

**FOR LEASE**

Pompano Beach, Florida

**1377**

**HAMMONDVILLE RD  
STORAGE YARD**

**CONTACT US:**

**LARRY GENET**

Executive Vice President

+1 786 496 0440

[larry.genet@cbre.com](mailto:larry.genet@cbre.com)

**TOM O'LOUGHLIN**

Vice Chairman

+1 954 817 3919

[tom.oloughlin@cbre.com](mailto:tom.oloughlin@cbre.com)

**STOCKBRIDGE  
CBRE**



# Property Information

- Under new ownership
- Zoning I-1
- Full site renovation in progress
- Inactive Rail Spur
- Ability to add more warehouse space

# Capital Renovations Includes

- Paving
- New Roof
- Painting
- Lighting



**3.2 Acres**  
Approved site plan for outdoor storage



**2,369 SF**  
Office Space



**Asking Price**  
Lease: \$5.00 PSF NNN



Rolling gate security

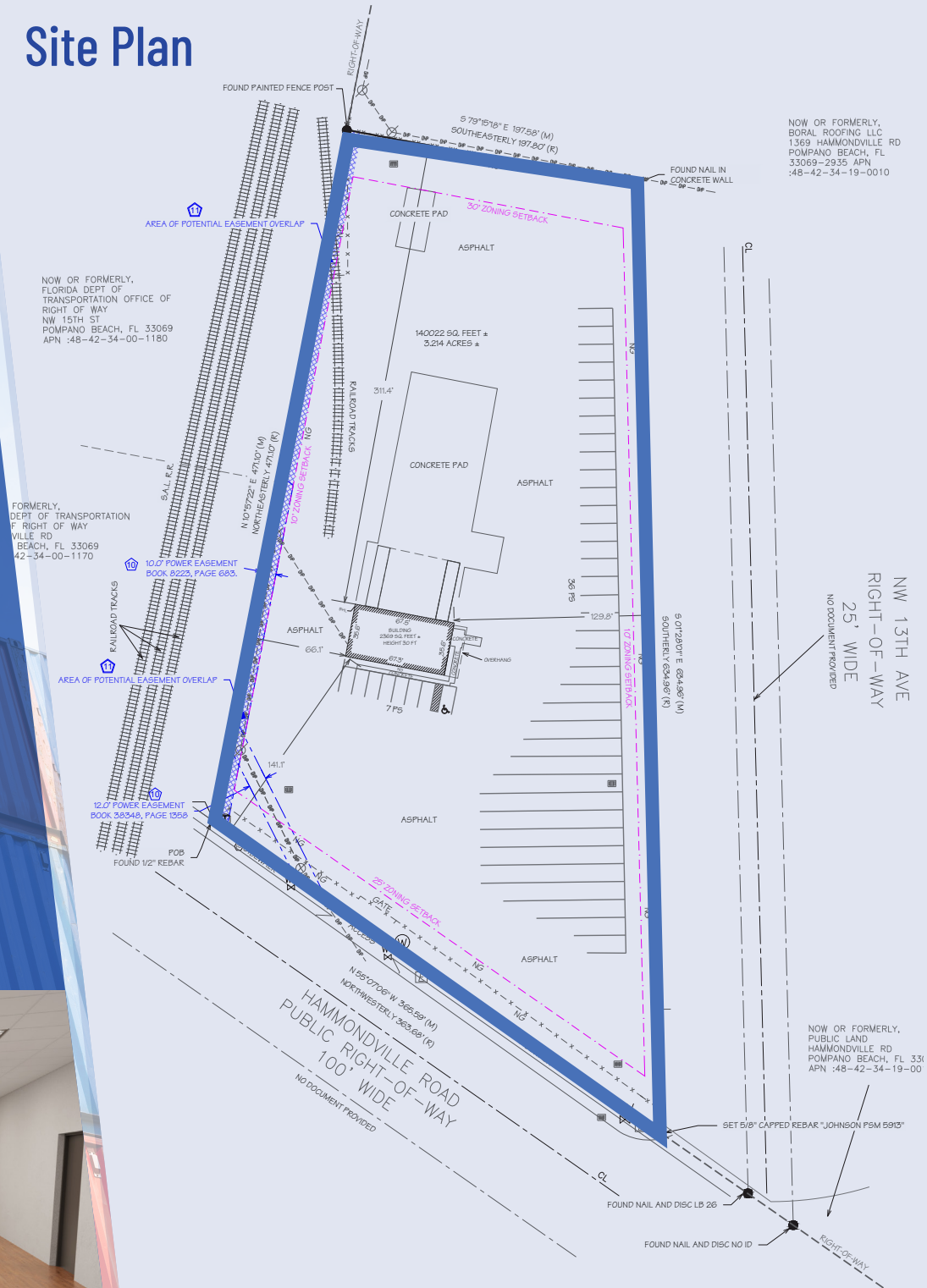


In US Gov't HUBZone Opportunity Zone Location



Fenced, drained & paved

# Site Plan





# Current Zoning Analysis

The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses—but not heavy or hazardous manufacturing processes. The district may also include some uses that are ancillary to industrial development (e.g., vocational schools, business support services) or provide convenience services to industrial employees (e.g., child care facilities, gasoline filling stations, banks), as well as some uses that may be inappropriate in residential or commercial districts (e.g., animal shelter, kennel, sport shooting range).

