



LEASE

3111 W McNab Rd

POMPANO BEACH, FL 33069

PRESENTED BY:

JOHN CONNELLY

O: 561.843.0659

john.connelly@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	8,346 SF
LOT SIZE:	0.65 Acres
CEILING CLEAR HEIGHT:	17 ft

PROPERTY DESCRIPTION

Introducing an exceptional commercial lease opportunity at 3111 W McNab Rd just north of Ft Lauderdale in Pompano Beach, FL. This property’s Light Industrial zoning provides a great opportunity for any service based business, distribution, light manufacturing, or general warehousing. Additionally, the warehouse is situated between W McNab and SW 14th St, providing access to the warehouse from both directions. This newly renovated property has never been available for lease before!

PROPERTY HIGHLIGHTS

- 1200 AMP (3 PHASE POWER)
- TWIN T CONSTRUCTION (ROOF TO WALLS)
- 8,500 SQFT WALLED IN YARD
- FULLY RENOVATED EXECUTIVE OFFICE/WORK SHOP BATHROOM SPACE

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FRONT OFFICE



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MAIN WAREHOUSE & SHOP BATHROOM



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SECOND FLOOR WAREHOUSE MEZZANINE & YARD (WALLED IN)



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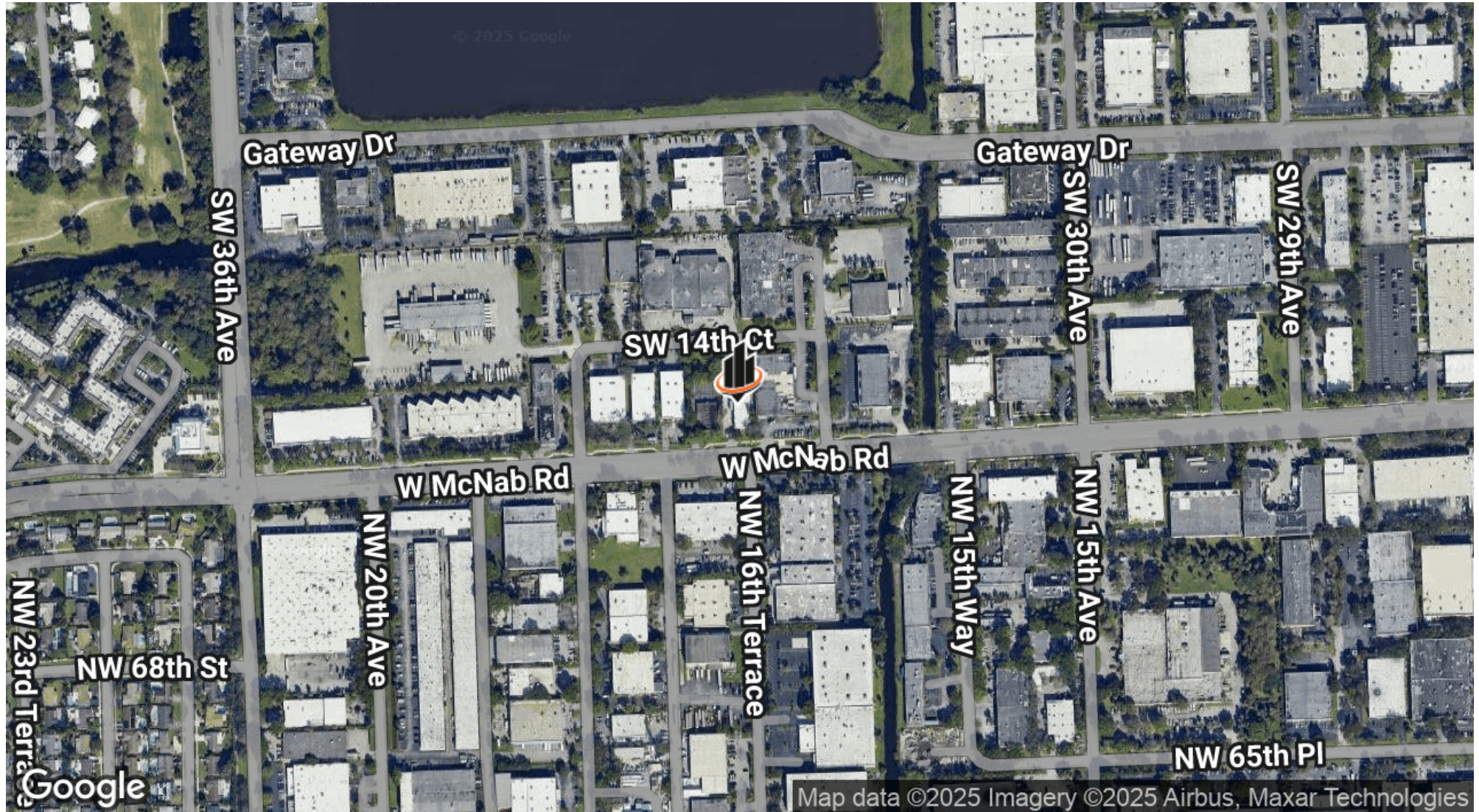
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SVN | COMMERCIAL PARTNERS

LOCATION MAP



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