

# AVAILABLE FOR LEASE

# ± 34,864 SF

## Industrial Class A Distribution Park



1698 ANDREWS AVENUE,  
POMPANO BEACH, FL 33069



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.

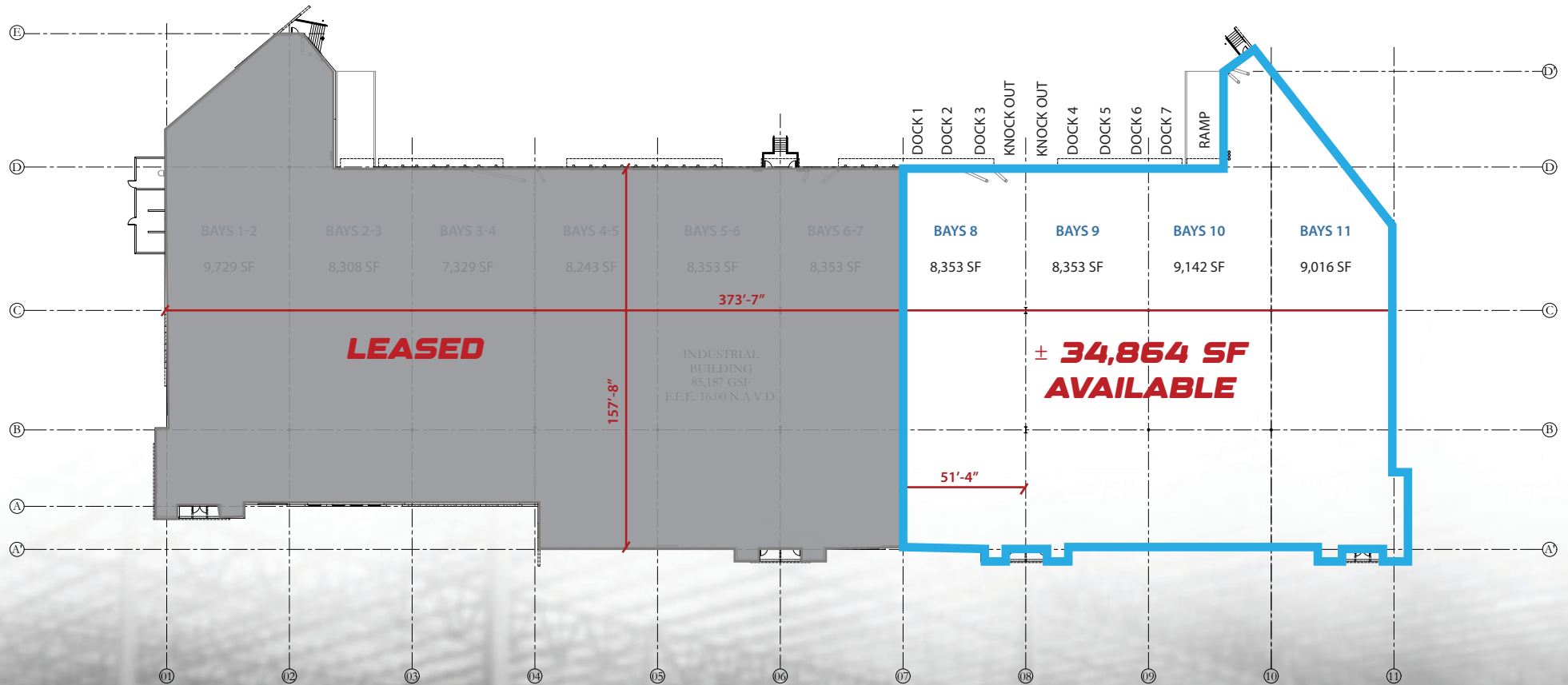
## PROPERTY HIGHLIGHTS

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

