

# First 95 Outside Storage

1031 12th Terrace  
Pompano Beach, FL 33069

±2.2 Acres Available



## Property Features

- + ±2.2 acres available for lease (up to ±7.7 acres)
- + Fully walled secure site
- + Zoned General Industrial (I-1)
- + Prime site with I-95 frontage
  - ±302,000 AADT on I-95
  - 668,128 people within a 15-minute drive
  - 5,421,968 people within a 1-hour drive
- + 87% of South Florida's population lives within a 60-minute drive of the property
- + Strategic Broward County location
  - 4 mins. - 1.4 miles to I-95
  - 6 mins. - 2 miles to the Florida Turnpike
  - Centrally located between Palm Beach & Miami
- + Asking Rate: Please Inquire

## Contact Us

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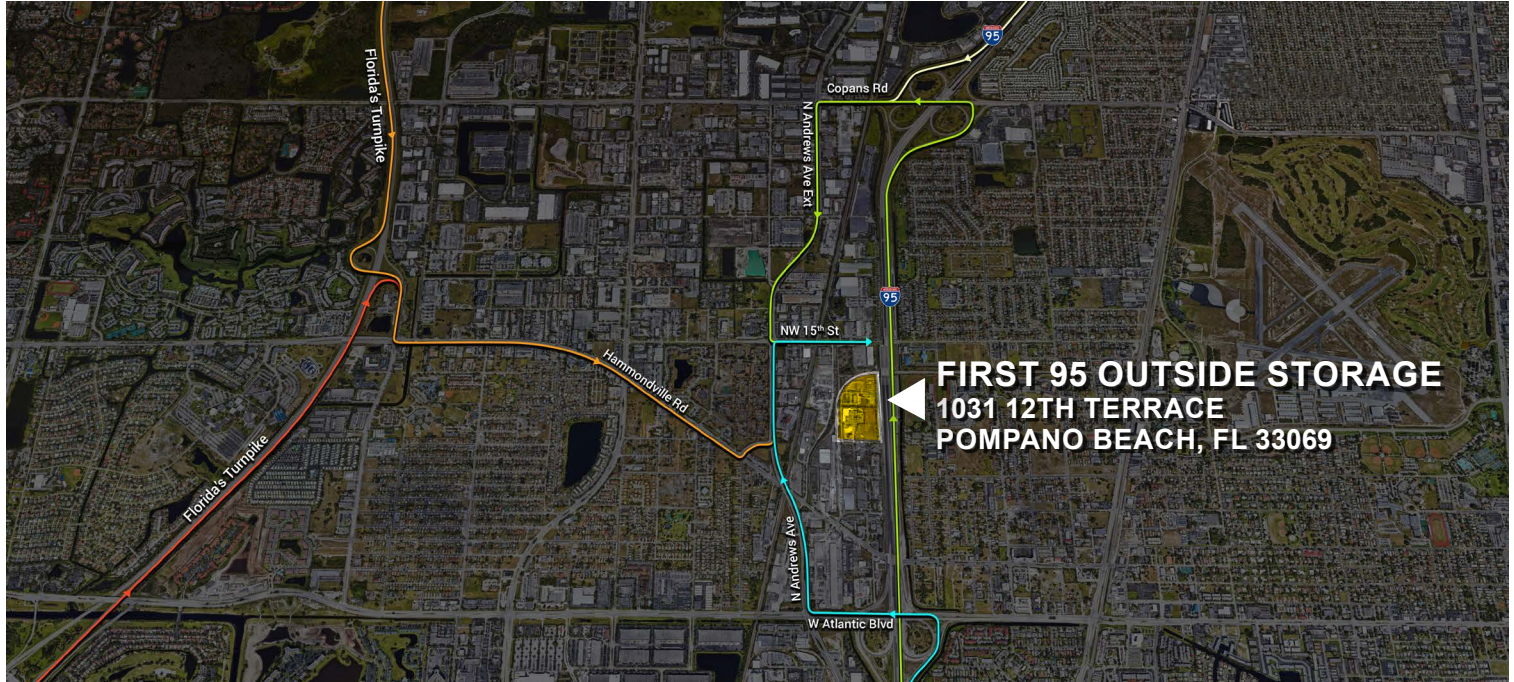
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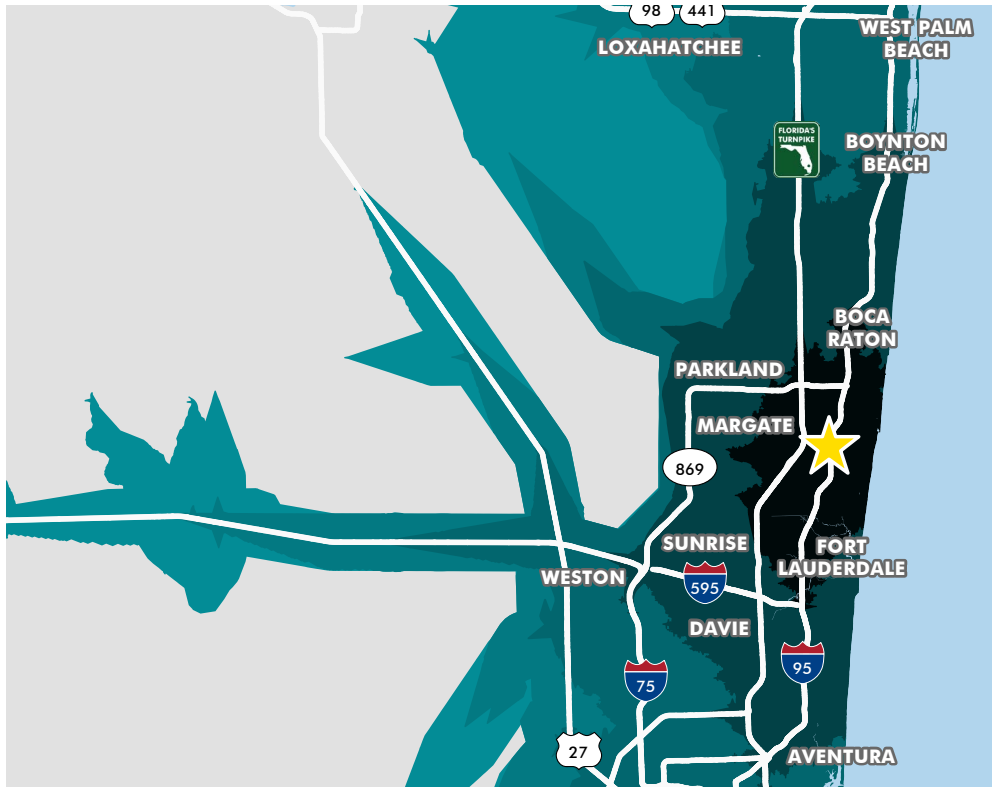
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For Lease

## Access Aerial



## Drive Time Map



### Drive Time (Light Traffic)

- 0-15 Minutes
- 15-30 Minutes
- 30-45 Minutes
- 45-60 Minutes
- 60-75 Minutes

### Population Within

- 657,558
- 2,235,737
- 4,305,551
- 5,444,450
- 6,007,784

★ First Park 95

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