

POMPANO CENTER OF COMMERCE II

1550-1650 NW 18th Street

WAREHOUSE BUILDING FOR LEASE



9,760 SF Available For Lease

POMPANO BEACH, FLORIDA

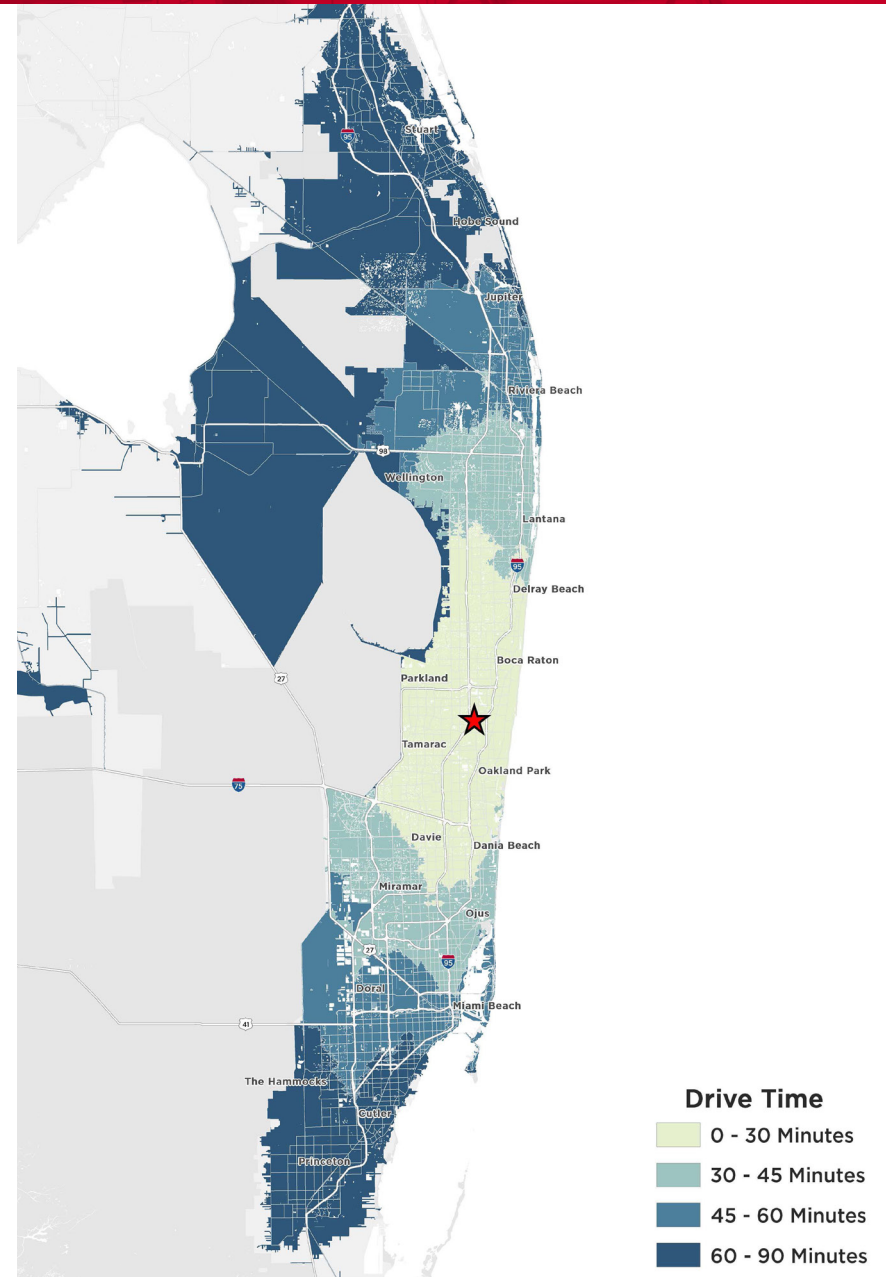
1550-1650 NW 18th Street

PROPERTY HIGHLIGHTS

- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- Pompano Beach is a very business-friendly city with an active economic development council
- Immediate access to I-95 and Florida's Turnpike

