

FOR LEASE

East Coast Industrial Park Office/Warehouse

540 NE 26 COURT

Pompano Beach, FL 33064

PRESENTED BY:

STEVE DAVIS

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KEITH KIDWELL, SIOR, CCIM

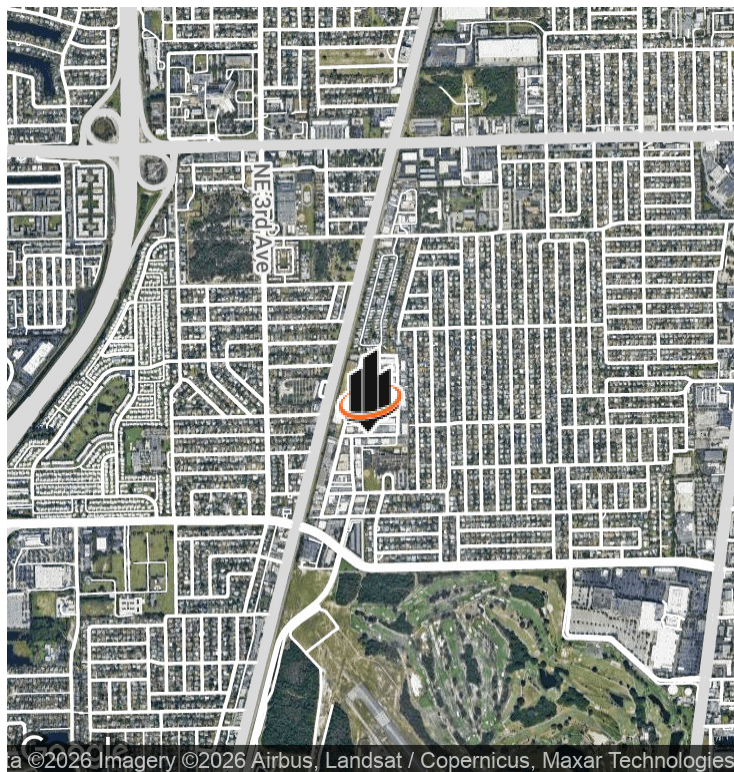
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
TOTAL AVAILABLE SF:	+/- 8,255 SF
OFFICE SF:	+/- 1,500 SF
ZONING:	I-1
MARKET:	Broward
SUBMARKET:	East Pompano Beach
APN:	4842 24 27 0900

PROPERTY DESCRIPTION

Exceptional opportunity to lease a freestanding, single-tenant office/warehouse building in the East Coast Industrial Park. This highly functional industrial property offers an excellent combination of warehouse access, upgraded office space, and flexible configuration for a wide range of business uses. The second-floor office area has been fully updated and includes three private offices, a large general office/work area, dedicated conference room, and reception area, providing a professional and functional workspace separate from the warehouse operations.

PROPERTY HIGHLIGHTS

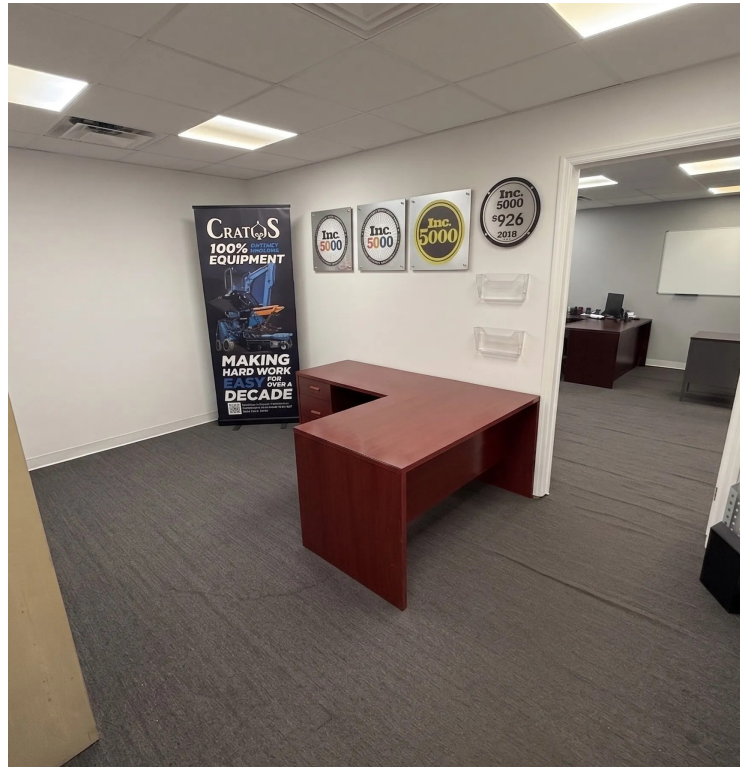
- 3 Grade-Level Overhead Doors: (1) Oversized 18' W x 15' H Overhead Door and (2) 12' W x 14' H Overhead Doors
- 20' Overall Ceiling Height
- Drive-Through Warehouse Capability
- 3 Phase Power
- Downstairs Walkthrough Showroom
- New 5-ton A/C Unit Installed August 2026

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ADDITIONAL PHOTOS



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