

# AQUATHIN BUSINESS CENTRE WAREHOUSE SPACE FOR LEASE

950 SW 12TH AVE  
POMPANO BEACH, FL



**LEASING  
WEBSITE**



 **LEE &  
ASSOCIATES**  
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# WAREHOUSE FOR LEASE

## FLEXIBLE SHORT-TERM LEASING OPTIONS IN POMPANO INDUSTRIAL SUBMARKET

Lee & Associates presents a 3,200 SF industrial warehouse space for lease at Aquathin Business Centre, located in the desirable Pompano Beach Industrial Submarket. The 40' x 80' unit offers efficient warehouse functionality with 16 ft clear twin-T ceilings, 1 grade-level loading door, and approximately 300 SF of built-out office space, making it ideal for light manufacturing, storage, distribution, or service-oriented businesses. The suite provides flexible short-term leasing with a 6-18 month term at \$23.00/SF gross and includes 6-10 dedicated parking spaces, with overflow parking available at an additional rate. The property is situated within a professionally maintained multi-tenant industrial building totaling approximately 23,938 SF and features three-phase power, a fenced lot, and fiber optic internet connectivity.

SPACES	LEASE RATE	TYPE	SPACE SIZE	TERM
UNIT 1	\$23.00 SF/yr	Gross	3,200 - 4,800 SF	6-18 Months



For more information, please contact one of the following individuals:

### MARKET ADVISORS

#### GREG MILOPOULOS

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## PROPERTY HIGHLIGHTS



### FOR LEASE:

\$23.00 SF/yr (Gross)

6-18 Months Term



### Warehouse Unit with Office Space:

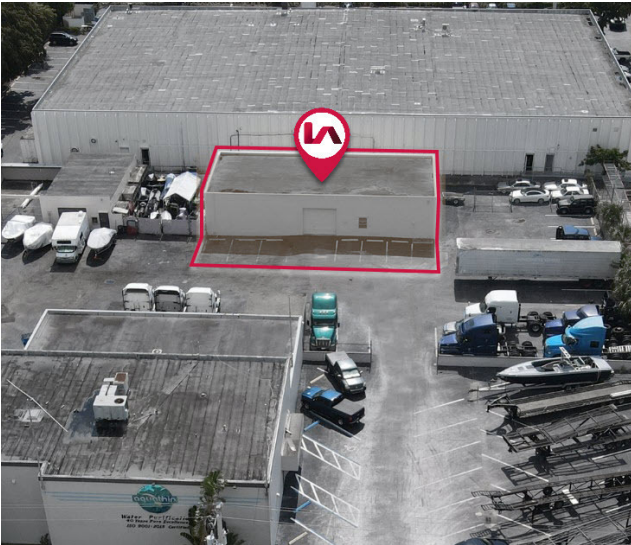
- 3,200 SF - 4,800 SF Available
- 300 SF Built Out Office Space
- 1,600 SF Office in Adjacent Building
- 3 Grade Level Loading Doors
- 10' x 11' Loading Doors
- 16' Clear Ceilings
- 6-10 Dedicated Parking Spots
- Optional Fenced in Storage



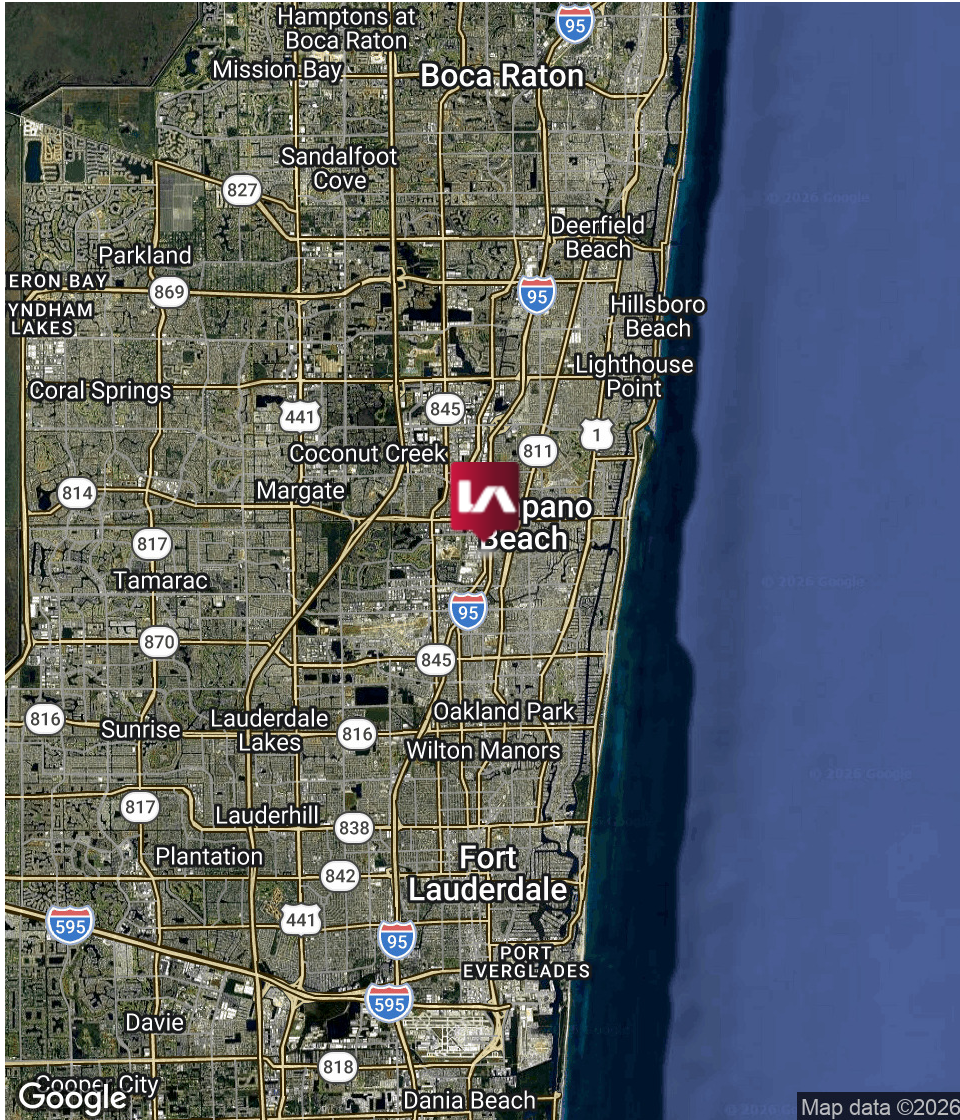
### Location & Access:

- S Andrews Ave Frontage
- 1.2 mi to I-95
- 2.5 mi to Tri-Rail Station
- 1 mi to Ft Lauderdale Exec Airport
- 20 min to Ft Lauderdale Int'l Airport

# UNIT PHOTOS



# REGIONAL MAP



## LOCATION OVERVIEW

Aquathin Business Centre is located in the Pompano Beach industrial submarket with convenient access to I-95, McNab Road, and major east-west Broward County corridors. The property is approximately 3 minutes from the Cypress Creek Tri-Rail station and about 20 minutes from Fort Lauderdale-Hollywood International Airport, offering excellent regional connectivity for businesses operating throughout South Florida.

## CITY INFORMATION

CITY:	Pompano Beach
MARKET:	South Florida
SUBMARKET:	Pompano Beach