LOCATION HIGHLIGHTS

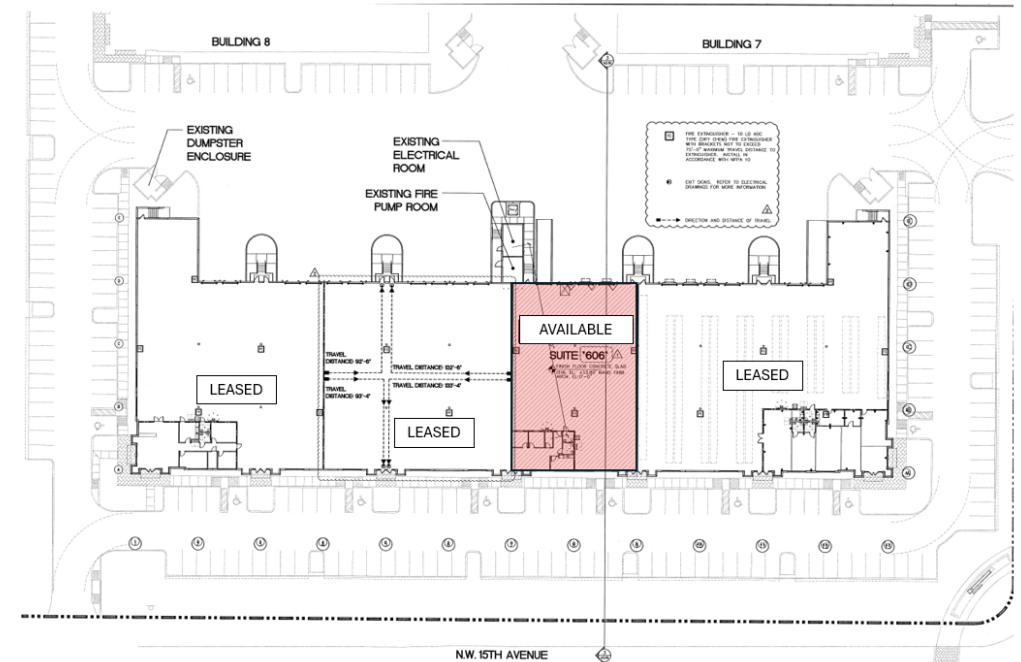
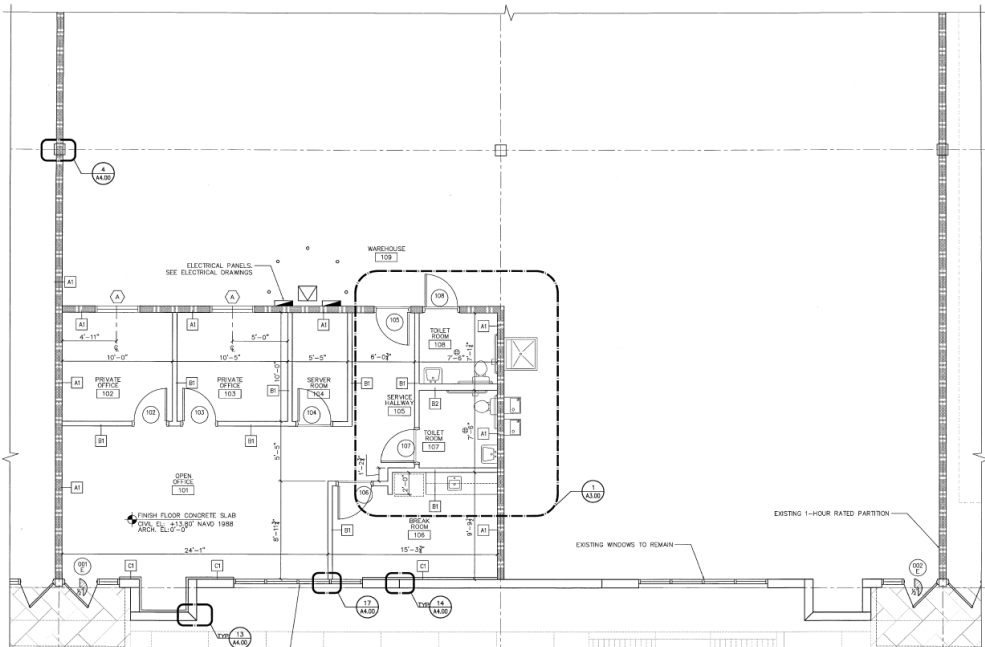
- Located in the largest submarket in Broward County with immediate interstate access
- **DRIVE TIMES:**
 - **TriRail Station:** 5 Minute Drive
 - **FL Turnpike:** 12 Minute Drive
 - **I-95:** 7 Minute Drive
 - **Palm Beach International Airport:** 36 Minute Drive
 - **Ft Lauderdale International Airport:** 27 Minute Drive
 - **Miami International Airport:** 45 Minute Drive



