

Pompano Beach Industrial Flex/spa...

2950 NW 22nd Ter, Pompano Beach, FL 33069

Presented by
Larry A Rothenberg, Esquire



Price: \$26.00 /SF/YR

Elevate your business with our stand-alone Flex building, offering 6,850 square feet of exclusive warehouse space alongside thoughtfully designed office accommodations. The office area includes four individual offices and a spacious executive office for three workstations, complemented by a kitchenette and two restrooms within approximately 1,500 square feet of fully air-conditioned space. A furnished office option is available to ensure you have everything you need right from the start.

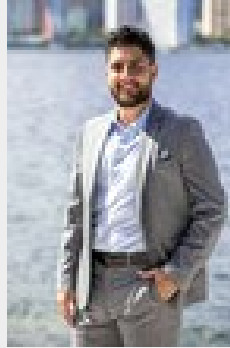
The warehouse features a generous 20-foot ceiling height, two mezzanines, and two 14-foot dock roll-up doors for easy loading and unloading. With a dedicated bathroom, two wall-unit air conditioners, and reliable three-phase power, this space is equipped to support your operations. Located in an O-IP zoned area, this property comes with 20 allocated parking spaces and is available for immediate occupancy. Don't miss this opportunity—contact us today to schedule a tour!

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Free Standing Industrial Building (Warehouse Flex/Space)
Strategically Located between I-95 and Turnpike, just south of Sample Rd
Available for Immediate Occupancy
2 garage doors with 14' clearance
1 open office with the space for three large independent workstations
Available Fully Furnished Office-Space



J.P. Orozco

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Larry A Rothenberg, Esquire

1700 N University Dr
Coral Springs, FL 33071

General Information Recap: Zoning classification: O-IP Steel-vaulted mezzanine 20 allocated parking spaces Available for immediate occupancy

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PRIME WAREHOUSE SPACE + DESIGNATED OFFICE SPACE

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Listing WAREHOUSE OVERVIEW

1st Floor

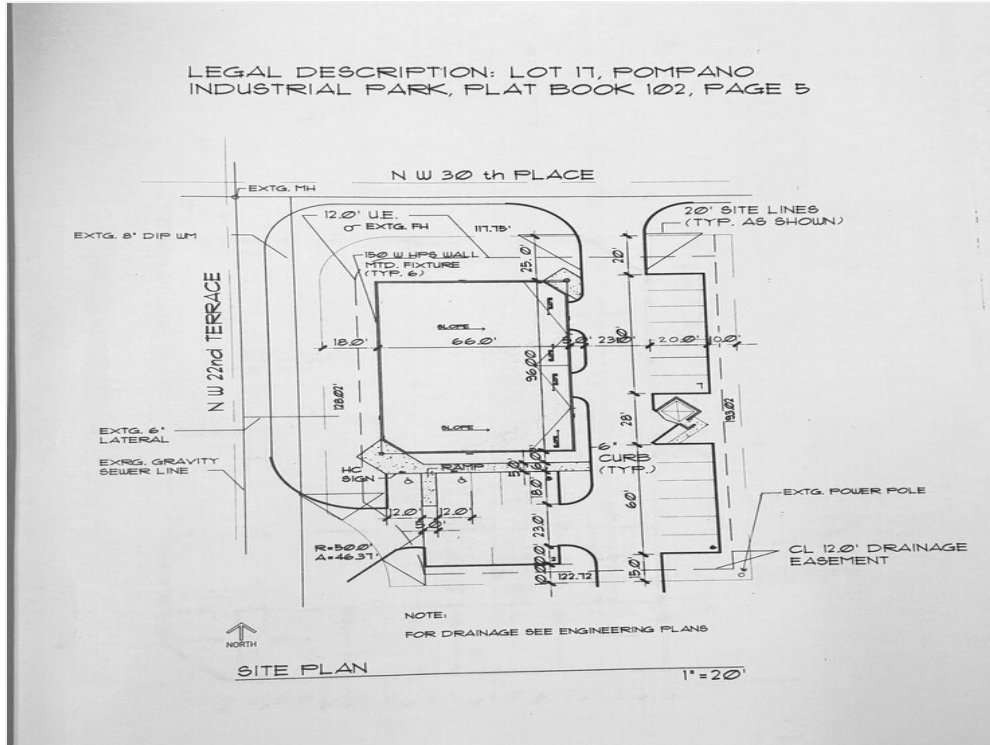
Space Available	6,836 SF
Rental Rate	\$26.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Office Size	1,500 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 10 Years

(At a glance)

