

FOR SALE

2303 W MCNAB ROAD POMPANO BEACH, FLORIDA 33069

ESTABLISHED BROWARD COUNTY SELF STORAGE COMPLEX INDUSTRIAL - OFFICE - FLEX

SALE PRICE: \$9,815,940



FISHER-BRAY
Real Estate Group



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FISHER-BRAY
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An aerial photograph of an industrial facility, likely a warehouse or distribution center, with a teal overlay. The facility consists of several large, rectangular buildings with flat roofs, surrounded by trees and parking areas. In the background, a city skyline is visible under a dark sky. A teal horizontal bar is positioned across the middle of the image, containing white text. A white vertical bar is located to the left of the teal bar.

ABOUT FISHER-BRAY

2303 W MCNAB ROAD POMPANO BEACH

ABOUT FISHER-BRAY

Fisher Bray Real Estate Group, Inc. is a full-service real estate firm specializing in **Brokerage and Property Management** for **Industrial, Commercial, Office, and Multi-Family Residential properties.**

Our mission is simple: to help put the “absentee” back into ownership. Whether you’re looking to acquire a new investment or need expert management for your existing portfolio, Fisher Bray will not only help you find the right property but also ensure it operates at peak performance—without the hassle or burden of day-to-day oversight.

Let us handle the details, so you can enjoy the benefits of ownership.

The why Fisher Bray Real Estate Group and Who we are area:

At **Fisher Bray Real Estate Group**, we deliver results-driven commercial real estate brokerage services designed to maximize value for investors, owners, and users of real estate.

Market Expertise

We specialize in the South Florida market and bring deep local knowledge to every transaction. Our team understands submarket trends, tenant demand, rental rates, and buyer behavior—ensuring strategic advice and accurate valuations.

Customized Strategies

No two clients are alike. We tailor our marketing, acquisition, or disposition strategies based on your unique investment goals, whether you’re selling a stabilized asset, acquiring a value-add opportunity, or leasing up vacant space.

End-to-End Service

From site selection and negotiations to due diligence and closing, we handle every step of the transaction—minimizing your stress and maximizing efficiency.

Investor-Focused Mindset

As both brokers and property managers, we know what drives asset performance. We go beyond the deal to consider long-term cash flow, tenant mix, and operational upside.

Proven Track Record

With a history of successful sales and leases across industrial, retail, office, and multi-family properties, we’ve built a reputation for closing deals and exceeding expectations.

Relationships That Matter

Our extensive network of buyers, sellers, tenants, and vendors gives our clients access to off-market opportunities and decision-makers that other firms simply can’t match.

CONNECT WITH US



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VALUATION

2303 W MCNAB ROAD POMPANO BEACH

EXECUTIVE SUMMARY

2303 W McNab Road is a freestanding industrial warehouse property located in the Cypress Creek industrial submarket of Pompano Beach, Florida. The property consists of approximately 42,678 square feet situated on 2.15 acres and is zoned I-1 (Light Industrial), allowing for a wide range of warehouse, storage, contractor, service, and light industrial uses.

The property is positioned along W McNab Road with direct access to I-95, Florida's Turnpike, Powerline Road, and Andrews Avenue, providing efficient connectivity throughout Broward County and the greater South Florida region. Its central location supports owner-users, industrial investors, service operators, and logistics-related businesses seeking access to Miami-Dade, Broward, and Palm Beach Counties.

2303 W McNab Road offers a functional industrial layout in one of Broward County's most established industrial corridors. The property is well suited for, multi-tenant leasing, or long-term industrial investment.



OFFERING SUMMARY

\$9,815,940

Offering Price

\$230.00

Price Per SF

±42,678 SF

Building Size

±2.15 ACRES

Lot Size

I-1 (LIGHT INDUSTRIAL)

Zoning

INDUSTRIAL / WAREHOUSE

Property Type

POMPANO BEACH / BROWARD COUNTY

Market

INVESTMENT

Offering Type

PROPERTY OVERVIEW

The property is improved with a freestanding industrial warehouse building designed to accommodate warehouse, storage, service, contractor, and light industrial operations. The building configuration supports a variety of occupancy types including multi-tenant industrial tenancy. Its location within the Cypress Creek industrial corridor provides direct access to Broward County's major transportation routes and one of South Florida's most established industrial employment centers.