POMPANO BEACH, FLORIDA

BUILDING SPECIFICATIONS

- 1550 NW 18th Street, Suite 606 Pompano Beach, FL 33069
- 9,760 SF available for lease
- 1,003 SF Office
- 24' clear height
- ESFR fire sprinklers
- 3 dock high doors (1 pit leveler, 2 edge of dock levelers, and 3 dock lights)
- 1 drive-in door
- Zoned O-IP/PCF
- Available July 1, 2026
- Lease rate: \$21.50 NNN





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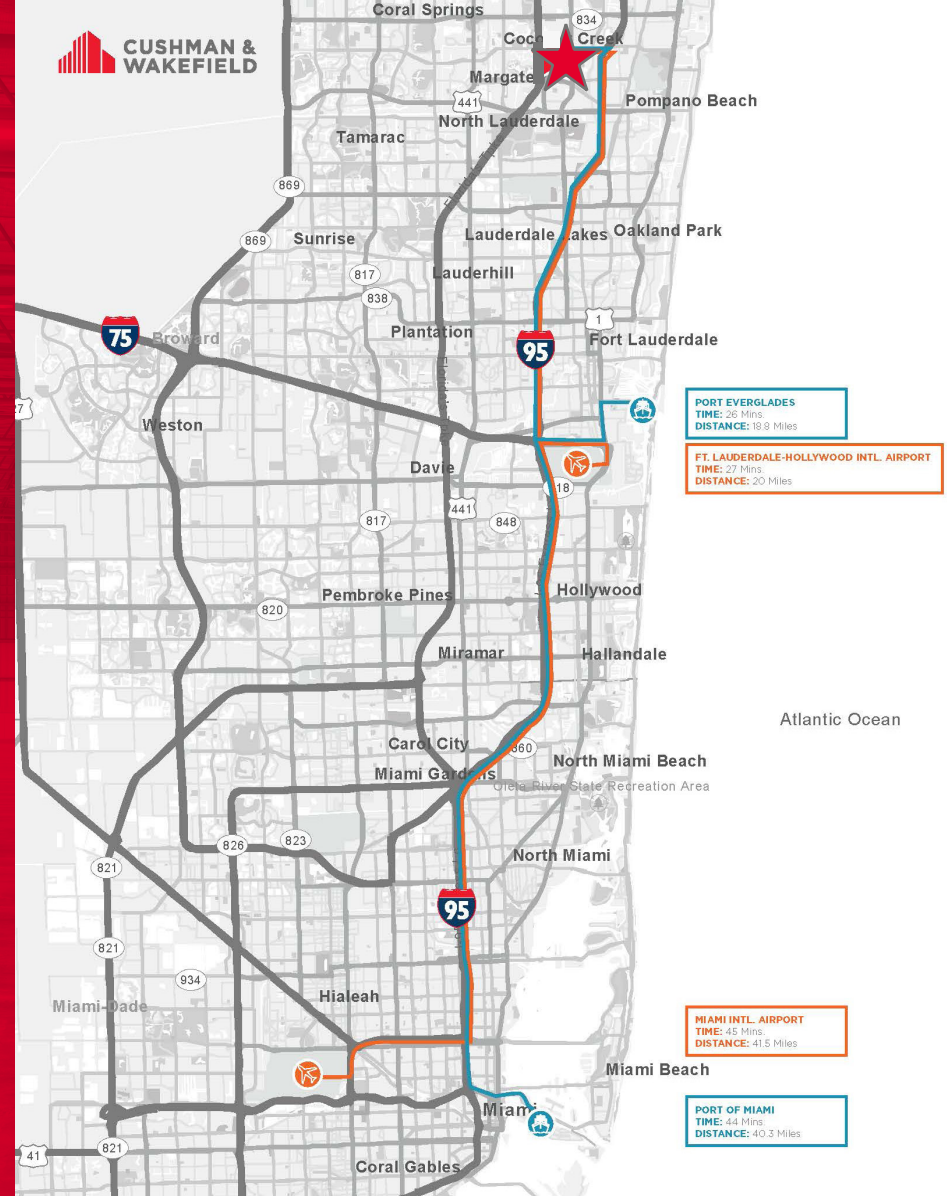
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