AQUATHIN BUSINESS CENTRE
MULTI-TENANT INDUSTRIAL INVESTMENT

950 S ANDREWS AVE
POMPANO BEACH, FL 33069

LISTING WEBSITE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

MULTI-TENANT INDUSTRIAL INVESTMENT IN HIGH-DEMAND POMPANO SUBMARKET

Lee & Associates presents Aquathin Business Centre, a 23,938 SF multi-tenant industrial property situated on approximately 1.43 AC in the highly desirable Pompano Beach fronting Andrews Ave. The building features 14'-16' clear ceiling heights, three phase power, Twin T constriction, 4,800 sf of second floor office, grade-level loading, and a functional layout designed for multiple tenants. Additional property features include approximately 60+ surface parking spaces (2.5/1,000 SF), a fenced lot and on-site signage opportunities, providing both operational efficiency and strong visibility for tenants or owner-users. Strategically located off Andrews Ave, the property offers excellent connectivity to major Broward County transportation corridors including I-95, Powerline Rd., and 595, providing convenient access throughout the South Florida market.

For more information, please contact one of the following individuals:

MARKET ADVISORS

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ASKING: $6,250,000

Multi-Tenant Investment Property:
- 1.43 Acre (62,291 SF) Fenced Lot
- Monument Signage

TENANT CONDITIONS:
Suite A: $5,870 /month, *12 month term*
Suite B: $7,000 /month, *MTM*
Suite C: $18,000 /month, MTM
Owner: 18,282 SF Remaining Portion of the Property

Building Features:
- 23,938 SF Total Building Area
- 4,800 SF of Second Floor Office
- 7 Grade Level Loading Doors
- 14'-16' Clear Ceilings
- 60+ Parking Spaces
- 2.5/1000 Parking Ratio
- Twin T Concrete Roof System
- 500 Gallon On-Site Fuel Tank
- Fully Fenced & Secured
- Fire Proof Storage Room

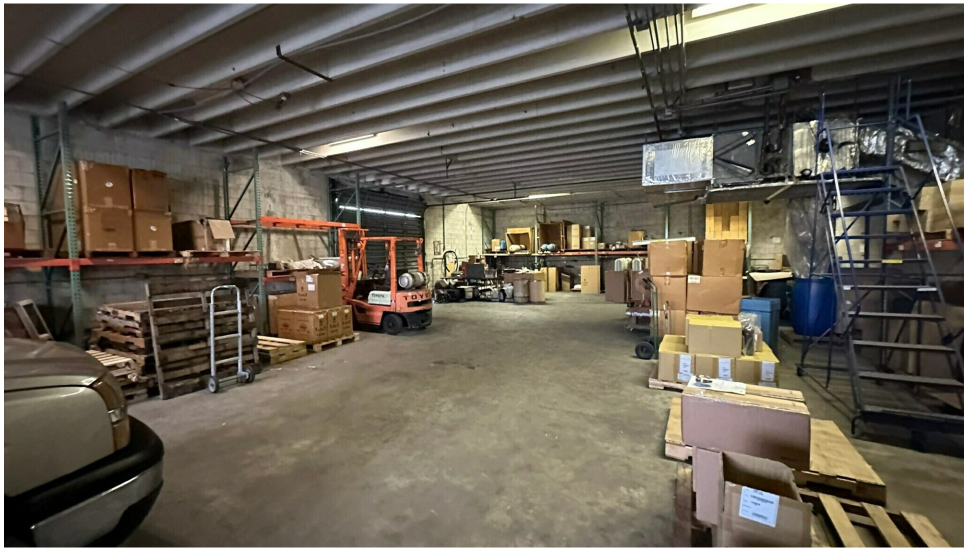
Location & Access:
- 1.2 mi to I-95
- 10 mi to I-595
- 1 mi to Ft Lauderdale Exec Airport
- 1.6 mi to The POMP
- 13 mi to Port Everglades
- 15 mi to Hollywood Int'l Airport