Property Address	2303 W McNab Road, Pompano Beach, FL 33069	Land Use	Warehouse
Property Type	Industrial / Warehouse	Submarket	Cypress Creek
Building Size	±42,678 SF	Market	South Florida
Lot Size	2.15 Acres	Flood Zone	AE
Zoning	I-1 (Light Industrial)	Parcel ID	49-42-03-00-0525



INVESTMENT HIGHLIGHTS


- Asking Price: \$9,815,940
- \$230.00 PSF
- Freestanding industrial warehouse building
- ±42,678 SF Total building area
- 2.15-Acres site
- I-1 Light Industrial zoning
- Industrial - Office - Flex
- Frontage on W McNab Road
- Central Broward County location
- Access to I-95, Florida Turnpike, Powerline Road, and Andrews Avenue
- Approximately 3 minutes to Cypress Creek Tri-Rail Station
- Approximately 18 minutes to Port Everglades
- Approximately 19 minutes to Fort Lauderdale-Hollywood International Airport
- Suitable for investors, contractors, warehouse users, and service businesses





THE MARKET


2303 W MCNAB ROAD POMPANO BEACH



**CHARLES DREW
ELEMENTARY SCHOOL**
396 Students



**Broward Outpatient
Medical Center**
716-Bed Hospital



Proximity to the US-441 (S
State Rd 7) intersection
with over **45,500 VPD**



**PALM AIRE
COUNTRY CLUB**

**1815-1823 E
COMMERCIAL BLVD**




TARGET



INNOVATION CHARTER SCHOOL
409 Students



ALDI



Prime signaled at W
Cypress Creek Rd



**DOLLAR
GENERAL**



**EVENTS & ADVENTURES
SOUTH FLORIDA**




**THE
HOME
DEPOT**



**FORT LAUDERDALE
EXECUTIVE AIRPORT**



**FXE EXECUTIVE
AIRPORT**



Located on W Cypress Creek
Rd(225,000) – a key east-
west corridor connecting to
I-95 in **5 minutes**



**INTER MIAMI
CF STADIUM**

441

814

INTERSTATE
95

814

811A

845

303 W McNab Rd

INTERSTATE
95

870

845

870

POMPANO BEACH OVERVIEW

2303 W McNab Road is located in the Cypress Creek industrial corridor of Pompano Beach, one of Broward County’s primary industrial submarkets. The property is centrally located within South Florida and provides access to regional transportation infrastructure serving Miami-Dade, Broward, and Palm Beach Counties.

REGIONAL ACCESS

- I-95
- Florida Turnpike
- Powerline Road
- Andrews Avenue
- Cypress Creek Tri-Rail Station
- Port Everglades
- Fort Lauderdale-Hollywood International Airport



TOURISM	~\$1B+ ANNUAL VISITOR SPENDING DRIVEN BY BEACHES, FISHING, AND MARINE ACTIVITIES WITH 3M+ VISITORS YEARLY
TECH	EMERGING TECH GROWTH SUPPORTED BY NEARBY FORT LAUDERDALE-MIAMI HUB
AIRPORT	20 MINS TO FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (35M+ PASSENGERS)
ECONOMY	~\$8-10B ESTIMATED LOCAL ECONOMIC OUTPUT; PART OF BROWARD COUNTY’S \$140B+ GDP ECONOMY
EDUCATION	20+ COLLEGES WITHIN 30 MILES SERVING 200K+ STUDENTS

- NO. 1** RAPID COASTAL REDEVELOPMENT HOTSPOT IN SOUTH FLORIDA
- NO. 2** STRONG SMALL-BUSINESS AND INVESTMENT GROWTH CLIMATE
- NO. 5** POPULAR, MORE AFFORDABLE RETIREMENT DESTINATION
- TOP 20** FAST-GROWING REAL ESTATE MARKET IN THE REGION

MARKET OVERVIEW

Pompano Beach is an established industrial market within Broward County and continues to experience strong demand for warehouse and industrial space. The Cypress Creek corridor remains one of the most active industrial areas in the county due to its central location, access to transportation infrastructure, and limited supply of infill industrial product.

The South Florida industrial market continues to benefit from:

- Limited industrial land availability
- Strong demand from logistics and service users
- Barriers to new supply
- Long-term population growth
- Regional transportation connectivity
- Demand for small-bay and infill industrial product

INVESTMENT POSITIONING

- Owner-users seeking long-term operational control
- Industrial investors seeking infill warehouse product
- Service and trade operators requiring central Broward access
- Warehouse and logistics users needing regional connectivity
- Contractors, fabricators, and industrial service businesses