Use Type	Code	Use Type	Code	Use Type	Code	Use Type	Code	Use Type	Code
Dwelling, live/work		Civic center		Automotive painting or body shop	P	Self-storage or mini-warehouse facility	S	Electric vehicle (EV) level 1 or 2 charging station	A
Dwelling, mobile home		Halfway house or Shelter		Automotive parts sales without installation	P	Sexually oriented businesses		Electric vehicle (EV) level 3 charging station	A
Dwelling, multifamily		Lodge or club		Automotive parts sales with installation	P	Condo hotel		Family child care home	
Dwelling, single-family		Place of worship		Automotive repair and maintenance facility	P	Bed and breakfast inn		Family child care home, large	
Dwelling, single-family (zero lot line)		Aircraft or aviation equipment sales or rental	P	Automotive wrecker service	P	Hotel or motel		Fence or wall	A
Dwelling, two-family		Aviation related uses		Battery exchange station	P	Building, heating, plumbing, or electrical contractor's storage yard	p	Garage or carport	A
Dwelling, mixed-use		Helicopter landing facility		Car wash or auto detailing	P	Educational, scientific, or industrial research and development	P	Greenhouse	A
Family Community Residence		Transportation passenger station/terminal	P	Gasoline filling station	P	Electric motor repair	P	Green roof	A
Mobile home park		Solar energy collection system (as a principal use)	P	New Automobile and Light Truck sales	P	Fuel oil or bottled gas distribution	P	Home based business	
Transitional Community Residence		Utility use, major	P	Used Automobile and Light Truck sales with indoor display only	P	Fuel oil storage	P	Limited fuel/bottled gas distribution	
Assisted living facility		Utility use, minor	P	Used Automobile and Light Truck sales with outdoor display	S	General industrial services	P	Outdoor display of merchandise	
Community residential home with 7 to 14 residents		Animal grooming		Automobile and Light Truck rental	P	Heavy equipment establishments	Permitted	Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A
Continuing care retirement community		Animal shelter or kennel	P	Muffler/transmission sales and installation	P	Laundry, dry cleaning, carpet cleaning, or dyeing facility	p	Outdoor storage (as an accessory use)	A
Rooming or boarding house		Pet hotel		Parking deck or garage (as principal use)	P	Machine shop	p	Parking or storage of motor vehicles, recreational vehicles, boats, air boats, or trailers in residential districts	
Newspaper or magazine publishing	P	Pet shop		Parking lot (as principal use)	P	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting	p	Parking or storage of commercial vehicles in residential districts	
Radio or television station	P	Veterinary hospital or clinic		Taxi or limousine service facility	P	Audio and visual recording and production studio	p	Rainwater cistern or barrel	A
Telecommunications facility, collocated on existing structure other than telecommunications tower	P	Boat dry storage facility		Tire sales and mounting	P	Printing or other similar reproduction facility	p	Recycling drop-off stations	A
Telecommunications facility, collocated on existing telecommunications tower	P	Boat or marine parts sales without installation		Heavy Truck/recreational vehicle/trailer repair and servicing	P	Repair of scientific or professional instruments	p	Retail clinic	A
Telecommunications facility, on a new freestanding tower	P	Boat or marine parts sales with installation		Heavy Truck/recreational vehicle/trailer sales	P	Tool repair shop	P	Retail sales (as accessory uses)	A
Community center		Boat or marine repair and servicing	P	Heavy Truck/recreational vehicle/trailer rental	P	Boat manufacturing	P	Satellite dish	A
Library		Boat sales or rental	P	Limited Auto Dealership; Fleet Automobile Sales	P	Cabinet or furniture manufacturing and woodworking	P	Small wind energy system	A
Museum	P	Boat towing service		Contractor's office	P	Cement concrete batching plant		Solar energy collection system	A
Senior center	S	Docking facility, barge		Professional Office	P	Cement concrete or brick products manufacturing		Storage shed	
