



## EXECUTIVE SUMMARY

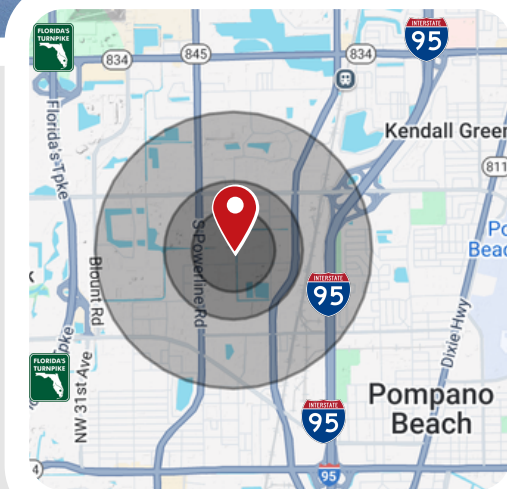
Property Type	Industrial
Lease Terms	Sublease
Lease Rate	\$24 / SF Gross
Space Available	+/-7,700 SF
Parking Spaces	18 Spaces
Lot Size	+/- 0.60 AC
Zoning	I-1X

## SUBLEASE OPPORTUNITY

📍 1909 NW 18th Street, Pompano Beach, FL 33069

### PROPERTY DESCRIPTION

7,700 SF warehouse on a spacious .60-acre lot with a securely fenced yard. Features include a 20' clear height twin-T roof, (6) 14' grade-level doors, (3) 12' grade-level doors, ample parking, and an air-conditioned office. Ideal for storage or operations needing versatile access and functionality. The property is conveniently located directly between I-95 and Florida's Turnpike South of Copans Rd and North of Atlantic Blvd. Only 5 minute and 1.6 miles away from Florida's Turnpike, 4 minutes and 1.3 miles away from I-95.



Miles 0.3 0.5 1.0

### HIGHLIGHTS

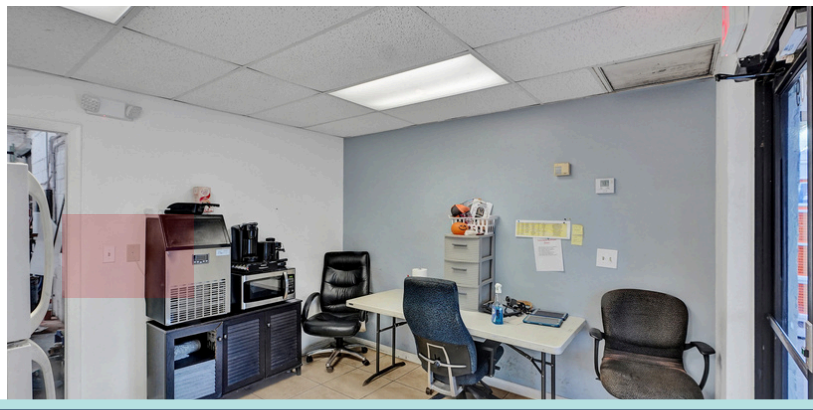
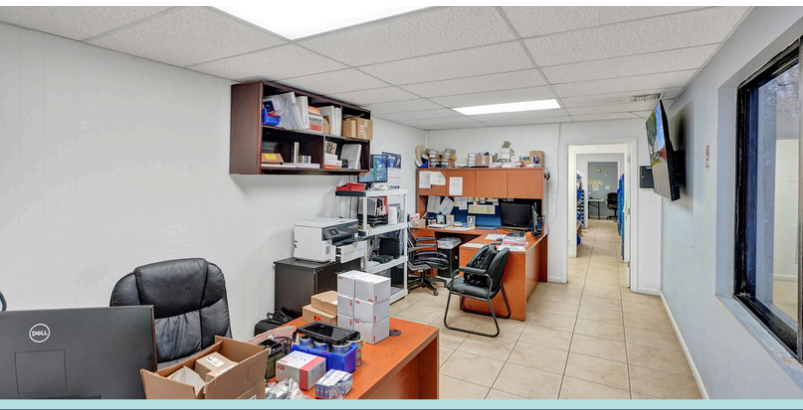
- 0.60 AC lot with securely fenced yard
- 20' Clear Twin T Roof
- Multiple grade level doors; (6) 14' & (3) 12'
- Ample Parking
- 4.5 years remaining on sublease
- Liberal I-1X Zoning