Zoning:
- I-1 Industrial Zoning
- Potential Live Local Development

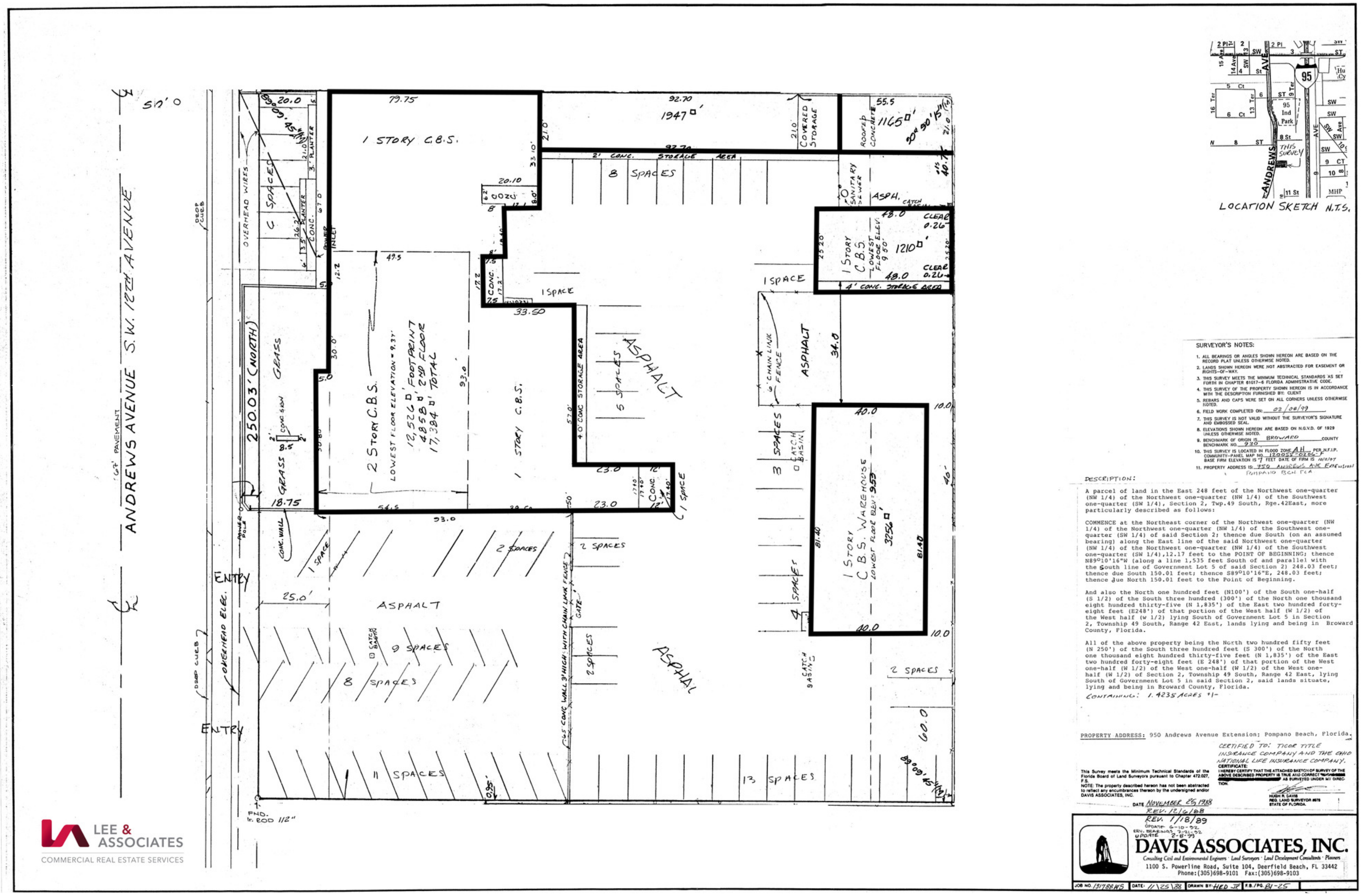
Zoning Table Link:
https://bit.ly/POMPzoning

PROPERTY PHOTOS

INTERIOR PHOTOS



SURVEY



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PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Aquathin Business Centre
STREET ADDRESS	950 S Andrews Ave
CITY, STATE, ZIP	Pompano Beach, FL 33069
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Pompano Beach
CROSS-STREETS	SW 12th Ave/S Andrews Ave & SW 8th St

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	I-1
LOT SIZE	1.43 Acres
APN #	49-42-02-00-0551
POWER	3-Phase Heavy Power

