

INDUSTRIAL | FOR LEASE

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

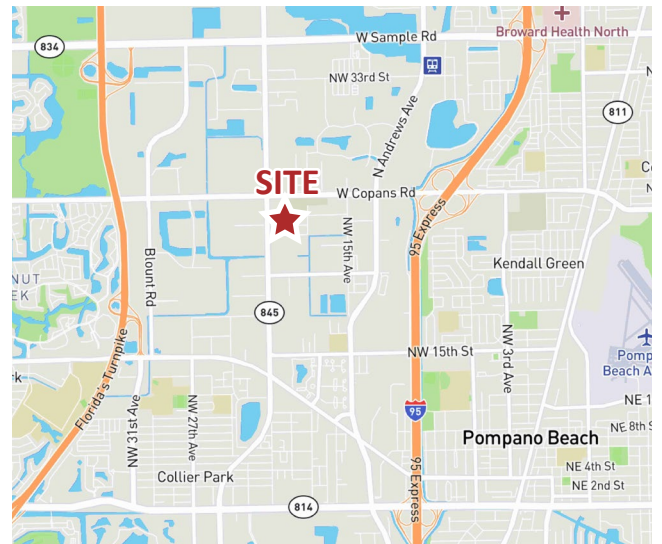
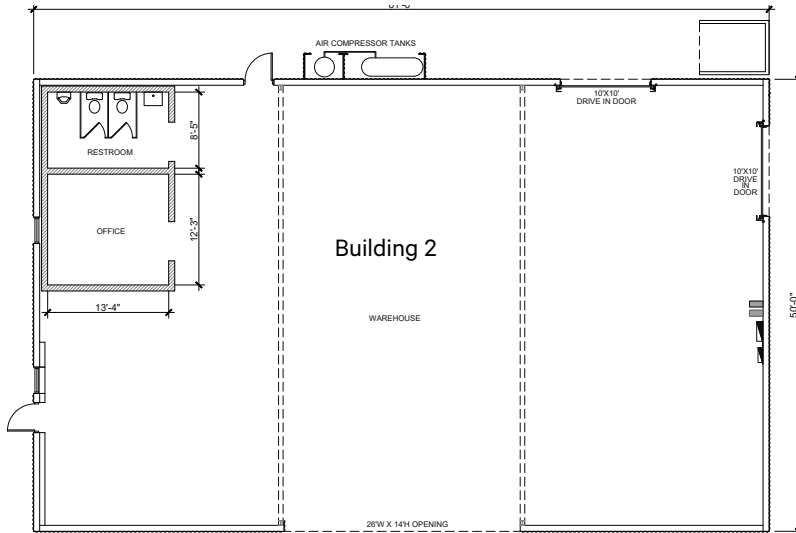
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Property Information



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.

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