

# FOR LEASE

28,919-SF AVAILABLE  
1401 SW 8<sup>th</sup> Street  
Pompano Beach, FL

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



 **Stonelake**  
CAPITAL PARTNERS

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## SPACE FOR LEASE - INFORMATION

- 28,919-SF Available
- 1,790-SF Office Space
- +/- 0.5 Acre Storage Yard Included
- Dock-High Loading
- Functional Warehouse Space
- 18' Clear Height
- Pompano Beach Submarket
- 2026 Make-Ready Scope
  - Whitebox Interior Warehouse
  - Full Sprinkler Installation
  - New Exterior Paint
  - LED Warehouse Lighting
  - Updated Office Space and Fixtures
  - New Tuck Court Asphalt
- Quick Access to Florida's Turnpike & I-95

Greg Milopoulos - 954.558.1220

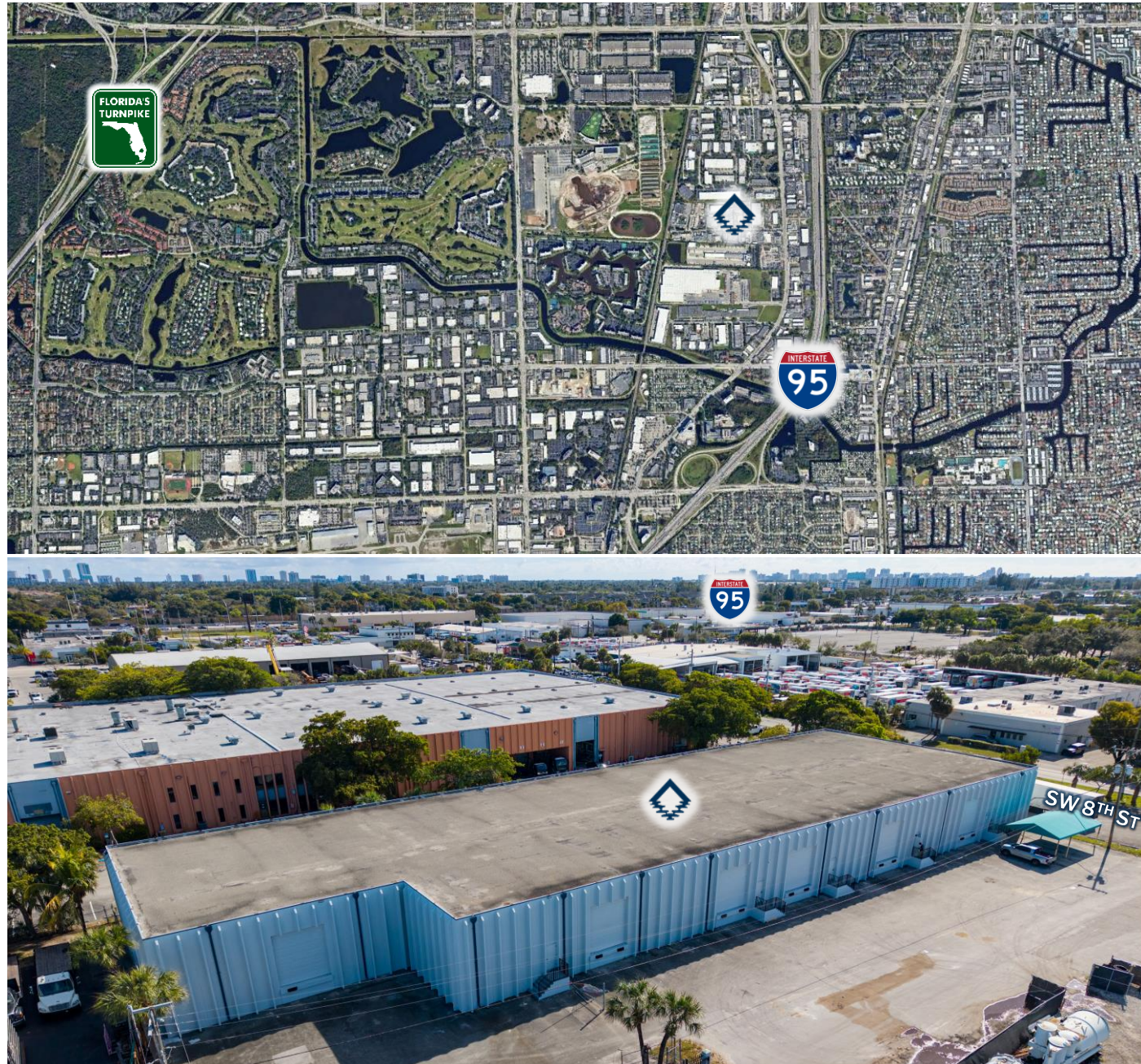
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

