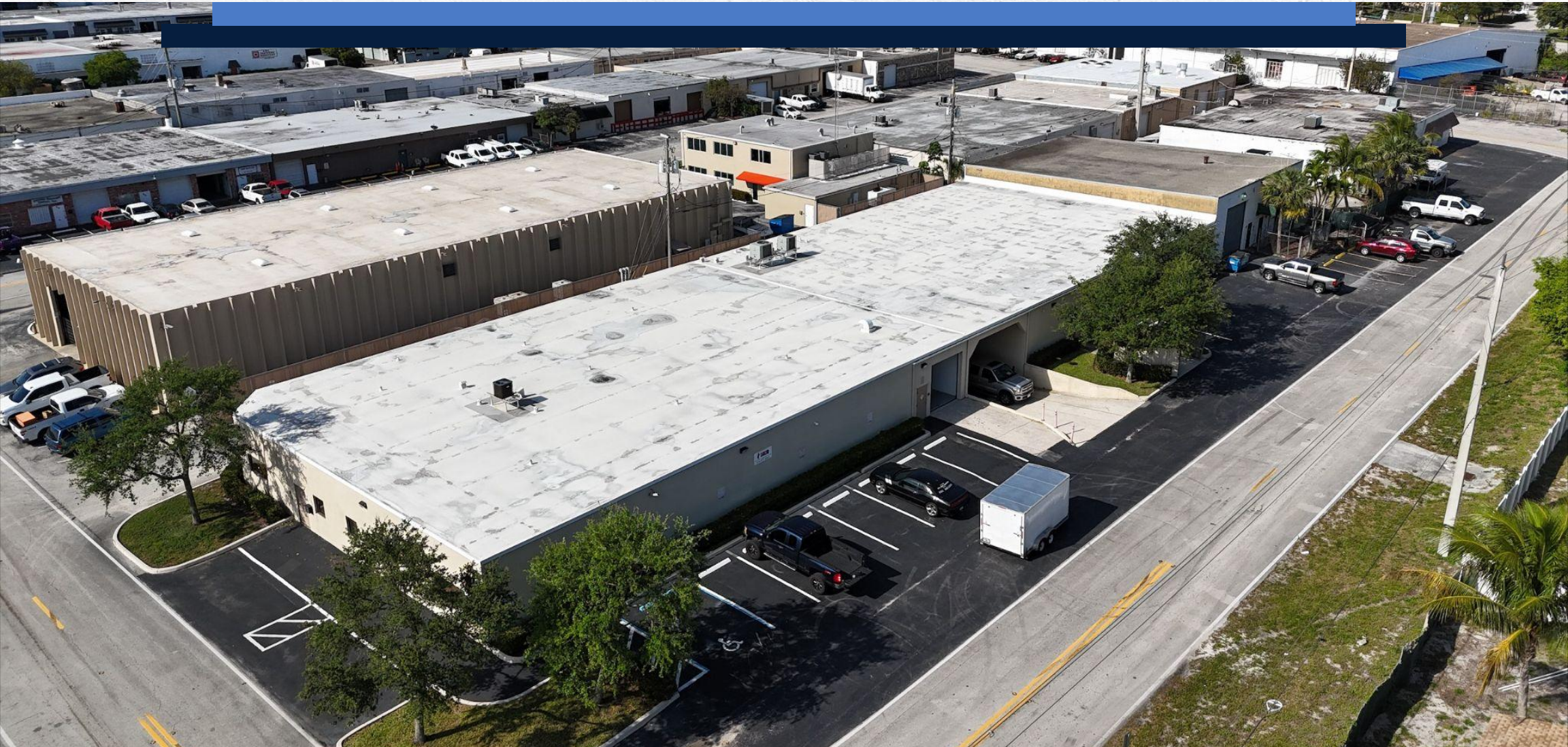
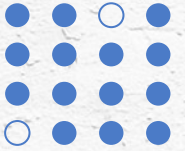


INDUSTRIAL BUILDING FOR LEASE

2881 NE 7th Ave | Pompano Beach, FL 33064

LEASING BROCHURE



EXCLUSIVE LEASING AGENTS:



