

AVAILABLE FOR LEASE

± 34,864 SF

Industrial Class A Distribution Park



Butters Realty & Management
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Property Highlights

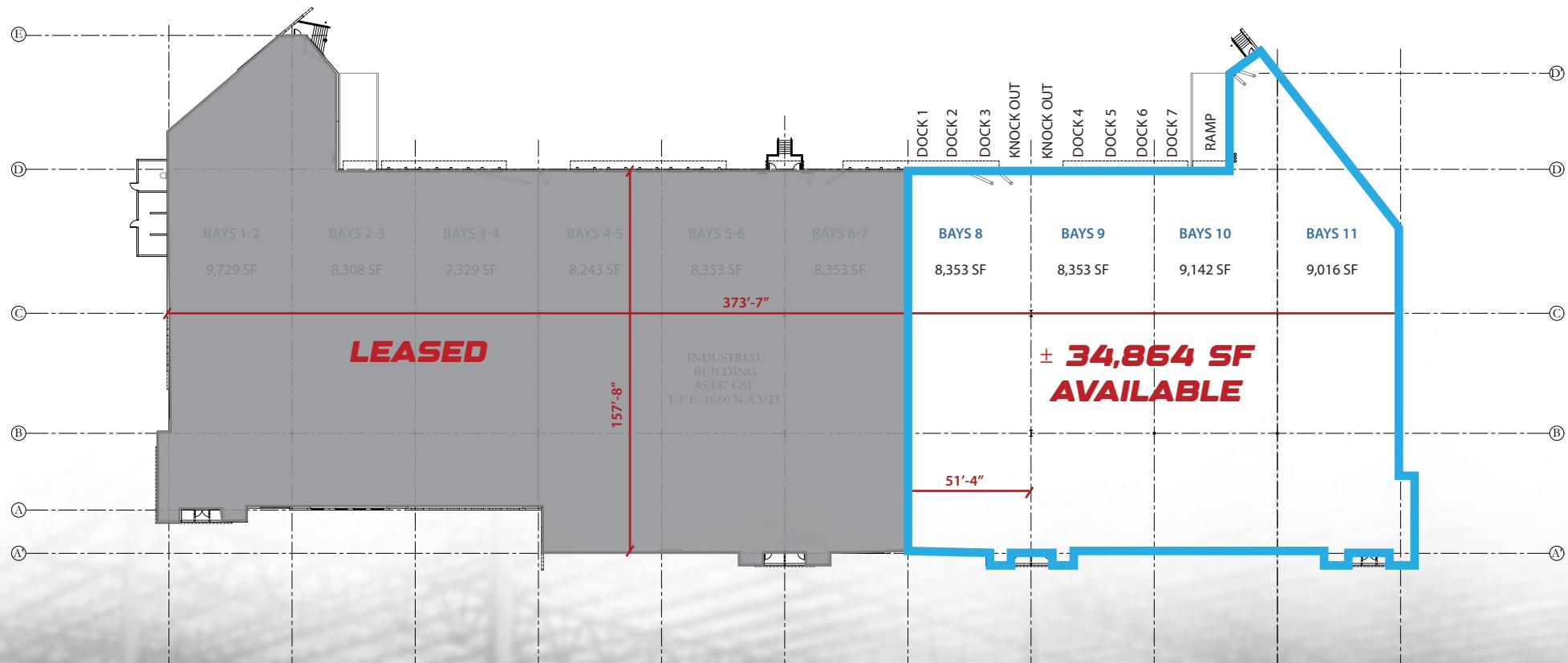
Andrews Logistics Center is located at 1698 Andrews Avenue, Pompano Beach, FL. I-95 is 2 minutes and 2 blocks away via Copans Road. The Florida Turnpike is 4 minutes away via Coconut Creek Parkway. Pompano Beach is strategically located in the middle of the Tri-County's ±8 Million residents. This free standing building is perfect for a headquarters or strategic local distribution center.

