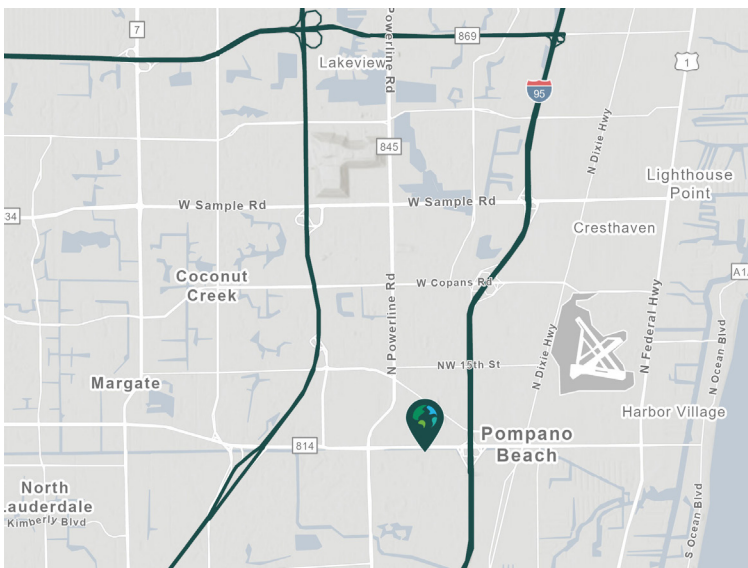


Up to ±80,162 SF & 1.7 Acres IOS

**2203 SW 3rd Street
Pompano Beach, FL 33069**

Prologis Atlantic Business Center 1200



- Class A Business Park in the Heart of Pompano Beach.
- Located between Interstate 95 & Florida's Turnpike.
- Access via Atlantic Blvd, Powerline Rd & SW 3rd St.
- Strong labor force and ample amenities nearby.
- General Industrial (I-1) zoning district

Property Features

Available Date	Immediately
Available Space	Up to ±80,162 SF
New Built-out Office	4,043 SF
IOS / Trailer Parking	1.7 AC (38 spaces)
Clear Height	32'
Shared Truck Court	176'
Dock Doors w/Pit Levelers	18
Drive-in Doors (Ramps)	2 (1 - 16'x16' Door)
Building Depth	209'
Car Parking Spaces	1.2/1,000 SF
Sprinkler/Lighting	ESFR / LED motion
Power	1,600 amps / 3 phase