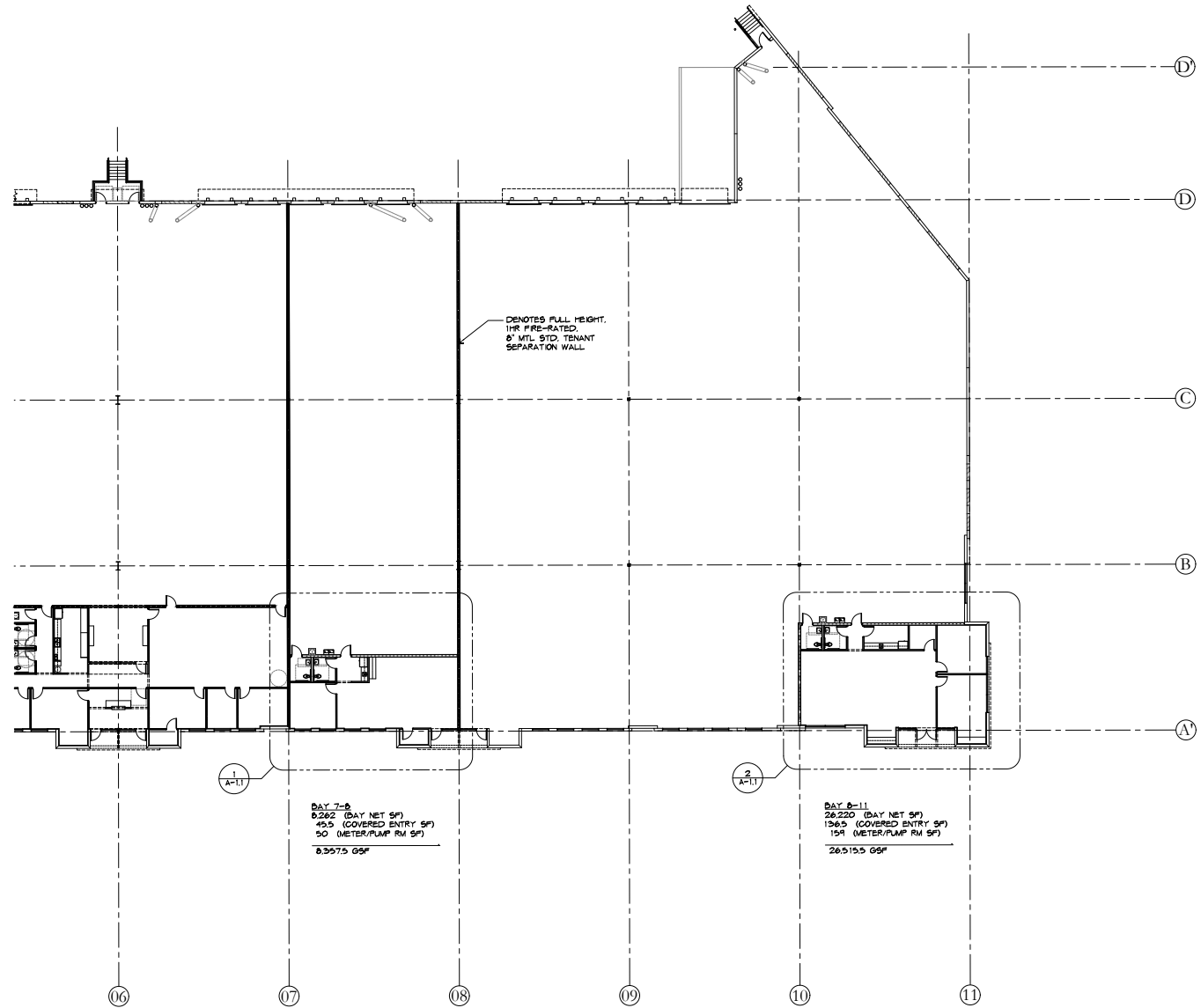




# Architectural Site Plan



# Architectural Floor Plan





**SIGNAGE AVAILABLE**





# Property Site Plan

- Andrews Avenue Frontage
- $\pm$  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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