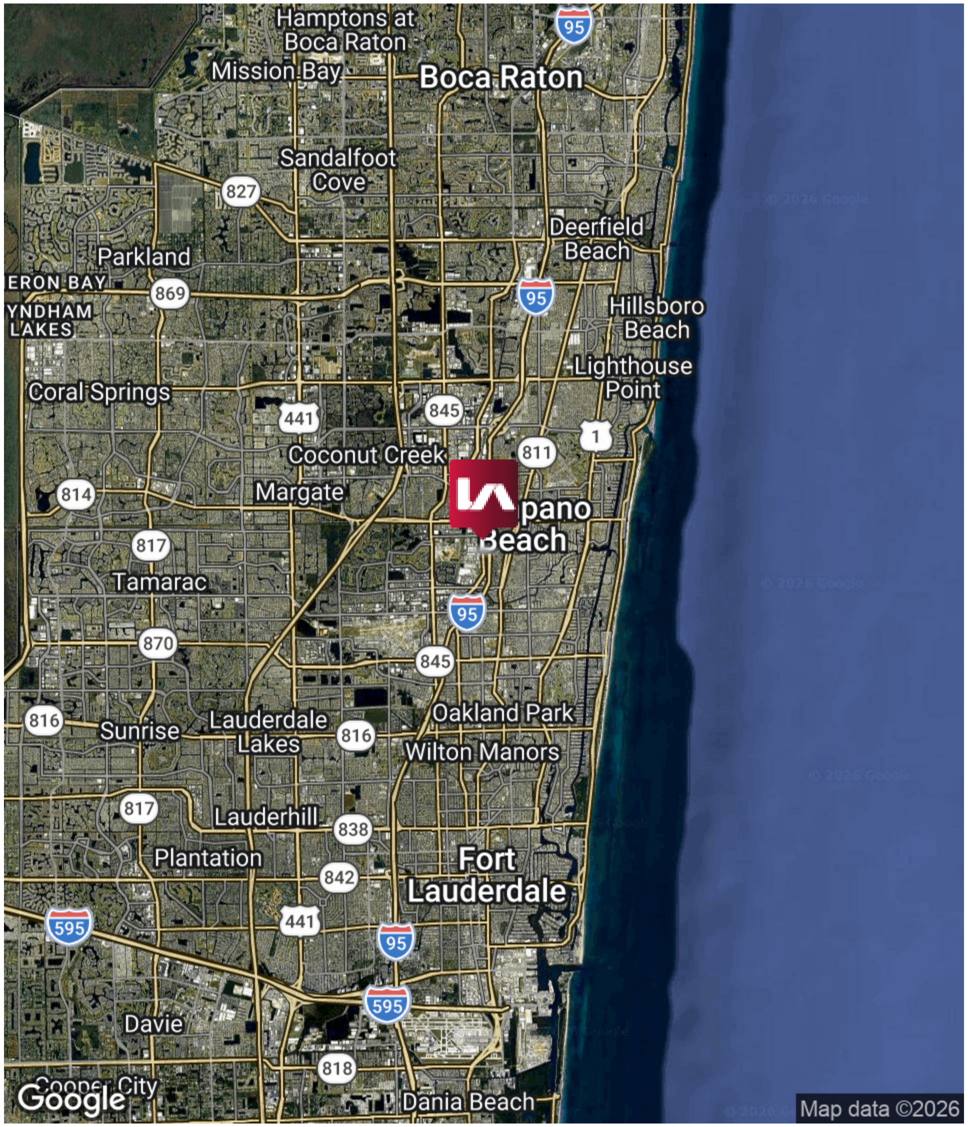
BUILDING INFORMATION

BUILDING SIZE	23,938 SF
TENANCY	Single Tenant or Multi Tenant
NUMBER OF DRIVE IN BAYS	7
NUMBER OF FLOORS	2
CEILING HEIGHT	14 - 16 ft
YEAR BUILT	1965
CONSTRUCTION STATUS	Existing
CONSTRUCTION TYPE	Block
ROOF	Twin-T Roof
NUMBER OF BUILDINGS	3

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	3.1/1000
NUMBER OF PARKING SPACES	75+

REGIONAL MAP



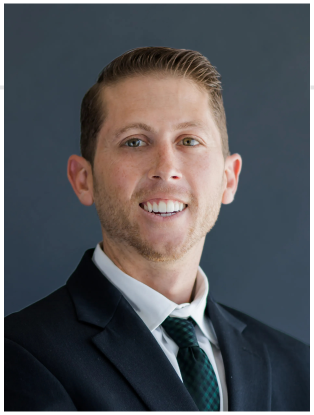
LOCATION OVERVIEW

Aquathin Business Centre is located in the Pompano Beach industrial submarket with convenient access to I-95, McNab Road, and major east-west Broward County corridors. The property is approximately 3 minutes from the Cypress Creek Tri-Rail station and about 20 minutes from Fort Lauderdale–Hollywood International Airport, offering excellent regional connectivity for businesses operating throughout South Florida.

CITY INFORMATION

CITY:	Pompano Beach
MARKET:	South Florida
SUBMARKET:	Pompano Beach
CROSS STREETS:	SW 12th Ave/S Andrews Ave & SW 8th St

MEET THE TEAM



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