

# POMPANO CENTER OF COMMERCE II

1550 NW 18th Street

**WAREHOUSE BUILDING FOR LEASE**



**21,219 SF Available**

**POMPANO BEACH, FLORIDA**

**1550**

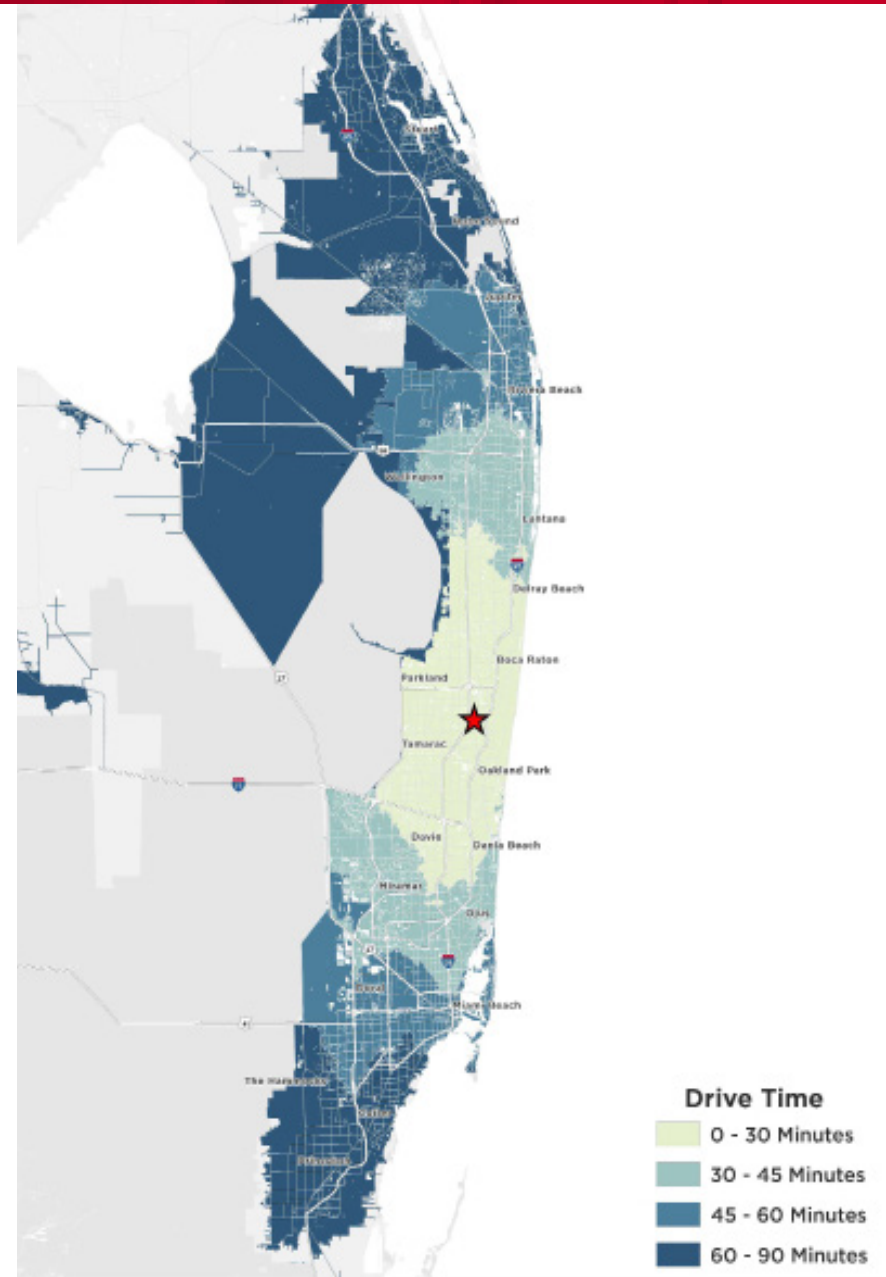
# 1550 NW 18th Street

## PROPERTY HIGHLIGHTS

- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- Pompano Beach is a very business-friendly city with an active economic development council
- Immediate access to I-95 and Florida's Turnpike

