

FOR SALE



GATEWAY INDUSTRIAL CENTER

1290 SW 30TH AVE
POMPAÑO BEACH
FL 33069



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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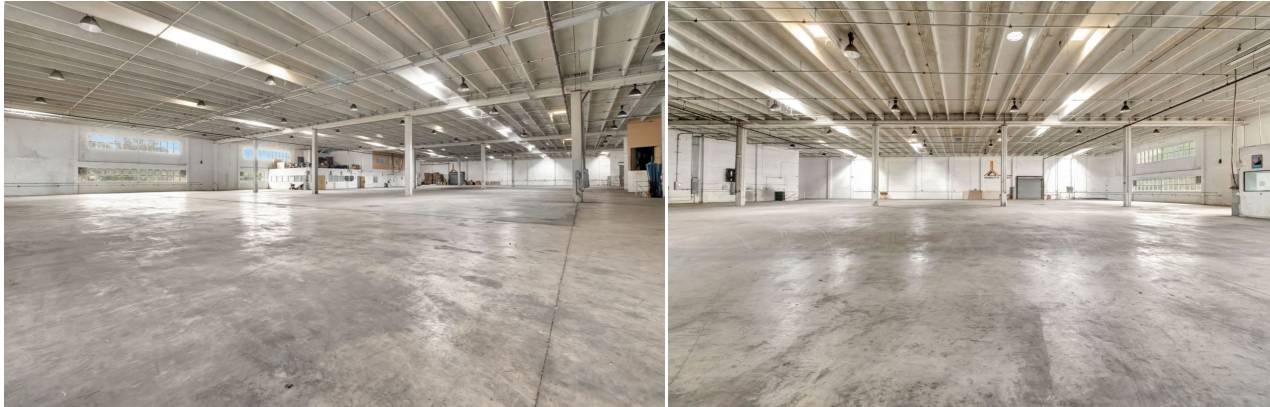


PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates proudly offer the Gateway Industrial Center, a 45,500 square-foot industrial manufacturing facility situated on a 2.45-acre lot in Pompano Beach. This property features an impressive 22-foot clear ceiling height and is equipped with four (4) dock-high loading doors, and two (2) street-level doors enhancing operational efficiency. The building provides ample parking with a ratio of 1.20 spaces per 1,000 square feet for passenger vehicles.

Zoned for I-1 General Industrial use, it's ideally positioned for businesses requiring significant logistical capabilities. The center boasts exceptional connectivity, being just 2.6 miles from Florida's Turnpike access points and under 3 miles from I-95. This strategic location ensures seamless transportation to all key areas in South Florida, including major ports such as Port Everglades (less than 13 miles away) and Port Miami (approximately 39 miles away), making it an excellent choice for distribution and logistics operations.



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

MARKET ADVISORS

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ASKING PRICE: \$10,000,000

- 45,500 SF Industrial Manufacturing Building
- Warehouse Dimensions: 157' x 284'
- Office Dimensions: 1,900 SF per floor (2 floors) / 3,800 SF Total
- 4 Dock High Loading Doors
- 2 Street Level Doors
- 22' Clear Ceiling Height
- Zoning: I-1 General Industrial
- Twin T Construction
- 1.20 Parking Ratio

PROPERTY WEBSITE



Exceptional Freeway Access:

2.6 miles: Florida Turnpike
3.0 miles: Interstate 95 (I-95)



Distance to Ports:

