

# FOR SALE

## Class "A" Freestanding Industrial Building



### Prime Owner-User Opportunity



±15,656 RSF | ±1.02 Acre Site



## Manufacturing / Distribution / Showroom

Whispering Lakes Commerce Center  
2150 NW 33rd Street  
Pompano Beach, FL 33069



**Tom Robertson**  
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Exclusively Offered By:





# Property Summary

This ±15,656 SF industrial / showroom / office building sits on a generous ±1.02-acre lake-side site within the Whispering Lakes Commerce Center, offering flexible O-IP zoning suited for a wide range of business uses. Built in 1988, it is positioned in Pompano Beach's most active industrial corridor. The property features excellent visibility, access, and functional building layout, with potential to be divided for two (2) or more occupants.

Ideal for owner-users with ±9,500 SF of warehouse and ±6,156 SF of showroom / office, it provides 32 parking spaces with great access to major transportation routes.

**Located in one of South Florida's fastest-growing industrial markets.**

## Property Details

Property Address	2150 NW 33rd Street, Pompano Beach, FL 33069
Building Size	±15,656 SF
Land Area	±1.02 AC
Year Built	1988
Power	3 Phase / 800 Amps
Parking Spaces	32 / 2.05 Per 1,000 SF
Grade Level Loading	6 Overhead Doors (10'W x 10'H)
35 Year Inspection	Complete
Ceiling Height	19' Clear
Association Fee	\$575 / Quarter
2025 Broward County Taxes	\$40,959.44
Ideal Uses / O-IP Zoning City of Pompano Beach	Flex Warehouse, Light Manufacturing, Assembly, Warehouse, Distribution, Storage, Showroom, R & D, Food & Beverage Manufacturing, Wholesale Distribution, Publishing, Printing, Contractor's Office, Tools & Instrument Repair

# \$5,150,000

OFFERING PRICE

## Property Pictures





# Location Map



## DISTANCE TO MAJOR HIGHWAYS / AIRPORTS / PORTS

- I-95 Access Ramps ..... 1.5 miles
- Florida's Turnpike ..... 3 miles
- Sawgrass Expressway ..... 9.5 miles
- FLL Int'l Airport ..... 15 miles
- FXE Executive Airport ..... 6 miles
- Port Everglades ..... 19.8 miles
- Port of Miami ..... 36 miles

