

# I-1X Outside Storage Site with 3 Buildings

1858 NW 22ND COURT | POMPANO BEACH, FL 33069



## Property Features

- + 1.73 Acres for lease:
  - + Building 1: Two-story office building: 3,664 SF
  - + Building 2: Shop hangar: 2,250 SF
  - + Building 3: Shop building: 4,050 SF
- + Climate controlled office
- + Fully concrete, fenced, lit and secured site
- + Power Specs: 125-800 Amps, 120/240-volts
- + Capital improvements underway
- + Zoned I-1X (Special Heavy Industrial), City of Pompano Beach - zoning analysis available upon request
- + Convenient access to Florida's Turnpike & I-95
- + Located in Pompano Beach, Broward county region that allows for efficient distribution patterns throughout South Florida
- + Available Immediately
- + Rate: Please inquire

## Contact Us

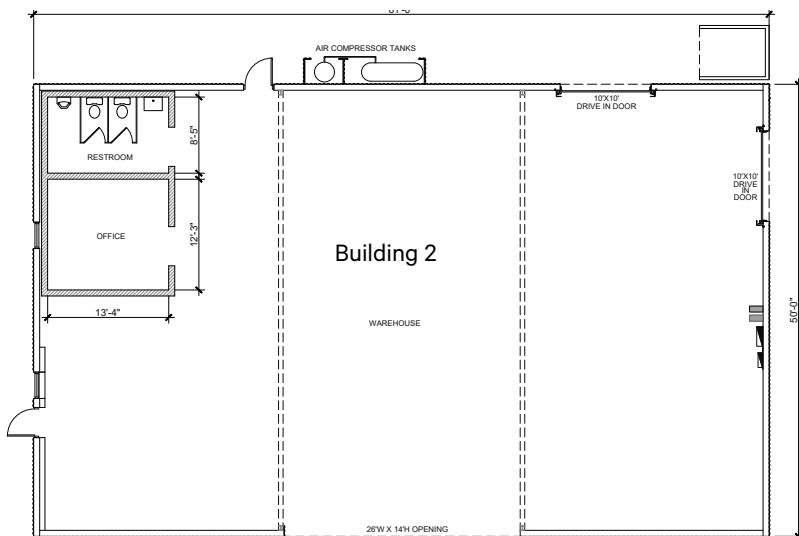
### Michael Oretsky

First Vice President  
+1 954 798 4284  
[michael.oretsky@cbre.com](mailto:michael.oretsky@cbre.com)

### Larry Genet

Vice Chairman  
+1 305 807 0004  
[larry.genet@cbre.com](mailto:larry.genet@cbre.com)

# Property Information



## Capital Improvements:

Site: Full clean up of the property including trimming all landscaping and pressure washing all concrete. Resealing and striping of asphalt employee parking area. Painting of concrete wall surrounding the yard.

Office: Painting of interior and exterior of building, roof replacement and floor replacement.

Structure: Full re-skin of all exterior siding including new roof. Enclosure with new overhead doors and LED lighting install.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.