SHANE WILLIAMS

ASSOCIATE

DIRECT +1 (954) 364-8388

MOBILE +1 (954) 804-9305

shane.williams@matthews.com

License No. SL3548392 (FL)



MICHAEL BUONADONNA

ASSOCIATE

DIRECT +1 (954) 505-2905

MOBILE +1 (845) 222-8167

michael.buonadonna@matthews.com

License No. SL3531894 (FL)



NICK WATSON

SENIOR ASSOCIATE

MOBILE +1 (321) 960-1810

nick.watson@matthews.com

License No. SL3469703 (FL)



HARRISON AUERBACH

VP & ASSOCIATE DIRECTOR

DIRECT +1 (404) 445-1092

MOBILE +1 (407) 312-1284

harrison.auerbach@matthews.com

License No. SL3422263 (FL)

KYLE MATTHEWS

License No. CQ1066435 (FL)



PROPERTY OVERVIEW

- **Strategic Location**

Located just north of the Pompano Beach Airpark, this building offers quick access to Dixie Highway and I-95 via Copans Rd.

- **Quality Building**

This property offers a quality mix of warehousing, office, and showroom space. The roof was replaced in 2013 and is currently under a 20-year warranty. Additionally, the site offers 3-phase heavy power.

- **Functionality**

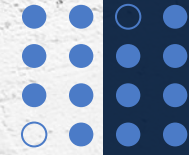
4 grade level doors and 1 dock level loading door allow for great access to the interior of the building. There is access to the building from both NE 7th Ave and NE 29th Street. Ample warehousing combined with office makes this flex space ideal for a multitude of business types

- **Immediate Availability**

This space is ready for occupation and offers quality space that doesn't need to be renovated or improved.



PROPERTY SUMMARY



\$15.50/SF NNN
LEASE RATE



±15,900
GLA (SF)



