

FOR SUBLEASE

Office/Warehouse - Fully Air-Conditioned
Excellent Location on W. McNab Road



**SUBLEASE RENTAL RATE
\$21.50 P/SF GROSS**

**3181 W. McNab Road,
Pompano Beach, FL**

- 14,975 SF free-standing building which includes 2,436 SF of office area, and 12,540 SF of climate-controlled whse./manuf. space.
- Separate rooms in the warehouse can be used as clean-rooms, manufacturing, assembly, and other specialized uses.
- Heavy 3-phase power, 480Y/277 LV transformer, over 2,000 Amps.
- 16' clear height.
- 3 dock-height loading doors of which one is ramped for grade level access.
- 14 marked parking spaces.
- Excellent condition – move-in ready.
- Ideal location in the Gateway Industrial Center, with quick access to I-95.
- This is a sublet opportunity, approximately 4-years remaining, expiring in August 2029.
- See page 2 for additional information.



**Ideal Location for
Your Business!**

**Frontage on W
McNab Road**

100% AC

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LOCAL KNOWLEDGE-LOCAL STRENGTH™



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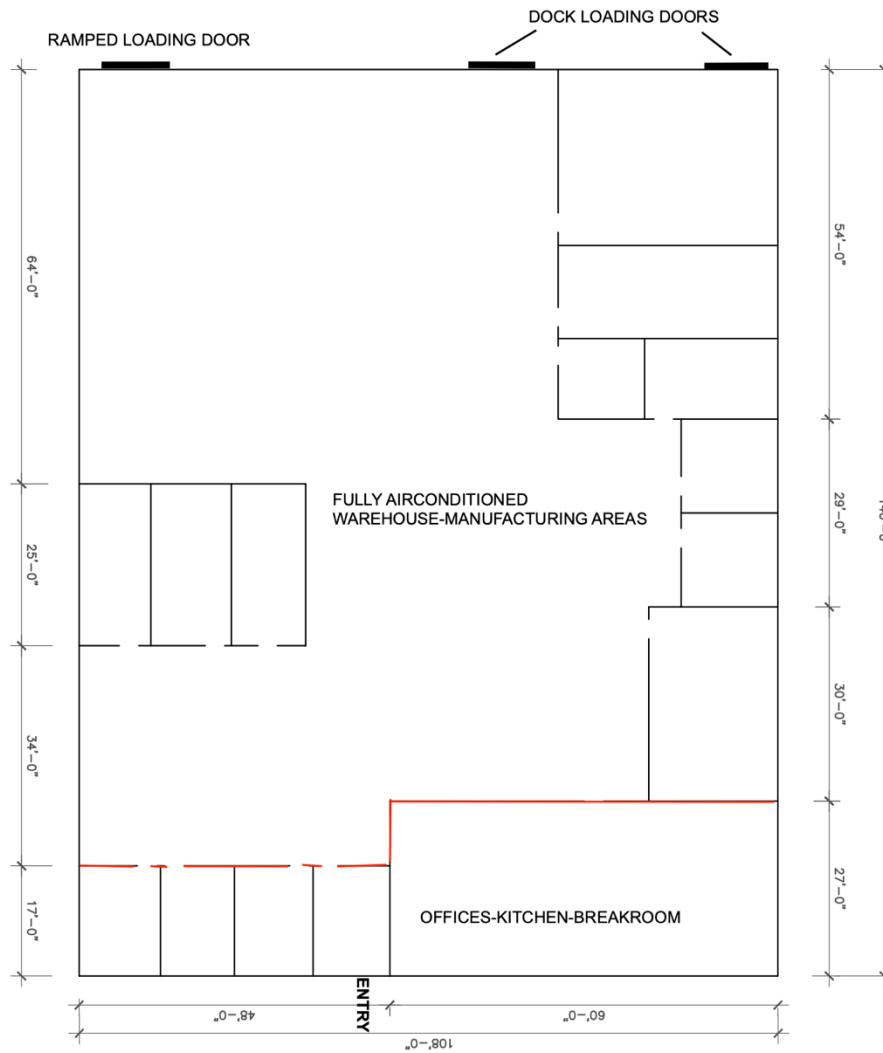
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FLOOR PLAN

Approx. Dimensions – For Visual Representation



ADDITIONAL PHOTOS