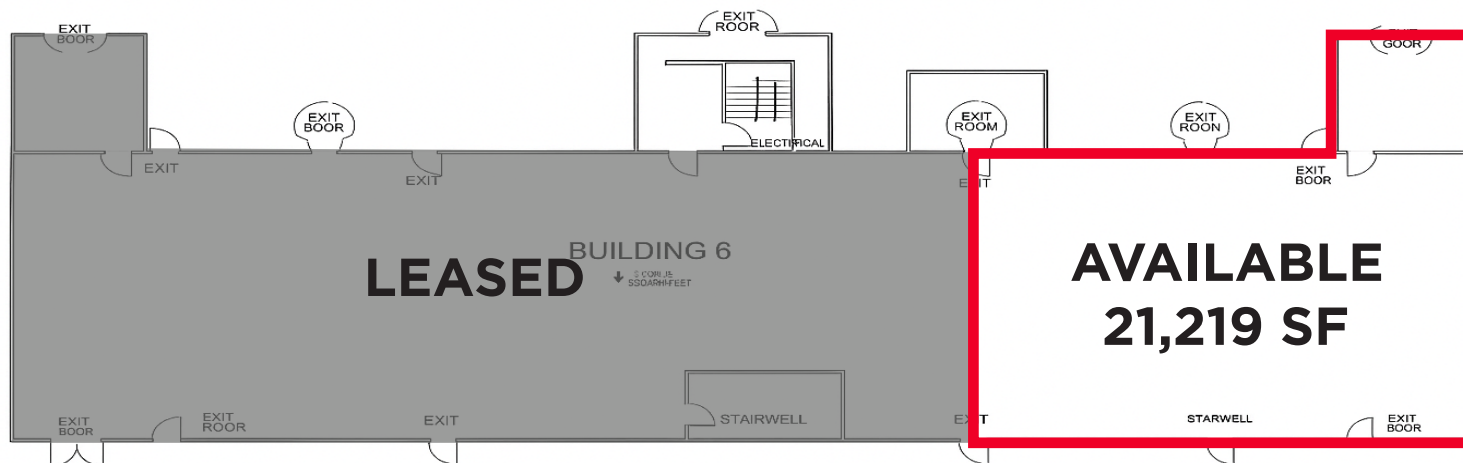
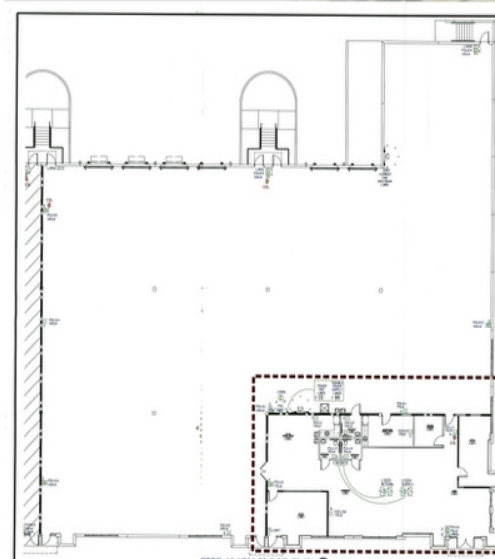
## LOCATION HIGHLIGHTS

- Located in the largest submarket in Broward County with immediate interstate access
- **DRIVE TIMES:**
  - **TriRail Station:** 5 Minute Drive
  - **FL Turnpike:** 12 Minute Drive
  - **I-95:** 7 Minute Drive
  - **Palm Beach International Airport:** 36 Minute Drive
  - **Ft Lauderdale International Airport:** 27 Minute Drive
  - **Miami International Airport:** 45 Minute Drive



## BUILDING SPECIFICATIONS

- 1550 NW 18th Street, Suite 601 Pompano Beach, FL 33069
- 21,219 SF available for lease
- 3,150 SF office
- 24' clear height
- ESFR fire sprinklers
- 5 dock high doors
- 1 drive-in door
- Zoned O-IP/PCF
- Available November 2026
- Lease rate: \$18.95 NNN, \$5.64 OpEx





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## POMPANO BEACH, FLORIDA

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