

FOR LEASE

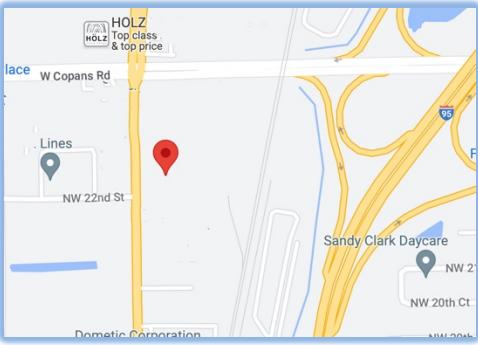
17,902 SF Freestanding Office/Warehouse/Distribution Facility
2.25 Acre Site – Paved Secured Outside Storage/Parking Area
Dock Height Loading - Excellent Location!



2250 N. Andrews Avenue Pompano Beach Beach, FL

- ± 17,902 SF Building on 2.25-acre site.
- ± 6,262 SF of office area on 2-floors.
- Zoned I-1, General Industrial.
- 46 car, 2 handicap, and 17 Truck parking spaces. Trash dumpster enclosure.
- Approximately 1-acre as excess land for outside storage or parking, per City approval.
- Fully fenced and secured lot.
- ± 20' Clear Height in warehouse area.
- 2,000 SF Loading Platform at van height, plus 6 loading positions at dock height with levelers. Grade level access via ramp to platform.
- Property in excellent condition.
- Superior location – Just west of I-95 & just south of Copan's Road on N. Andrews Avenue. Minutes to I-95.
- See page 2 for additional information.

AVAILABLE FOR LEASE ONLY
\$22.00 P/SF NNN



**Located just south of
Copan's Road on N.
Andrew's Avenue just
west of I-95**

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Warehouse



Loading Platform



2nd Floor Conf. Rm.

