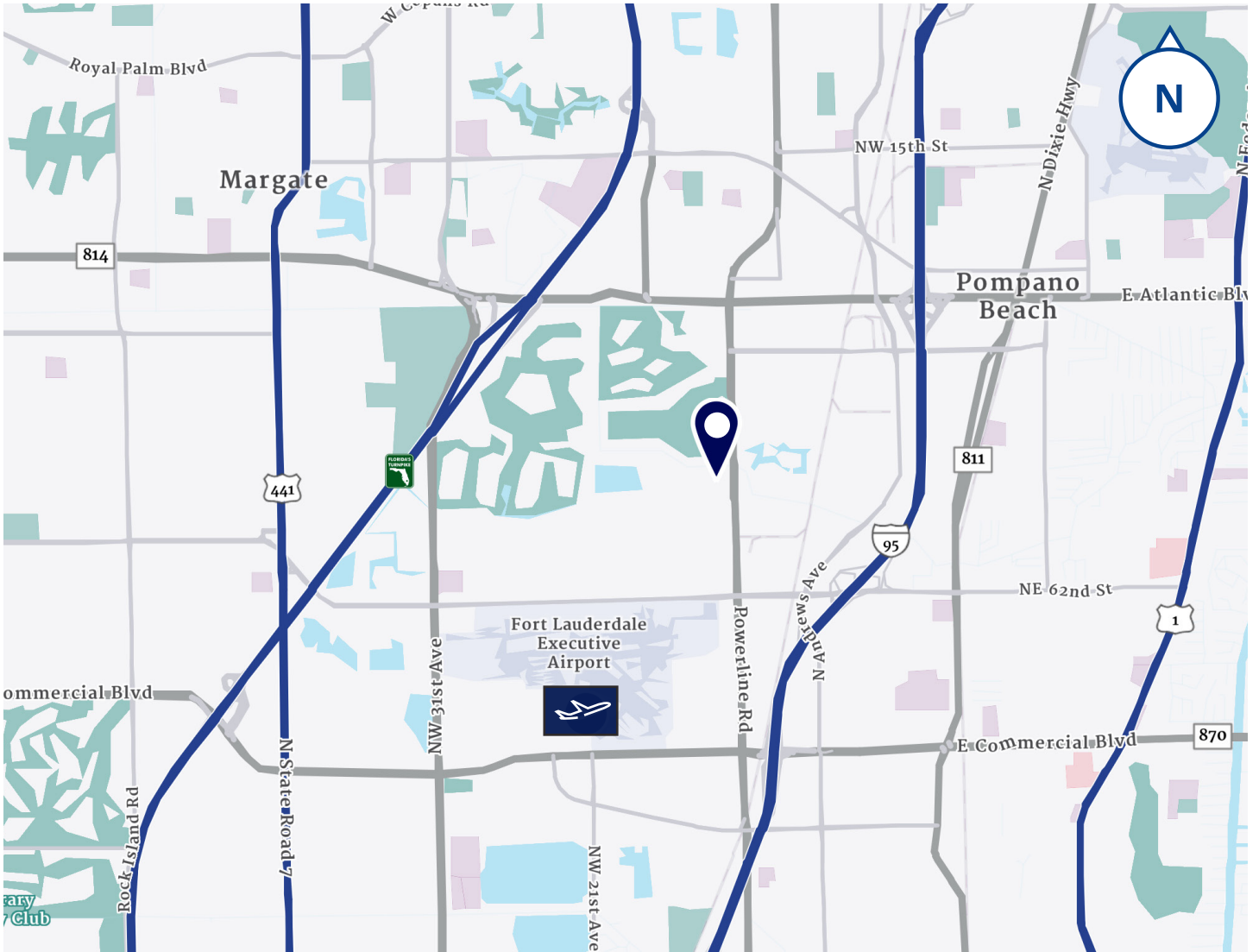
 ±34,571 SF Warehouse



Office Floor Plan Detail



# Location Overview



Subject property



Fort Lauderdale Executive Airport

## Legend and Overview

- **Proximity to Major Cities:** Close to Miami and Fort Lauderdale, providing access to major business hubs.
- **Transportation:** Easy access to major highways (I-75, Florida Turnpike), airports (Miami and Fort Lauderdale-Hollywood International Airports), and major ports.
- **Economic Diversification:** Growth in various sectors such as healthcare, technology, and logistics.

# Property Gallery