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Pompano Beach, FL 33069



3101 N Federal Hwy, Ste 502  
Fort Lauderdale, FL 33306  
P: 954.372.7280  
info@LEVELrealty.com

*\*All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

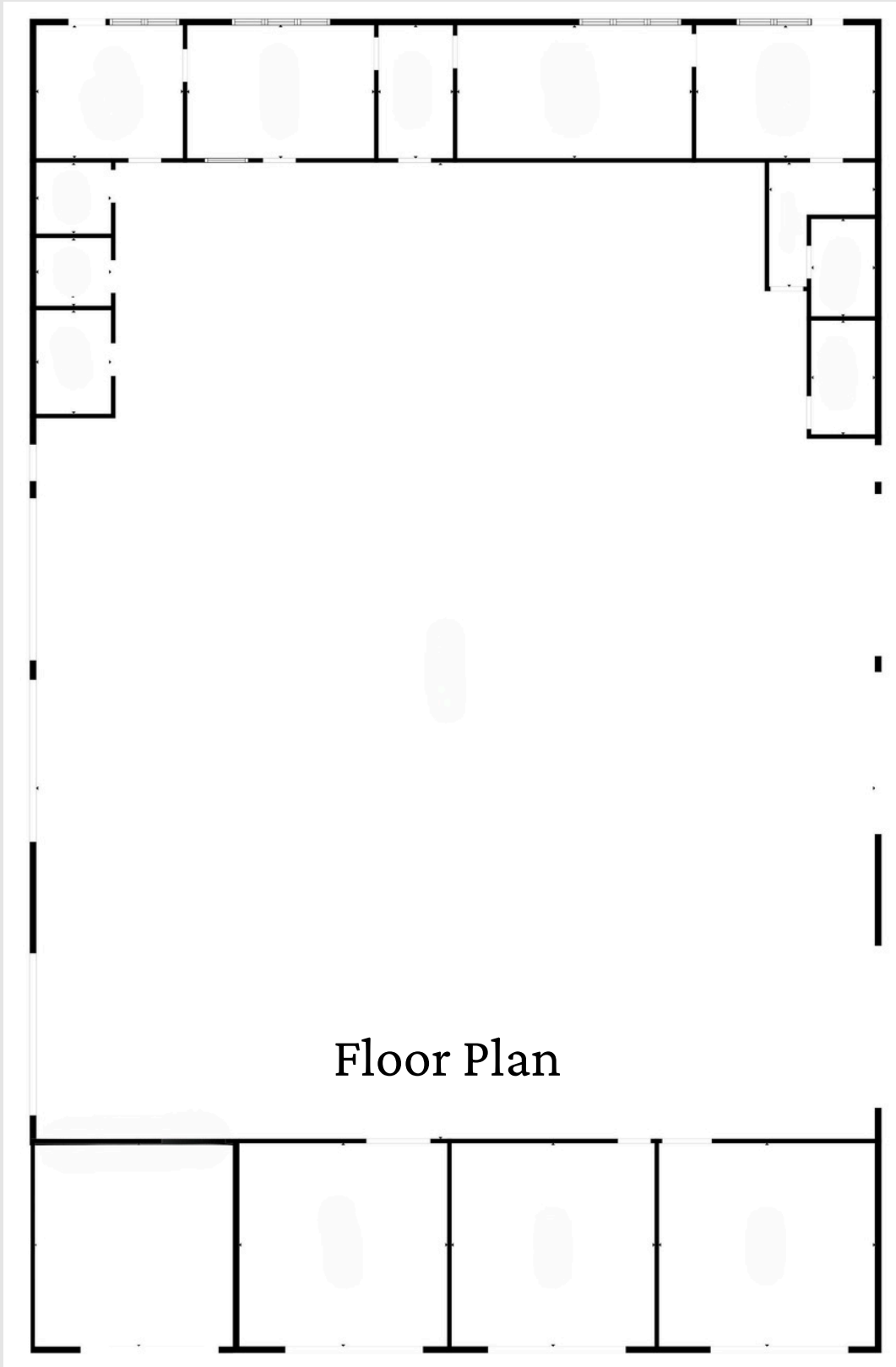
**\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**



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Floor Plan



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