# FOR LEASE

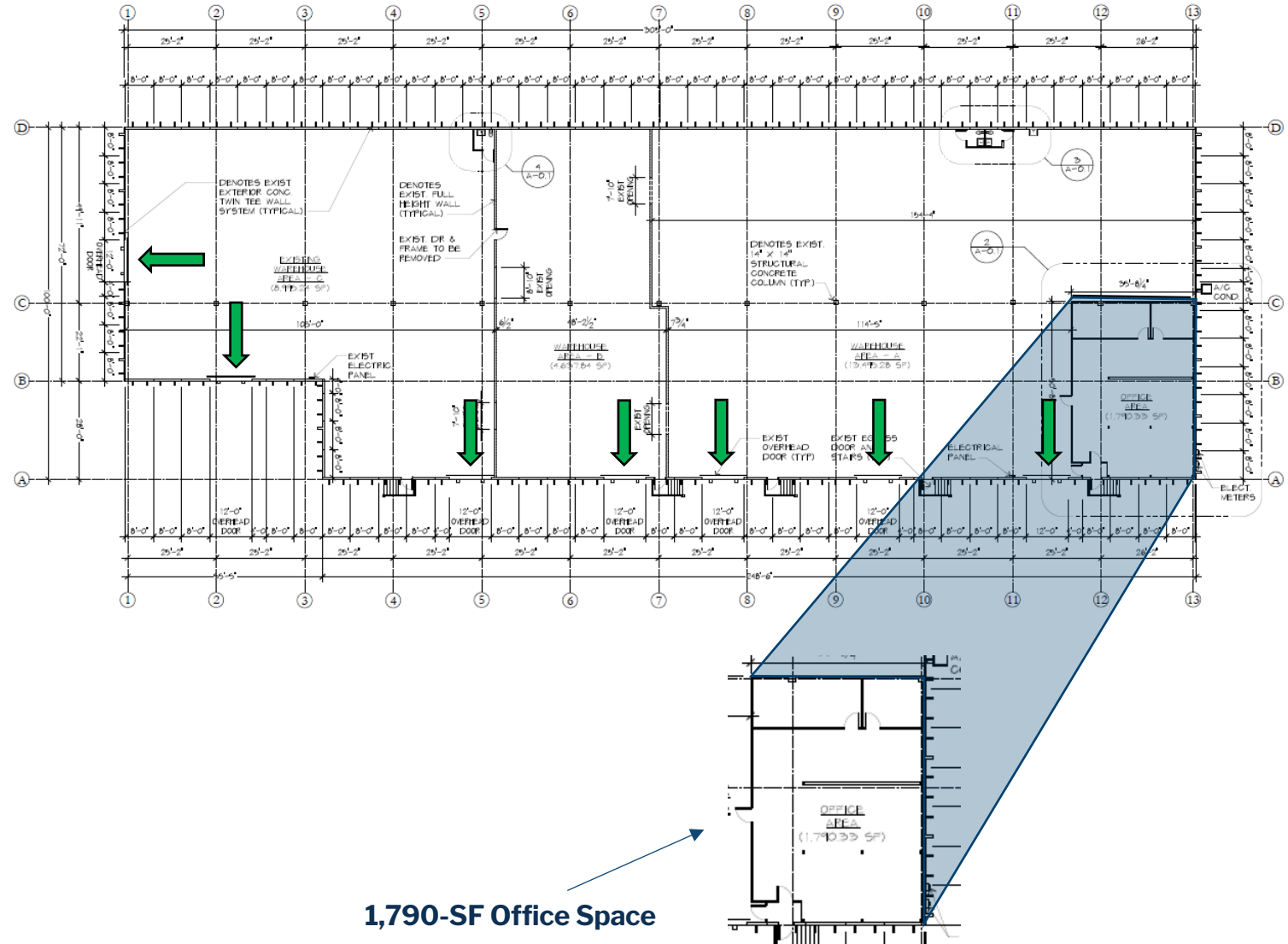
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## Floor Plan

- 28,919-SF Available
- Seven (7) Dock High Doors

## 2026 Make Ready Work

- Whitebox Interior Warehouse
- New Exterior Paint
- LED Warehouse Lighting
- Full Sprinkler Installation
- Updated Office Space and Fixtures
- New Truck Court Asphalt



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SW 8TH STREET

+/- 0.5 ACRE STORAGE YARD INCLUDED

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SW 8<sup>TH</sup> STREET

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**TRUCK COURT REPAIRS INCLUDED IN 2026 MAKE READY SCOPE**

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SW 8<sup>th</sup> STREET

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**WAREHOUSE INCLUDED IN 2026 MAKE READY SCOPE**

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OFFICE INCLUDED IN 2026 MAKE READY SCOPE

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