

# ANDREWS BUSINESS CENTER

2050 NORTH ANDREWS AVENUE, POMPANO BEACH, FL 33069

## PROPERTY SUMMARY

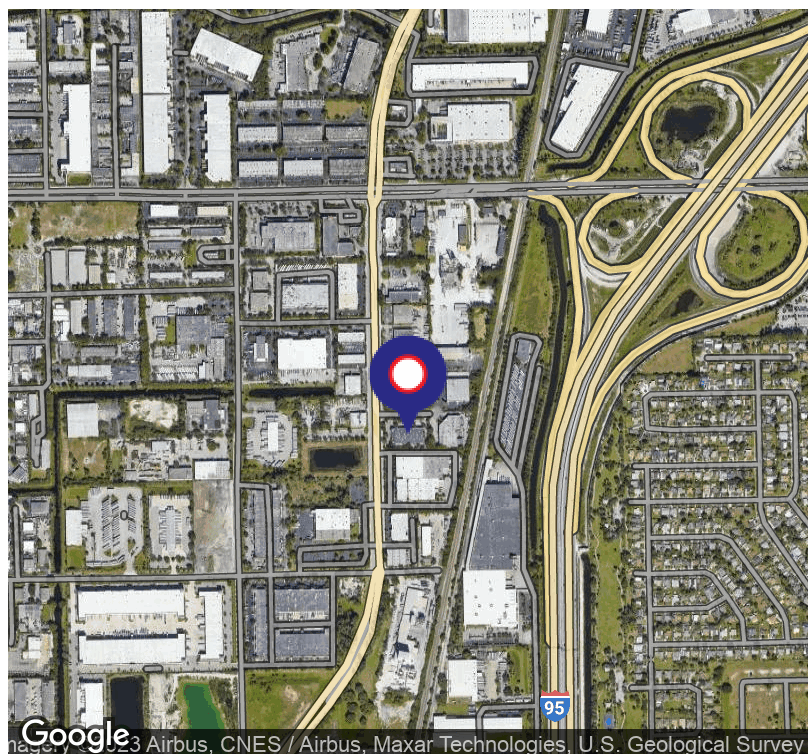


### PROPERTY DESCRIPTION

The Andrews Business Center is a multi-tenant industrial small bay warehouse property built in the year 2000. The property is approximately 23,913 square feet and is situated on 1.64 acres of land and zoned I-1 for Light Industrial. The ideal businesses for the property would include a wide range of light and moderate manufacturing, assembly, fabrication, and processing companies or distribution and warehousing companies. The unit sizes range from 1,680 square feet up to 2,100 square feet with approximately 15% to 35% office buildouts. Some of the units have air-conditioning in the warehouse areas and others have frontage on Andrews Avenue. The property is easily accessible to the I-95 Expressway and Copans Road interchange, which is ½ a mile away, and the Florida Turnpike is about three miles to the northwest where the interchange is at Sample Road. The property has a parking ratio of two and ½ parking spaces per 1,000 square feet of building area, hurricane impact upgrades, 18 foot tall ceiling height, twin-t concrete block construction, 10' x 12' grade level overhead doors for each unit, and 3-phase electrical service.

### PROPERTY HIGHLIGHTS

- Immediate access to I-95 via Copans Road
- Small Bay Warehouses
- 10' x 12' grade level overhead doors
- 17' clear ceiling height
- 3 phase power
- Hurricane impact windows



### JAN STOLOW

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## ADDITIONAL PHOTOS



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## SITE PLAN



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