

NEW PREMIER
INDUSTRIAL PARK
20,000 SF TO 1.49 MSF AVAILABLE

330

BUILDING 3



RACE TRACK
LOGISTICS POMPANO

FOR LEASE
311-800 RACETRACK LOOP, POMPANO BEACH, FL 33069

CBRE

HIGHLIGHTS

Fully-approved site plan

Phase 1, ~620,740 square feet across four buildings

Phases 2 & 3, ~879,232 square feet, available for build to suit or pre-lease

87.8
ACRES

36'
CLEAR HEIGHT

TILT WALL
CONSTRUCTION

CAMPUS
ENVIRONMENT
& SURROUNDING
AMENITIES

ESFR
SPRINKLERS




6.5 MIL
RESIDENTS
WITHIN A 2-HOUR
DRIVE-TIME









HIGHLIGHTS

-  Ideally situated to serve one of the state's top performing industrial markets and South Florida's fastest-growing population center
-  Immediate highway access with close proximity to Florida's Turnpike, I-95 and I-75
-  Single and multi-tenant building configurations available

-  Multiple space sizes available from 20,000 SF to ±1.49 MSF build-to-suit options
-  Best in class on-and-off site amenities available within this master-planned mixed use LIVE! development



SITE PLAN

PHASE 1

Delivered / Available Immediately

| | SF | BUILDING DEPTH | SHARED TRUCK COURT DEPTH | DOCK DOORS | DRIVE-INS |
|-------------------|---------|----------------|--------------------------|------------|-----------|
| BUILDING 1 | 49,918 | 160' | 190' | 15 | 1 |
| BUILDING 2 | 95,638 | 190' | 190' | 27 | 1 |
| BUILDING 3 | 203,600 | 210' | 180' | 53 | 2 |
| BUILDING 4 | 188,260 | 210' | 180' | 49 | 2 |

PHASES 2 & 3

Available for pre-lease / build to suit opportunities
879,232 SF of Additional Industrial Fully Entitled

| | SF | BUILDING DEPTH | SHARED TRUCK COURT DEPTH | DOCK DOORS | DRIVE-INS |
|-------------------|---------|----------------|--------------------------|------------|-----------|
| BUILDING 5 | 214,898 | 210' | 190' | 54 | 2 |
| BUILDING 6 | 224,718 | 220' | 190' | 54 | 2 |
| BUILDING 7 | 214,898 | 210' | 190' | 54 | 2 |
| BUILDING 8 | 224,718 | 220' | 190' | 54 | 2 |

36' Clear | Spec Offices

Docking Stations | 0.89/1,000 parking ratio





AMAZING AMENITIES

Situated beside the largest mixed-use
development in Southeast Florida—
LIVE! Resort Pompano Beach