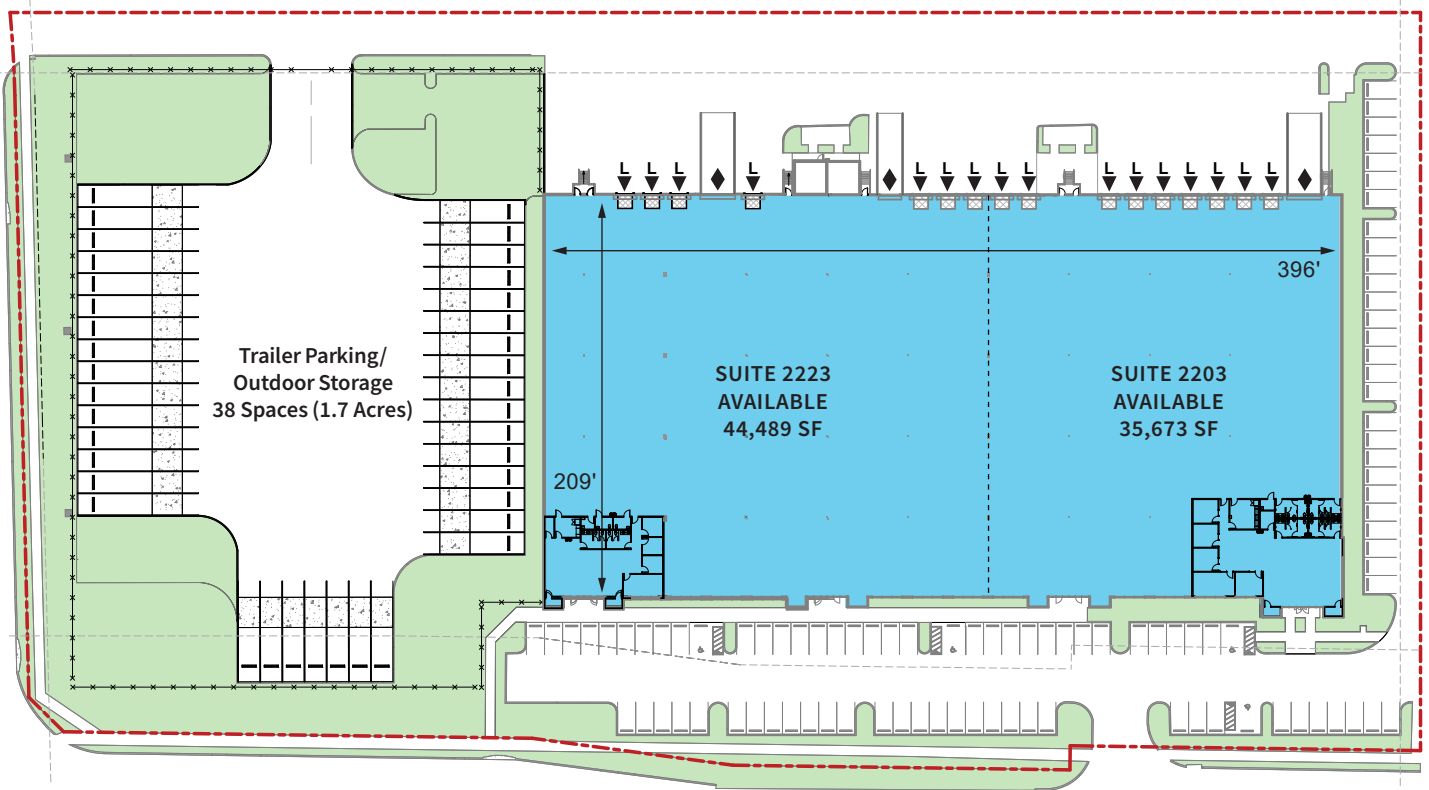


Unlock the full potential of your warehouse with one strategic, single-source partner.



LEASING OPTIONS

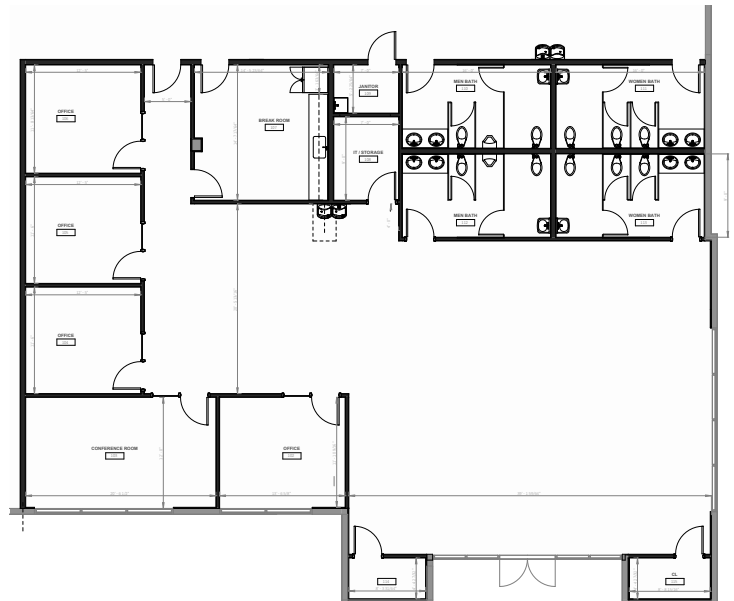
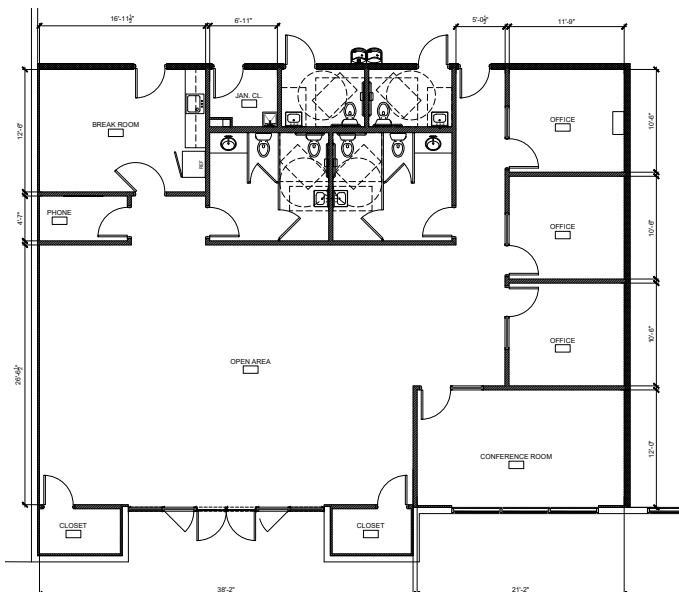
Two Tenant Scenario



RACE TRACK ROAD

Proposed Office - 2,906 SF

New Built-Out Office - 4,043 SF





Unlock the full potential of your warehouse with one strategic, single-source partner.



ATLANTIC BUSINESS CENTER SITE PLAN

Up to ±80,162 SF & 1.7 Acres IOS



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