PROPERTY HIGHLIGHTS

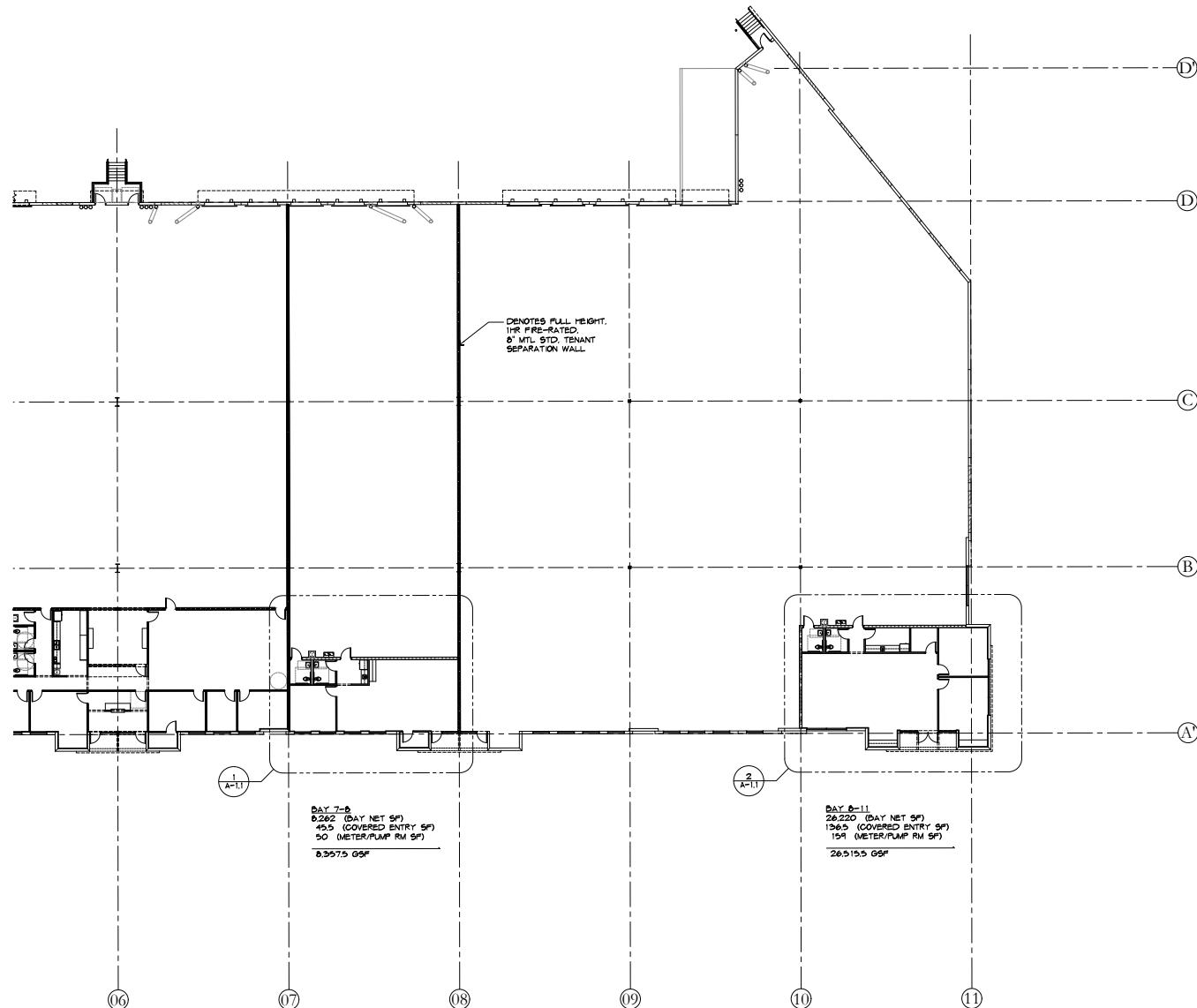
Property Type:	Class A Distribution Warehouse Space
Frontage SF:	± 600 linear feet of frontage
Available SF:	± 34,864 SF - 7 docks/ 1 ramp
Total Building Size:	± 85,187 SF
Building Depth:	160 Feet
Building Width:	513 Feet
Zoning:	OIP (Office Industrial Park)
Docks:	(24) 9'x10' Loading Docks plus 6 punch outs
Truck Court:	120' with 60' concrete aprons
Parking:	75' surface stalls
Ramps:	(2) 10' x 40' oversized concrete ramps
Sprinklers:	ESFR Sprinklers
Clear Height:	32' Clear height
Column Spacing:	51'-4" x 50' with 60' speed bay
Availability:	Q4 2025
Rate:	Call for details