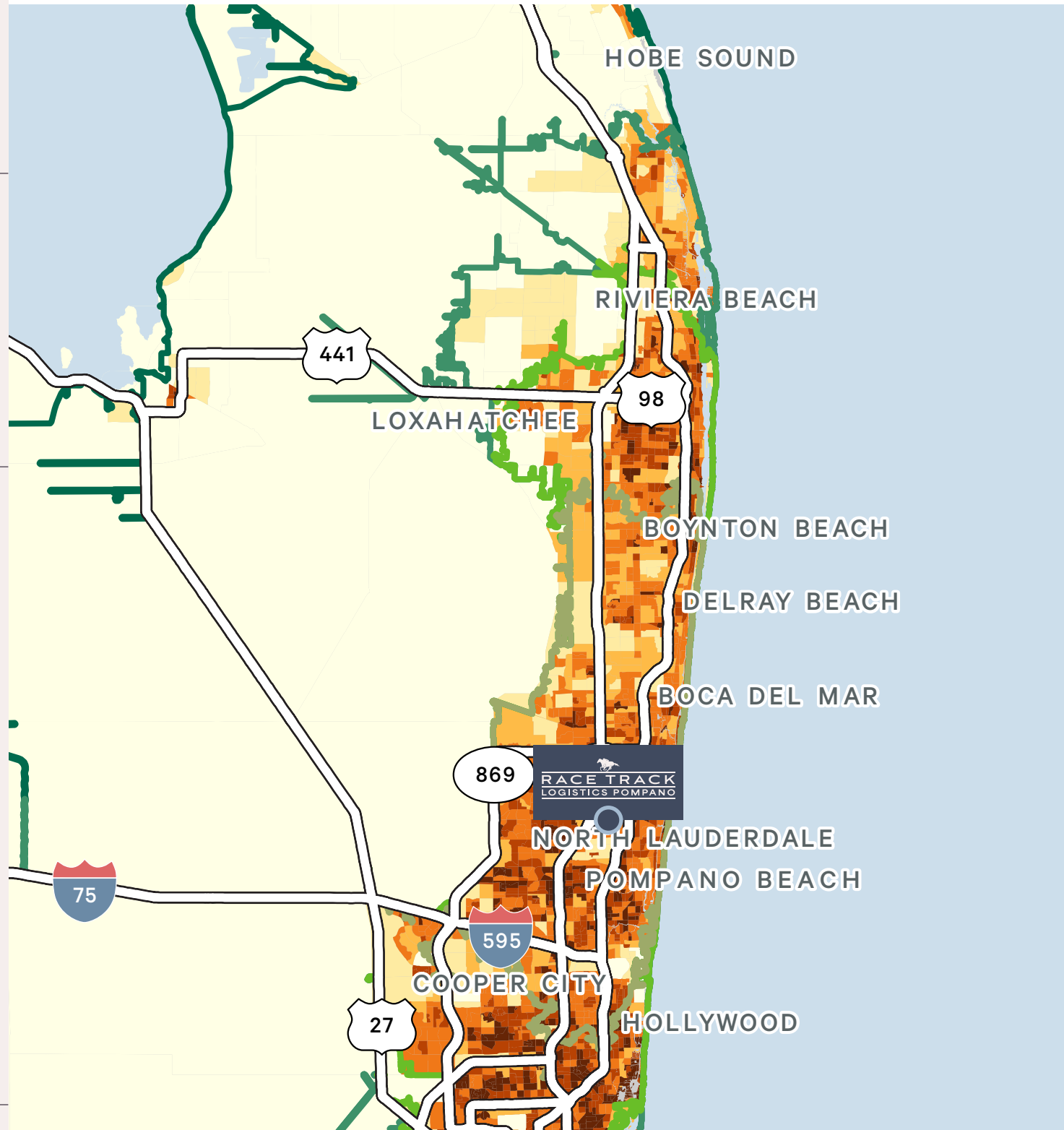
DRIVE TIME MAP

PEOPLE PER SQUARE MILE

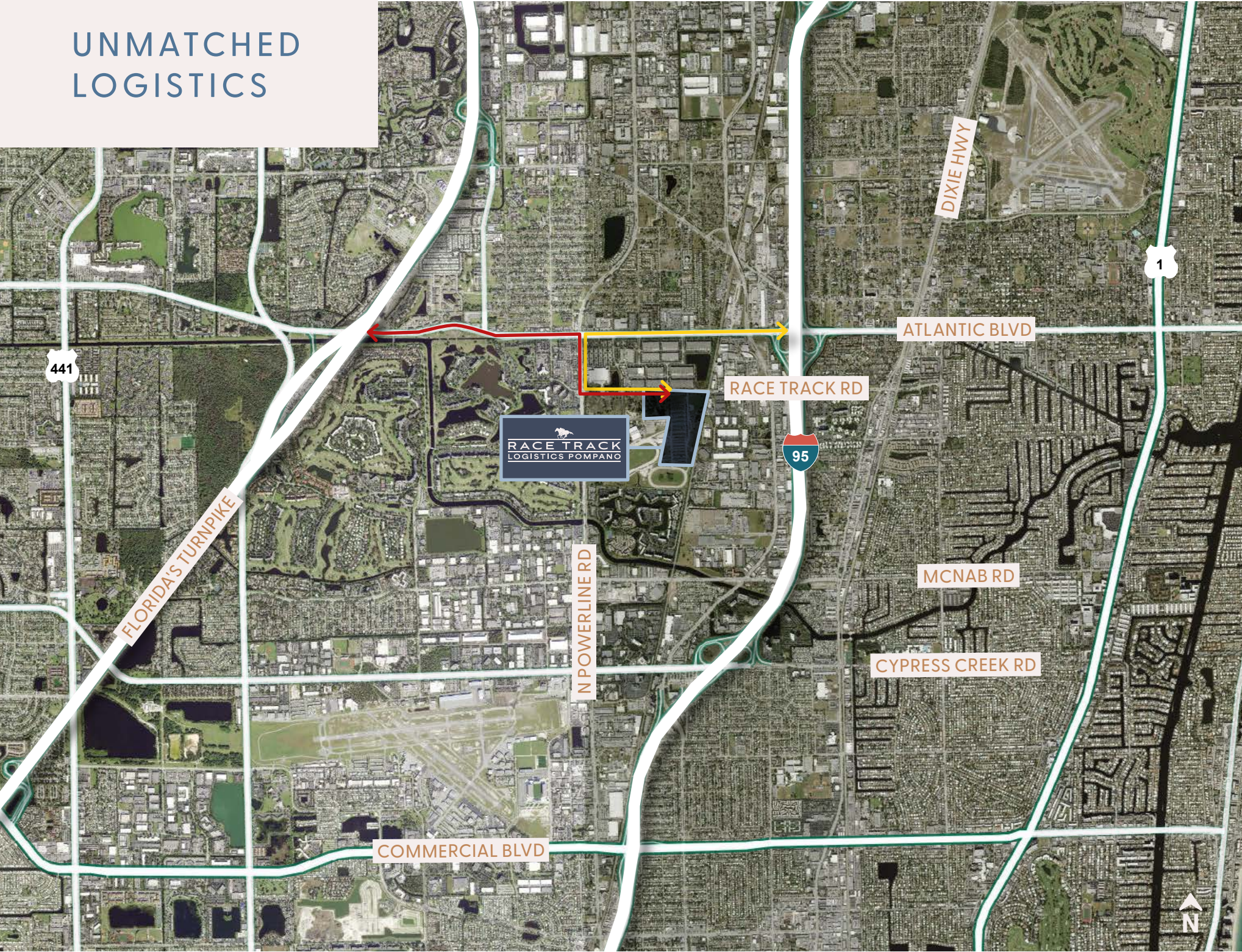


DRIVE TIMES TO CITIES

| | |
|-----------------|--------|
| Pompano Beach | 0 min |
| Deerfield Beach | 5 min |
| Boca Raton | 14 min |
| Tamarac | 20 min |
| Delray Beach | 22 min |
| Fort Lauderdale | 22 min |
| Davie | 25 min |
| Hollywood | 28 min |
| Aventura | 35 min |
| West Palm Beach | 40 min |
| North Miami | 41 min |
| Sunny Isles | 41 min |
| Miami | 49 min |
| Doral | 50 min |
| Miami Beach | 53 min |
| Kendall | 66 min |
| Homestead | 79 min |



UNMATCHED LOGISTICS





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