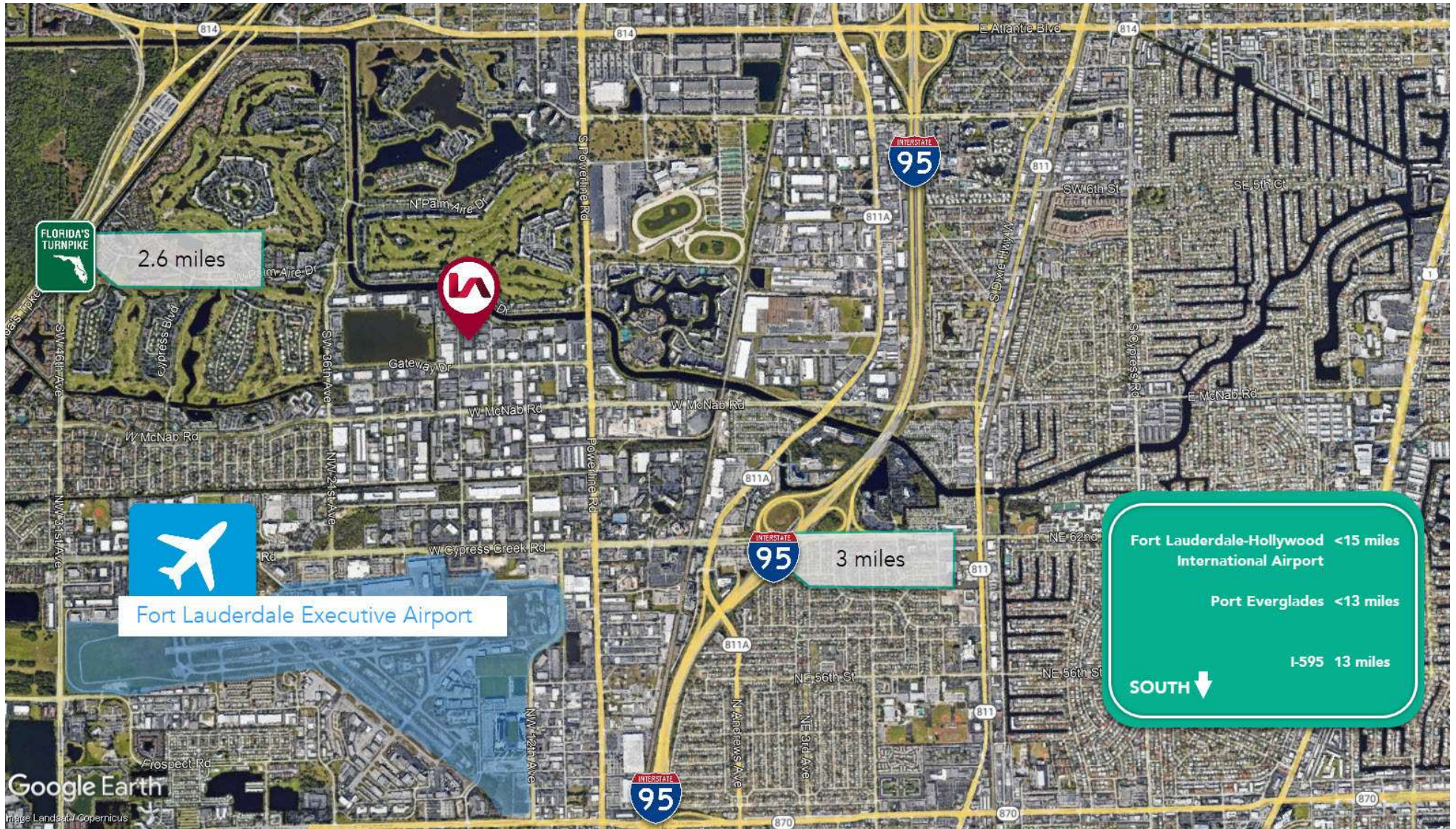
<13 miles: Port Everglades
~39 miles: Port Miami



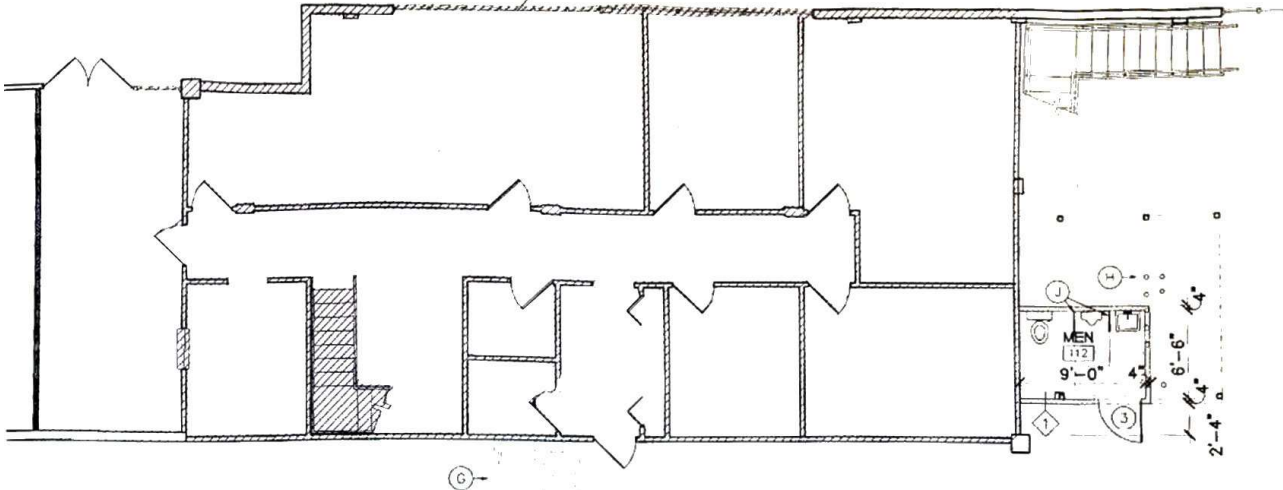
Industrial Market:

Pompano Beach Submarket
Low Comparable Inventory

ACCESSIBILITY



FIRST & SECOND FLOOR OFFICE



EXISTING WAREHOUSE

