

# FOR LEASE

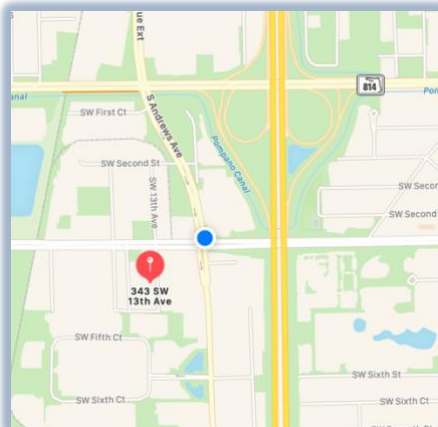
±2,000 OR 2,375 SF OFFICE/WAREHOUSE SPACE  
GREAT LOCATION NEAR ATLANTIC BLVD. & I-95



**\$21.50 P/SF**  
Modified Gross

**300 & 343 S.W. 13<sup>th</sup> Avenue,  
Pompano Beach, FL**

- **A Multiple Bay "Office/Warehouse" Complex:**
  - Bay 365 currently available For Lease.
  - BAY 365 – 2,000 SF
  - BAY 300 2,375 SF
  - Existing Office areas.
- **Building is Zoned I-1.**
- **Front & rear 12'x12' grade level loading doors.**
- **16' Clear in warehouse area.**
- **Attractive styling and building in good condition.**
- **Four parking spaces.**
- **3-Phase power in Bay 300.**
- **No automotive uses allowed.**



**Located near  
Andrews Avenue &  
Atlantic Boulevard.**

**Close Proximity  
to I-95.**

Although the information contained herein is believed to be correct, Broker and Owner have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker expects prospective purchasers/lessee's to exercise their own independent due diligence in verifying all supplied and relevant information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. A professional fee is earned by selling/leasing broker only upon consummation of a sale at closing or upon full execution of a lease on terms dictated by owner, not necessarily those forth above.

**LOCAL KNOWLEDGE-LOCAL STRENGTH™**



**Randy A. Rauch, SIOR**

[rrauch@rauchheim.com](mailto:rrauch@rauchheim.com)

Main 954.703.2323 Mobile 954.816.9005

[www.rauchheim.com](http://www.rauchheim.com)

1770 Northeast 37<sup>th</sup> Street, Suite B  
Fort Lauderdale, FL 33334