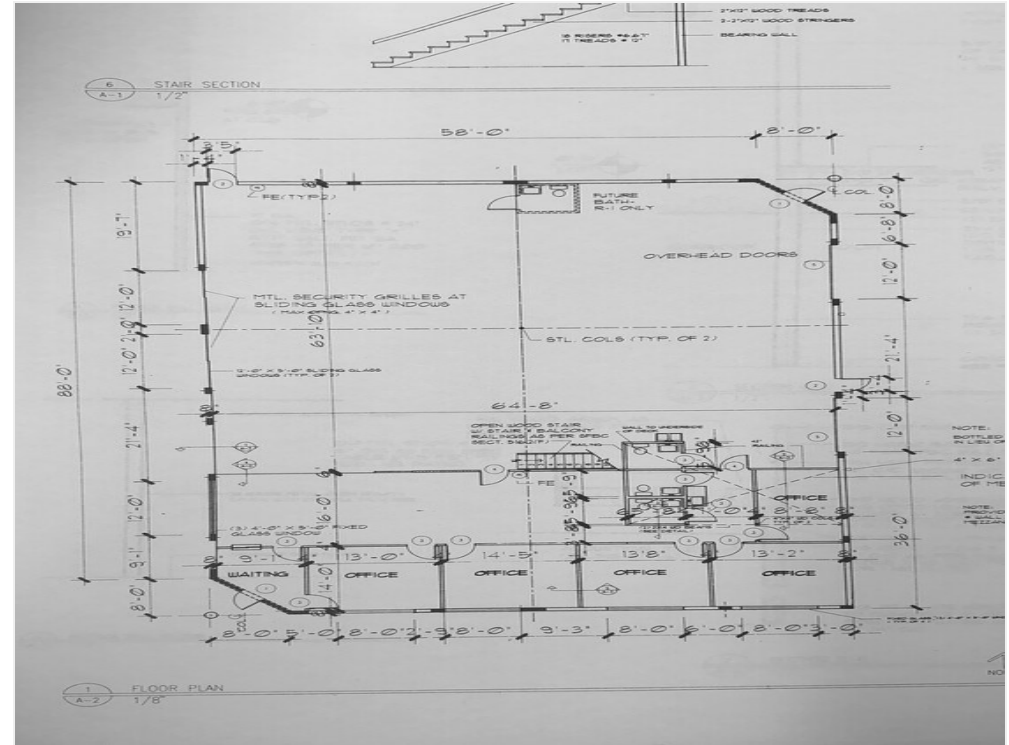
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Property Photos



BLUEPRINT1

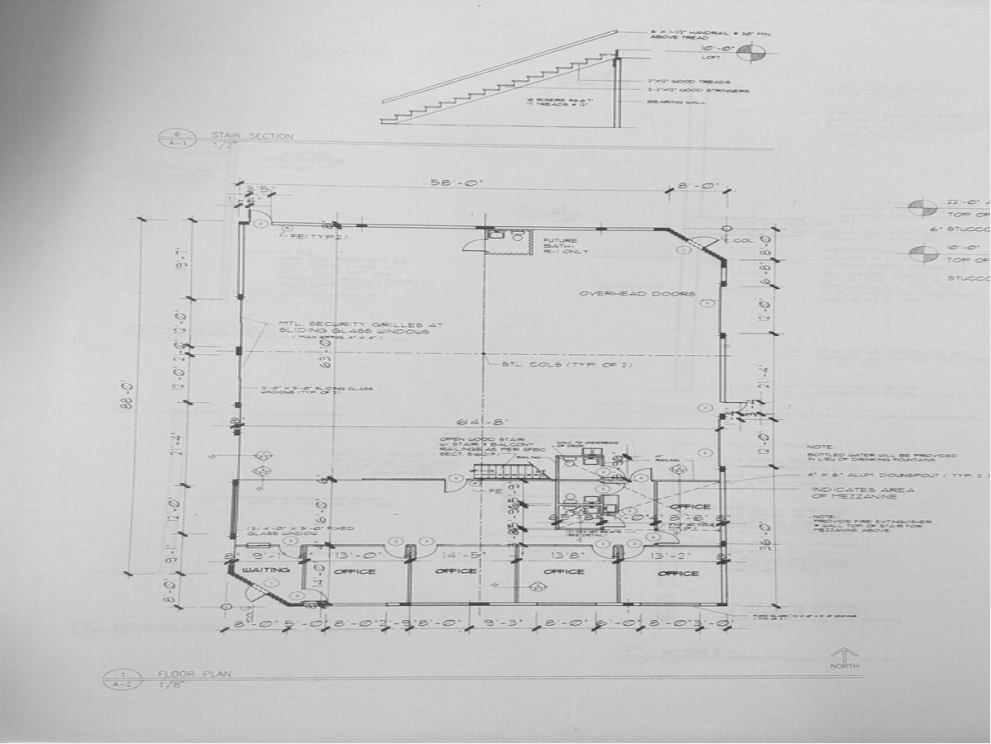


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Property Photos



BLUEPRINT3



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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IMG_0411

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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Location