NNN
LEASE TYPE



IMMEDIATE
OCCUPANCY

Property Summary

Operating Expenses \$4/SF

Approximate Office SF ±2,000 SF

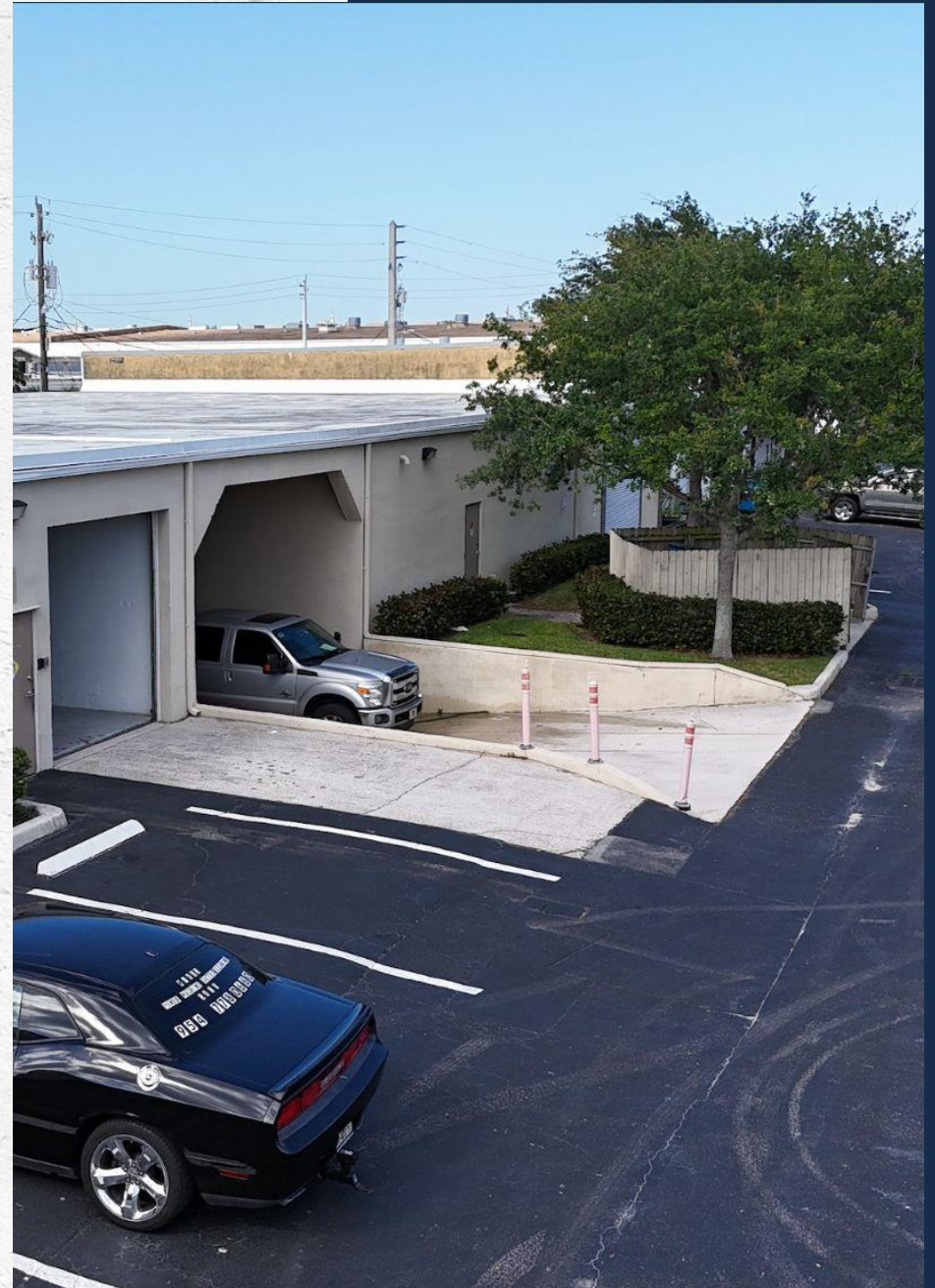
Power 3-Phase Heavy Power

Clear Heights ±12'

Roof Age 2013 (20 Year Warranty)

