

**FOR LEASE**

# +/- 1,928 on .53 Acres Office with Yard

**1627 S DIXIE HWY**

Pompano Beach, FL 33060

**PRESENTED BY:**

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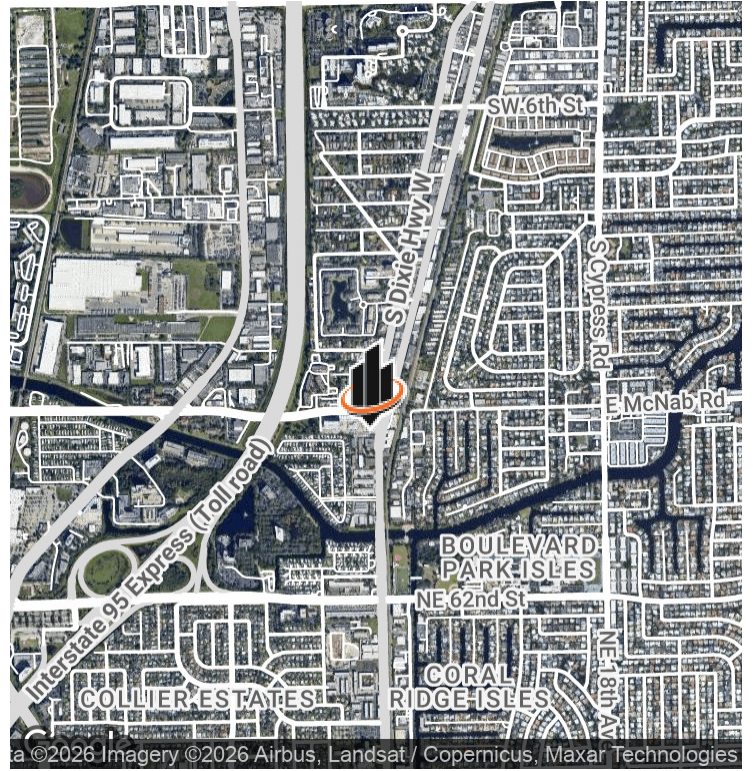
**STEVE DAVIS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$11,000 per month (NNN)
<b>AVAILABLE SF:</b>	1,928 SF
<b>LOT SIZE:</b>	0.53 Acres
<b>BUILDING SIZE:</b>	1,928 SF
<b>ZONING:</b>	B-4

## PROPERTY DESCRIPTION

Outdoor storage property located in Pompano Beach, encompassing approximately half an acre and complemented by a functional office building designed to support operational efficiency for businesses requiring administrative space alongside open-air storage. The property's configuration and B-4 Heavy Business zoning provide flexibility for a variety of commercial users, including contractors, fleet operators, logistics support services, and other industrial-adjacent businesses seeking centrally located outdoor yard space. Strategically positioned for strong connectivity, the site offers quick access to I-95 less than one mile away, with convenient routes to the Florida Turnpike, Port Everglades, I-595, and Fort Lauderdale-Hollywood International Airport.

## PROPERTY HIGHLIGHTS

- Rare outdoor yard opportunity in Pompano Beach featuring an on-site office structure.
- Outdoor storage site with flexible B-4 Heavy Business zoning, accommodating a wide range of commercial operations.
- Strategically located with convenient access to I-95, the Florida Turnpike, Port Everglades, I-595, and Fort Lauderdale-Hollywood International Airport.

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## ADDITIONAL PHOTOS



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