Youth center	S	Docking facility, commercial fishing boat		Art, music, dance studio		Food and/or beverage products manufacturing (without slaughtering)	P	Swimming pool or spa or hot tub	A
Adult day care center	S	Docking facility, recreational boat		Bank or financial institution		Manufacturing, assembly, or fabrication, heavy		Television or radio antenna	A
Child care facility	S	Marina		Check cashing or payday loan store		Manufacturing, assembly, or fabrication, light	p	Dormitory (As accessory to education use)	
College or university		Yacht club		Crementary	P	Outdoor storage (as a principal use)	Approved	Mechanical Equipment and similar features	A
School, elementary		Business service center	P	Dry cleaning or laundry drop-off establishment		Truck or freight terminal	P	Uncovered porches, decks, patios, terraces, or walkways	A
School, high		Conference or training center	P	Fortune-telling establishment		Warehouse, distribution or storage	P	Flagpoles	A
School, middle		Day labor service	P	Funeral home or mortuary		Junkyard or salvage facility	S	Lighting fixtures, projecting or freestanding	A
Specialty arts school	P	Employment agency	P	Laundromat		Construction and demolition debris disposal facility	S	Gazebo	
Vocational or trade school	P	Parcel services	P	Lawn care, pool, or pest control service	P	Land clearing debris disposal facility	S	Screened Enclosures with Screened Roof	
Correctional facility		Telephone call center	P	Personal and household goods repair establishment		Materials recovery facility	S	Eating and drinking establishments (as an accessory use)	A
Courthouse facility		Travel agency		Personal services establishment		Solid waste transfer station	S	Bandshell or outdoor stage	
Fire or EMS station	P	Amusement arcade		Tattoo or body piercing establishment		Tire disposal or recycling facility	S	Limited mental health treatment facility	A
Fire training facility	P	Arena, stadium, or amphitheater		Antique store		Waste composting facility	S	Alcoholic beverage sales as an accessory use to a brewery, winery or distillery	A
Government administrative offices		Auditorium or theater		Art gallery		Waste-to-energy plant	S	Package sales as an accessory use to a bar or lounge	A
Government maintenance, storage, or distribution facility	P	Bowling alley or skating rink		Auction house		Plant nursery, wholesale	P	Moving vendors on private property	A
Police station	P	Gaming establishment		Book or media shop		Showroom, wholesale	P	Farmer's market (as a temporary use)	T
Post office		Golf course		Consignment boutique		Other wholesale use	P	Temporary portable storage unit	
Medical office	P	Golf driving range		Grocery or convenience store		Accessory dwelling unit		Temporary use of an accessory structure as a principal dwelling after a catastrophe	
Specialty medical facility	P	Miniature golf course		Drug store or pharmacy		Amateur ham radio antenna	A	Interim commercial use	
Urgent care facility 24 hours	P	Motion picture theater		Farmers' market		Automated teller machine (ATM)	A	Interim industrial use	I
Specialty hospital	P	Racing facility, dog or horse		Flea market		Bike rack	A		
General hospital	P	Racquet sports facility		Home and building supply center		Canopy, vehicular use	A		
Medical or dental lab	P	Sport shooting and training range	P	Local liquor or package store		Clothesline (as accessory residential uses)			
Nursing home facility		Other indoor commercial or membership recreation/ entertainment use	P	Regional liquor or package store		Clubhouse			
Medical marijuana health care establishment	S	Other outdoor commercial or membership recreation/ entertainment use	S	Beer or wine store		Dock	A		
Medical marijuana treatment center (MMTC) related industrial establishment	S	Bar or lounge	P	Pawn shop		Drive-through service	A		
Arboretum or botanical garden		Brewpub		Thrift shop		Drop-in child care			
Cemetery or mausoleum		Hall for Hire	P	Retail sales establishment, large					
Community garden	P	Nightclub		Indoor mall or marketplace					
Park or plaza	P	Restaurant	P	Other retail sales establishment					
		Specialty eating or drinking establishment	P						