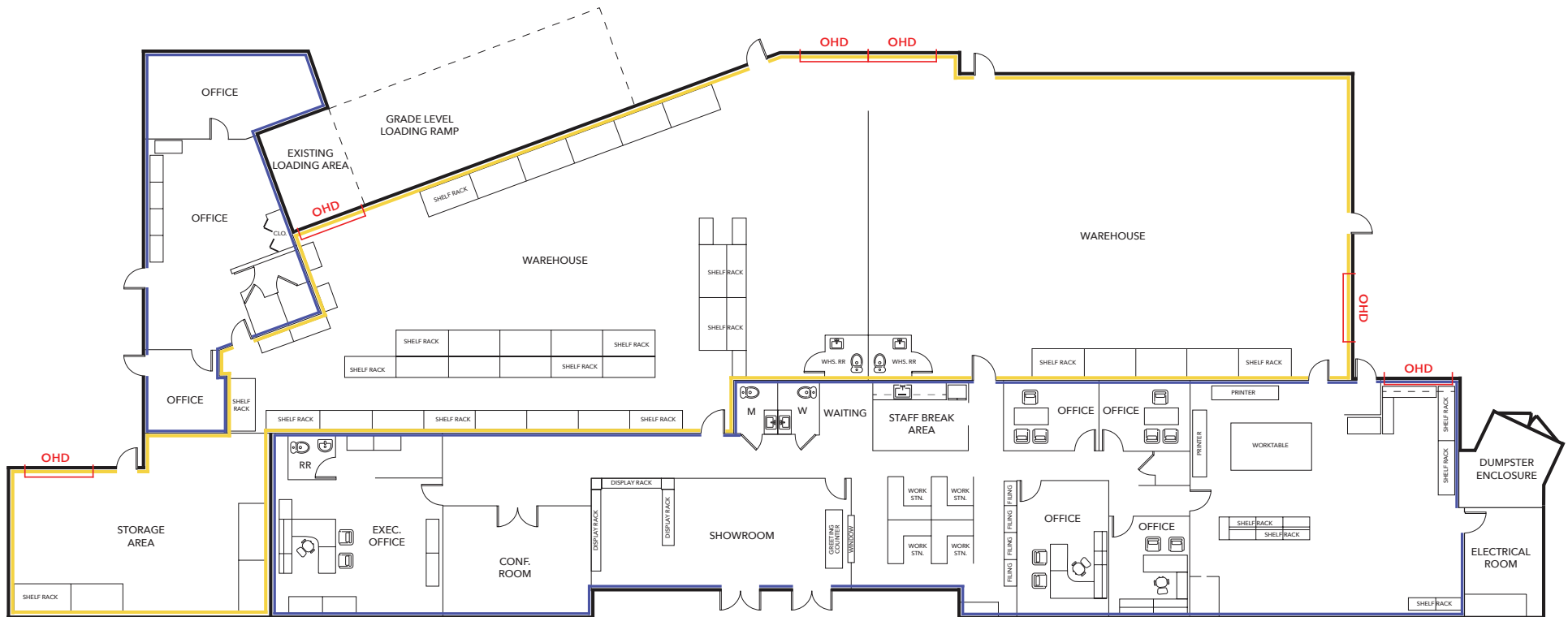




# FLOOR PLAN

2150 NW 33rd ST, Pompano Beach, FL 33069

±15,656 SF | ±1.02 AC



FRONT ENTRANCE

## LEGEND

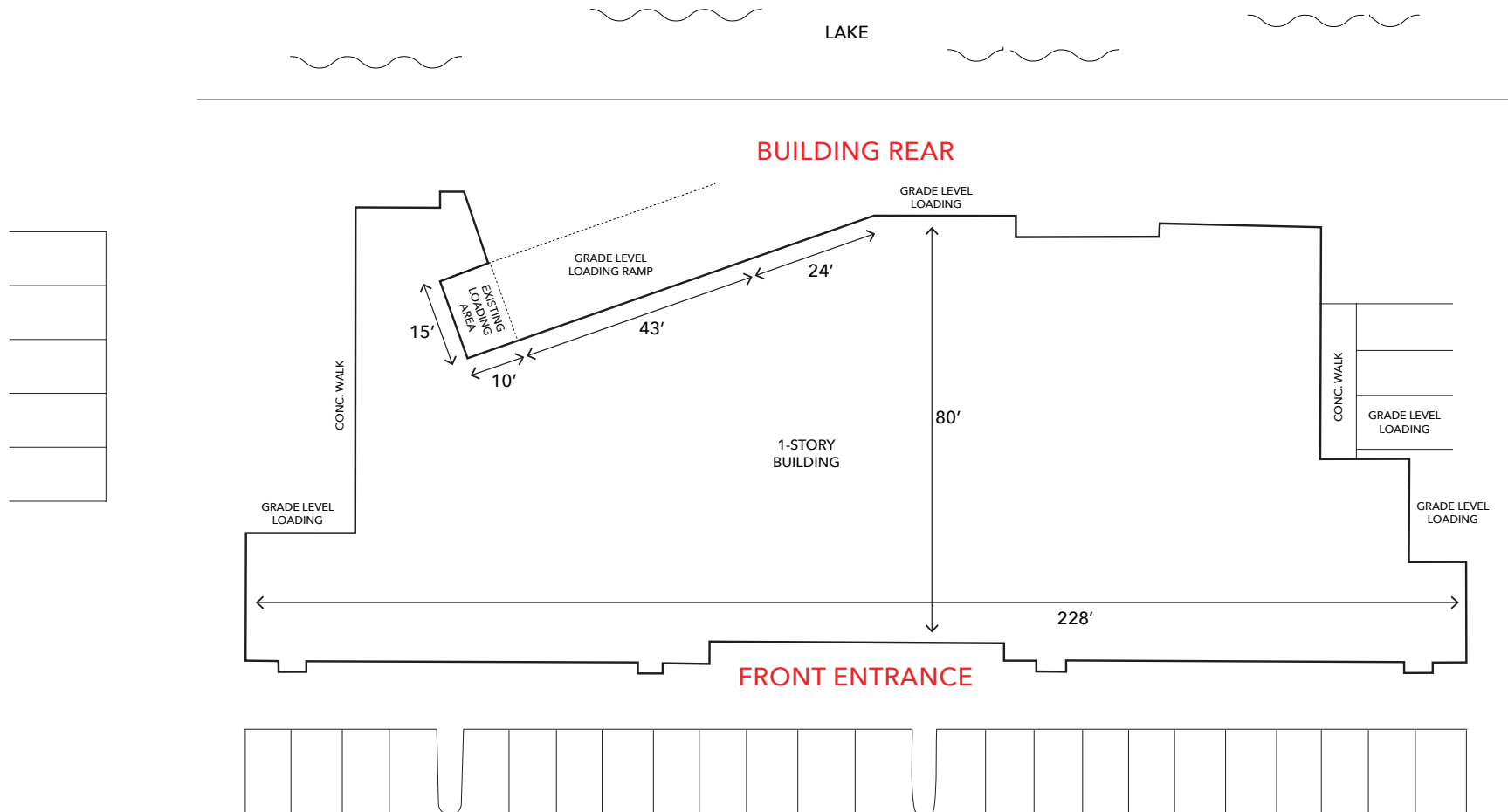
	Warehouse Space (No A/C) ±9,500 SF
	Office / Showroom (A/C) ±6,156 SF





# SITE PLAN

2150 NW 33rd ST, Pompano Beach, FL 33069  
±15,656 SF | ±1.02 AC







Rear of Property

2150 NW 33rd Street | Pompano Beach, FL 33069



Front of Property



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