

# Property Overview



## 'Gateway & Global' Office & Industrial Warehouses & Business Park

- Offering two (2) mixed-use buildings and excess land for development
    - Zoned I-1 Industrial on five (5) separate folios/parcel #'s.
  - 8.64 acres +/- of land of which 3.67 acres is additional paved parking
    - Parking ratio of 7 / 1000 which could allow for future development
    - Potential for Self-Storage Development, Office or Warehouse value add development
  - Total existing building improvements leasable SF: 133,245 SF +/-
  - Zoning Uses under Industrial (I-1) include:
    - Industrial warehouse
    - Office-warehouse (long- and short-term leasing)
    - Business / Call Centers
    - Office (short term, shared or long-term leasing)
    - Potential Storage Development on excess land
    - Other uses include Educational, Medical Lab, Laboratory, & Assembly production.
- Built between 1976 to 1978
  - Renovated 2008, 2019 & 2024
  - Renovated to Class B + standards
  - Fully sprinklered
  - Over parked at 7 / 1,000 SF
  - 660 total parking spaces +/-
  - 24/7 access
  - Leasing:
    - Asking base rents from \$13.99 to \$16.25/SF + CAM
  - CAM
    - Gateway building (\$5.50/SF)
    - Global building (\$8.95/SF)

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**Pompano Beach Industrial Warehouse & Office**