**Code Uses**  
P = Permitted Principal Use  
A = Permitted Accessory Use  
T = Temporary use allowed with a Major Temp use Permit  
I = Interim use allowed with an interim use permit  
BLANK CELL = Prohibited Use



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**TOM O'LOUGHLIN**

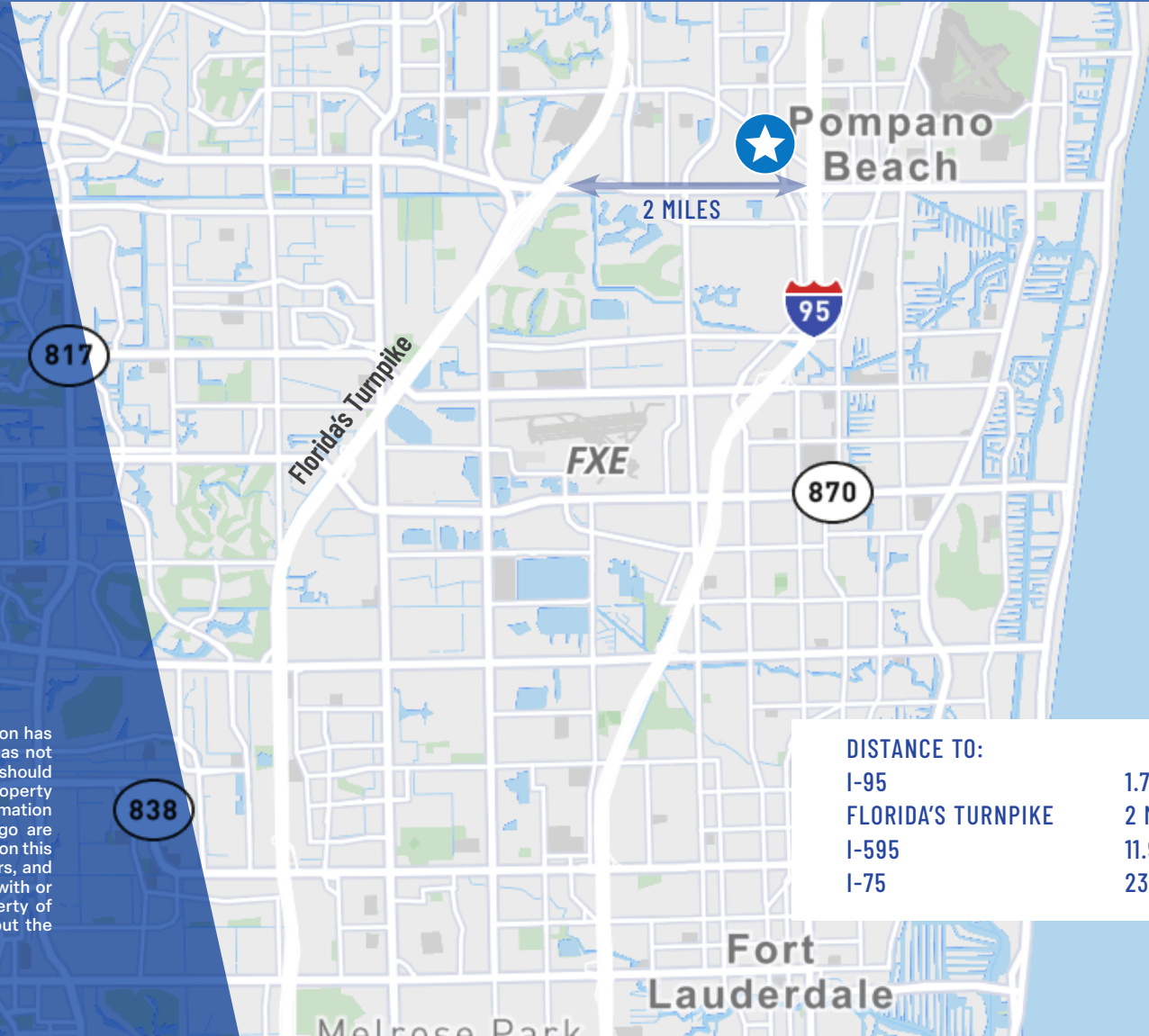
Vice Chairman

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STOCKBRIDGE  
**CBRE**

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**DISTANCE TO:**

I-95	1.7 MILES
FLORIDA'S TURNPIKE	2 MILES
I-595	11.9 MILES
I-75	23 MILES

