

AQUATHIN BUSINESS CENTRE WAREHOUSE SPACE FOR LEASE

950 SW 12TH AVE
POMPANO BEACH, FL



**LEASING
WEBSITE**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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WAREHOUSE FOR LEASE

FLEXIBLE SHORT-TERM LEASING OPTIONS IN POMPANO INDUSTRIAL SUBMARKET

Lee & Associates presents a 3,200 SF industrial warehouse space for lease at Aquathin Business Centre, located in the desirable Pompano Beach Industrial Submarket. The 40' x 80' unit offers efficient warehouse functionality with 14' clear twin-T ceilings, 1 grade-level loading door, and approximately 300 SF of built-out office space, making it ideal for light manufacturing, storage, distribution, or service-oriented businesses. The suite provides flexible short-term leasing with a 6-18 month term at \$23.00/SF gross and includes 6-10 dedicated parking spaces, with overflow parking available at an additional rate. The property is situated within a professionally maintained multi-tenant industrial building totaling approximately 23,938 SF and features three-phase power, a fenced lot, and fiber optic internet connectivity.

SPACES	LEASE RATE	TYPE	SPACE SIZE	TERM
UNIT 1	\$23.00 SF/yr	Gross	3,200 SF	6-18 Months



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

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



FOR LEASE:

\$23.00 SF/yr (Gross)

6-18 Months Term



Warehouse Unit Available:

3,200 SF Unit

300 SF Office Space

1 Grade Level Loading Door

14' Clear Ceilings

6-10 Dedicated Parking Spots

Overflow Parking Available



Location & Access:

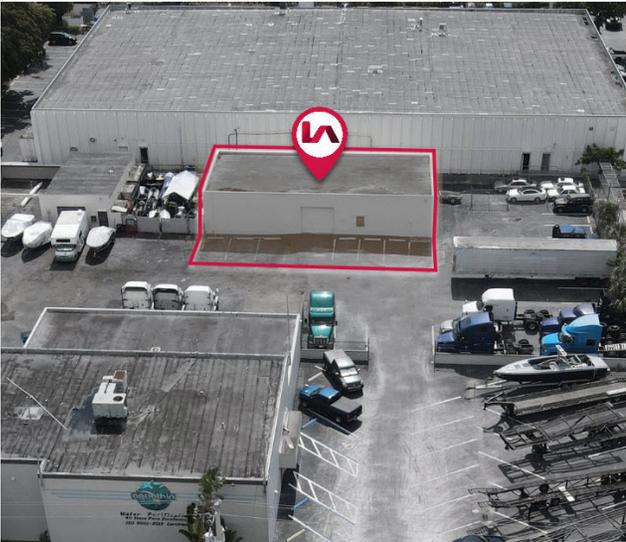
S Andrews Ave Frontage

1.2 mi to I-95

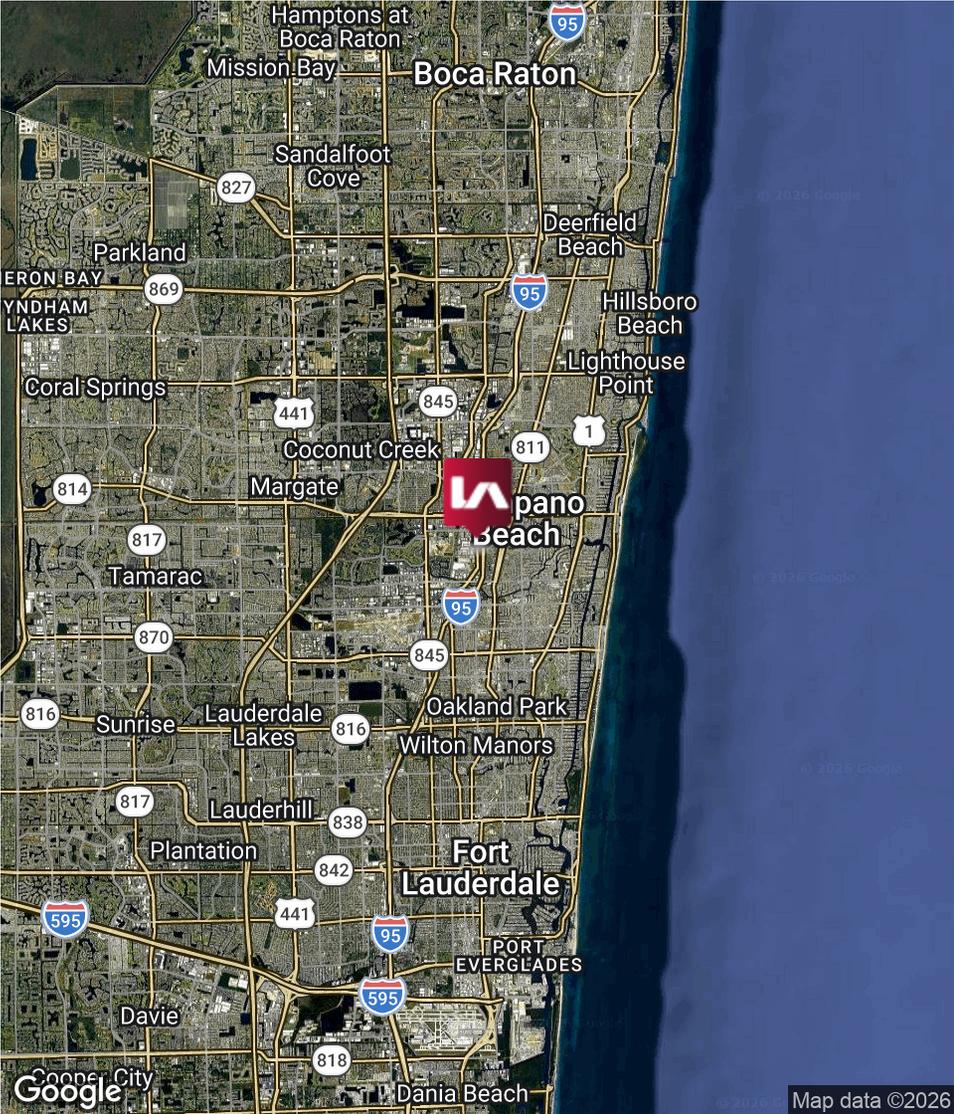
2.5 mi to Tri-Rail Station

20 min to Ft Lauderdale Int'l Airport

UNIT PHOTOS



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