Dock Doors 1

Roll Up Doors 3 on the North side, 1 on the South side





N DIXIE HWY ± 19,000 VPD

N FEDERAL HWY ± 19,000 VPD

834 ± 38,000 VPD

811

1

SUBJECT PROPERTY

MARATHON
 ELEVEN
 SHELL
 WELLS FARGO
 TRUIST

Public Storage

THE SPICE LAB
 COOKING INSPIRATION

SUNBELT
 MARKETING

U-HAUL

cricket
 wireless

KIA

MITSUBISHI
 MOTORS

petco
 Staples
 Arby's

Publix

SUN AUTO
 SERVICE

ideal
 DOLLAR GENERAL
 Auto Zone

Michael's
 Party City
 bealls
 OUTLET
 Domino's
 Pizza

Walgreens

CVS pharmacy

HARBOR
 FREIGHT
 Quality Tools at Ridiculously Low Prices

Value Pawn & Jewelry

McDonald's

enterprise

BANK OF AMERICA

MAG

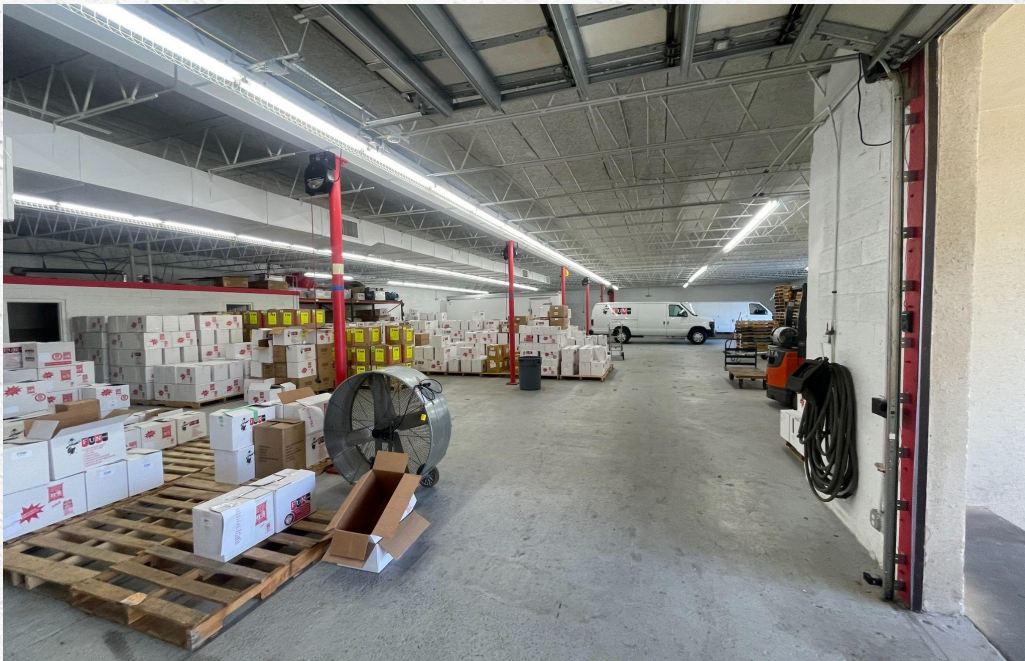
Cane's
 CHICKEN FINGERS

THE SALVATION
 ARMY

WHOLE FOODS
 MARKET
 ULTA
 BEAUTY
 HomeGoods

Publix

INTERIOR PHOTOS



EXTERIOR PHOTOS

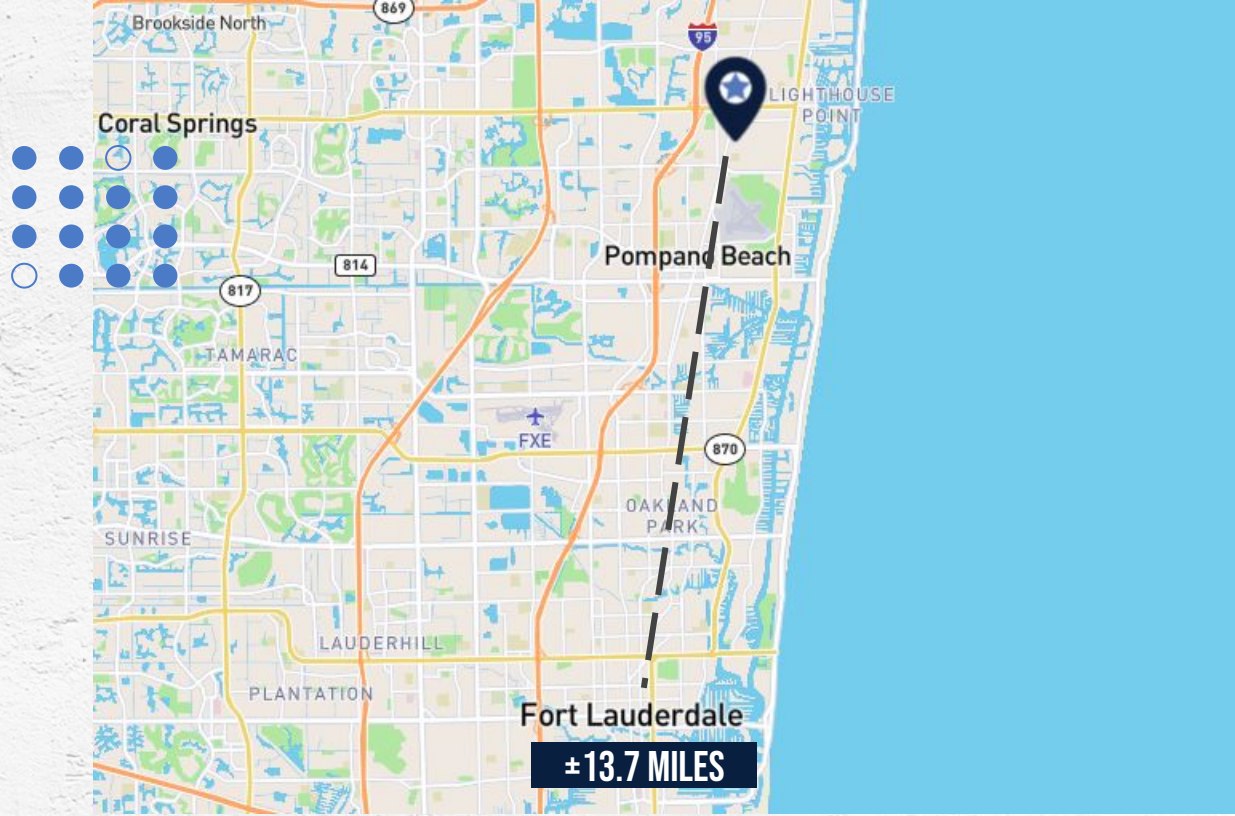


AREA OVERVIEW

Pompano Beach, FL

Pompano Beach, Florida, boasts a diverse industrial landscape characterized by a mix of manufacturing, distribution, and technology-based industries. The city's strategic location along Florida's southeastern coast, in close proximity to major transportation arteries such as Interstate 95 and the Florida Turnpike, facilitates efficient logistics and supply chain management for industrial businesses. Pompano Beach's industrial sector benefits from access to Port Everglades, one of the busiest container ports in Florida, enabling seamless import and export activities for companies engaged in international trade. Additionally, the city's business-friendly environment, supported by incentives and streamlined permitting processes, attracts a range of industrial enterprises seeking to establish or expand their operations in South Florida.

In terms of transportation, Pompano Beach offers a comprehensive network of roadways, including major highways and local thoroughfares, ensuring convenient connectivity for commuters and freight transportation alike. The city's proximity to Fort Lauderdale-Hollywood International Airport provides access to global air cargo networks, facilitating expedited movement of goods and enhancing Pompano Beach's role as a logistics hub. Furthermore, Pompano Beach is serviced by rail lines, contributing to the city's multimodal transportation infrastructure and providing additional options for industrial businesses to optimize their supply chain operations.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	20,573	138,557	304,811
Current Year Estimate	19,559	128,786	288,738
2020 Census	19,359	123,657	279,746