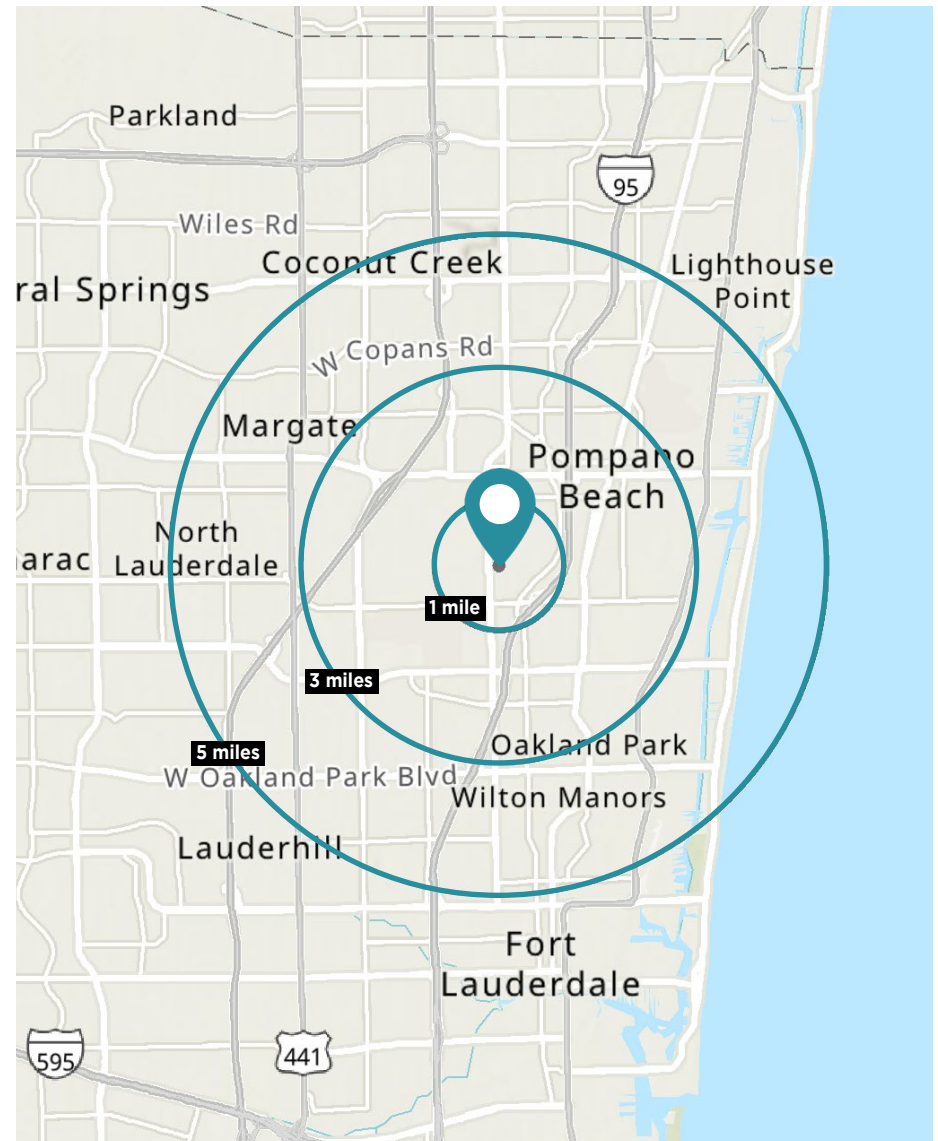
SALE OPPORTUNITY

2303 W McNab Road is offered for sale at an asking price of \$9,815,940 (\$230.00 PSF). The offering presents an opportunity to acquire a centrally located industrial asset in one of Broward County's most established industrial corridors. The property combines functional warehouse improvements, flexible industrial zoning, strong transportation access, and favorable South Florida industrial fundamentals.

This offering is suitable for investors and owner-users seeking industrial product in a supply-constrained infill Broward County market.

DEMOGRAPHICS

2024 Summary	1 mile	3 miles	5 miles
Population	6,114	127,202	402,955
Households	3,230	54,936	171,616
Families	1,437	30,988	98,286
Average Household Size	1.89	2.29	2.32
Owner Occupied Housing Units	2,269	30,600	103,476
Renter Occupied Housing Units	961	24,336	68,140
Median Age	51.1	42.6	44.0
Median Household Income	\$61,633	\$69,836	\$70,098
Average Household Income	\$87,551	\$97,945	\$103,590
2030 Summary	1 mile	3 miles	5 miles
Population	6,585	131,440	409,720
Households	3,407	56,925	176,114
Families	1,563	32,393	101,263
Average Household Size	1.93	2.28	2.30
Owner Occupied Housing Units	2,366	32,482	109,462
Renter Occupied Housing Units	1,041	24,443	66,653
Median Age	51.1	43.7	45.0
Median Household Income	\$69,807	\$81,260	\$81,511
Average Household Income	\$100,620	\$111,736	\$117,391



27,354

Total Businesses



223,106

Total Employees



\$168,596

Median Net Worth



THE FINANCIALS

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For more detail information

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