Architectural Site Plan



Architectural Floor Plan



SIGNAGE AVAILABLE

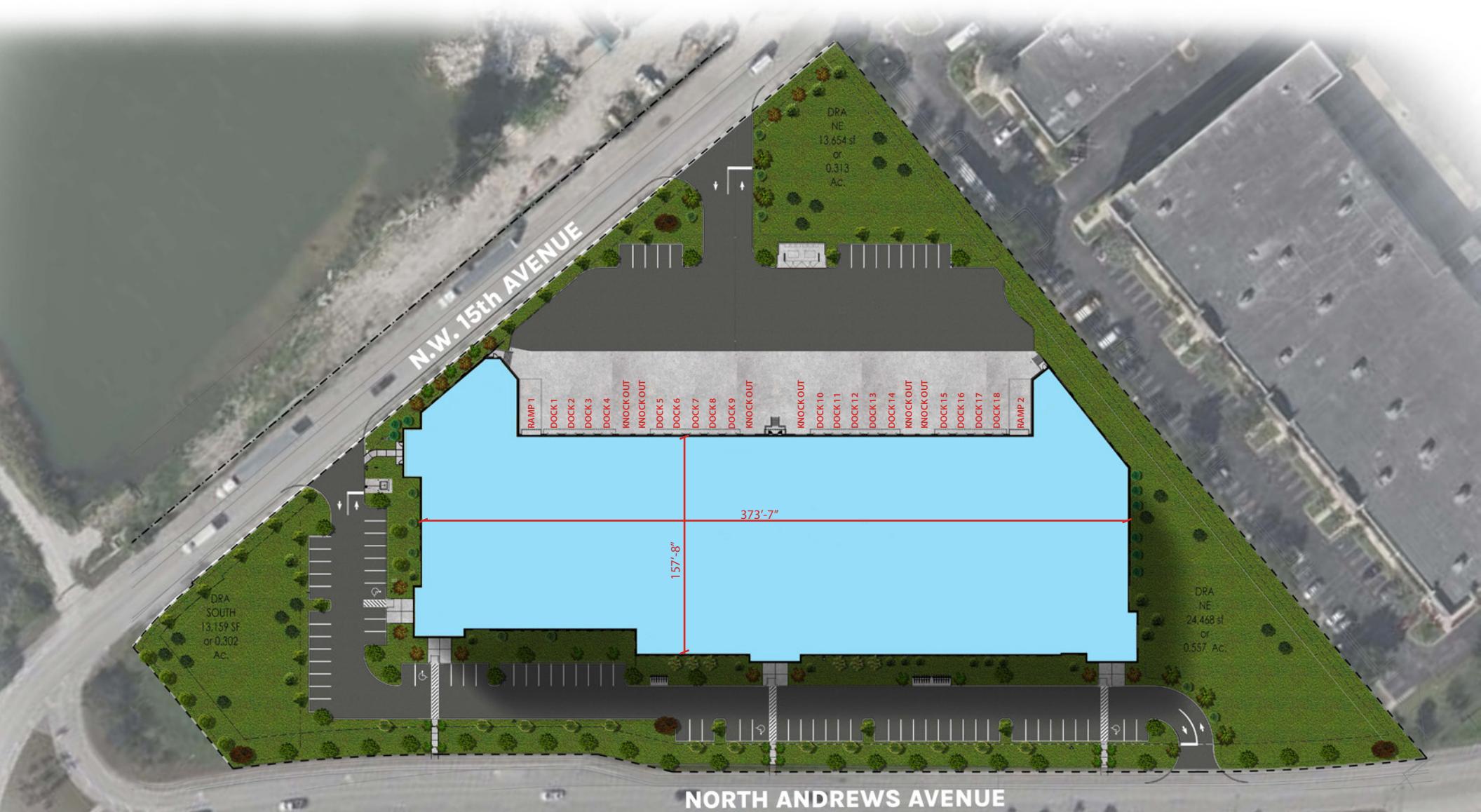
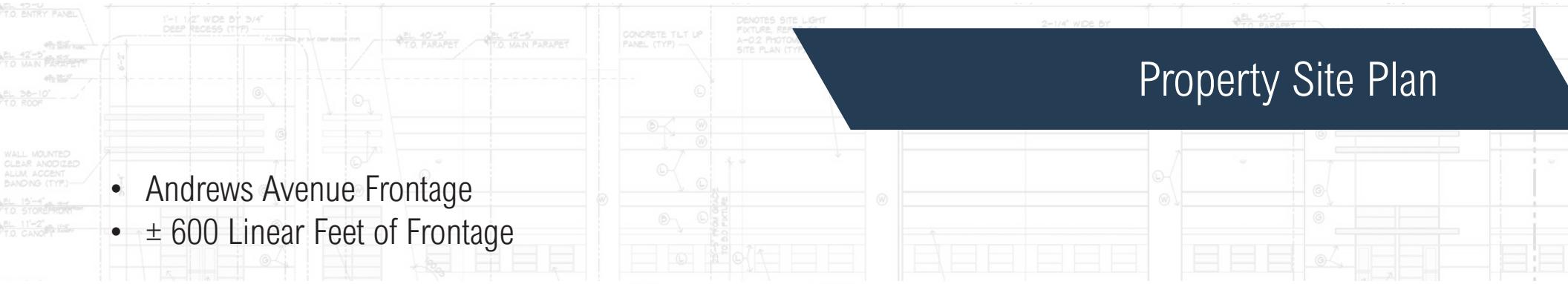


HNM ARCHITECTURE



Property Site Plan

- Andrews Avenue Frontage
- ± 600 Linear Feet of Frontage



Location Map & Distances to Ports & Airports

10 Miles To Port Everglades

22 Miles to Port of Miami

30 Miles to Port of Palm Beach

25 Miles To Miami International Airport

12 Miles to Fort Lauderdale International Airport

28 Miles to Palm Beach International Airport



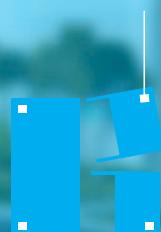
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