Growth Current Year-Five-Year	5.18%	7.59%	5.57%
Growth 2020-Current Year	1.03%	4.15%	3.21%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,853	57,178	136,103
2020 Census Estimate	6,668	49,971	123,227
2010 Census	6,065	44,316	111,849
Growth 2020-Current Year	-1.39%	6.40%	5.43%
Growth Current Year-Five-Year	4.21%	7.54%	4.76%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$80,765	\$92,127	\$99,887

ECONOMY

Situated at the center of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong and diverse economy as it has access to highly-skilled workers, major international markets, world-class educational opportunities, and a business-friendly government. From aviation and aerospace to global logistics, headquarters, life sciences, manufacturing, marine industries and technology, the area offers a solid infrastructure to support these growing industries and clusters.

Fort Lauderdale is home to nearly 200 regional, national, and international headquarters, making it a global business center. These businesses have access to two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports. The city is at the heart of TechGateway, a major tech hub where many technological advancements were first created. Over 6,000 companies are located within the TechGateway including Microsoft, JetSmarter, and Hotwire Communications

The Greater Fort Lauderdale area is home to 43 higher education institutions that offer Associate's degrees or higher, eleven of which offer Master's degrees. The institutions educate over 350,000 students each year.

With a favorable tax climate for businesses and no personal state income tax, this city is an ideal place for businesses and young professionals to thrive.

Located west of Flagler Village, Thrive Progresso is an 80,000 square feet mixed-use development and social destination began construction in mid-March 2021 and finished late September 2021.

The project features a performing arts center, a retail strip, an office complex, a high-end warehouse, and much more. The development's layout set out the ideal location for socializing as there is lots of natural light, large walkable areas, and a green event space.



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BROKER OF RECORD

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This Leasing Package contains select information pertaining to the business and affairs located at **2881 NE 7th Ave | Pompano Beach, FL 33064** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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REAL ESTATE INVESTMENT SERVICES