

FIRST POMPANO LOGISTICS CENTER



**29,155 - 59,912 SF
AVAILABLE FOR LEASE**



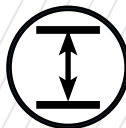
2551 NORTHWEST 19TH STREET | POMPANO BEACH, FLORIDA



59,912
Building Size



4.09 ACRES
Land Area



32 FEET
Clear Ceiling Height



1:1,000
Parking



DOCK HIGH
Loading



50' X 60'
Column Spacing

PROPERTY HIGHLIGHTS

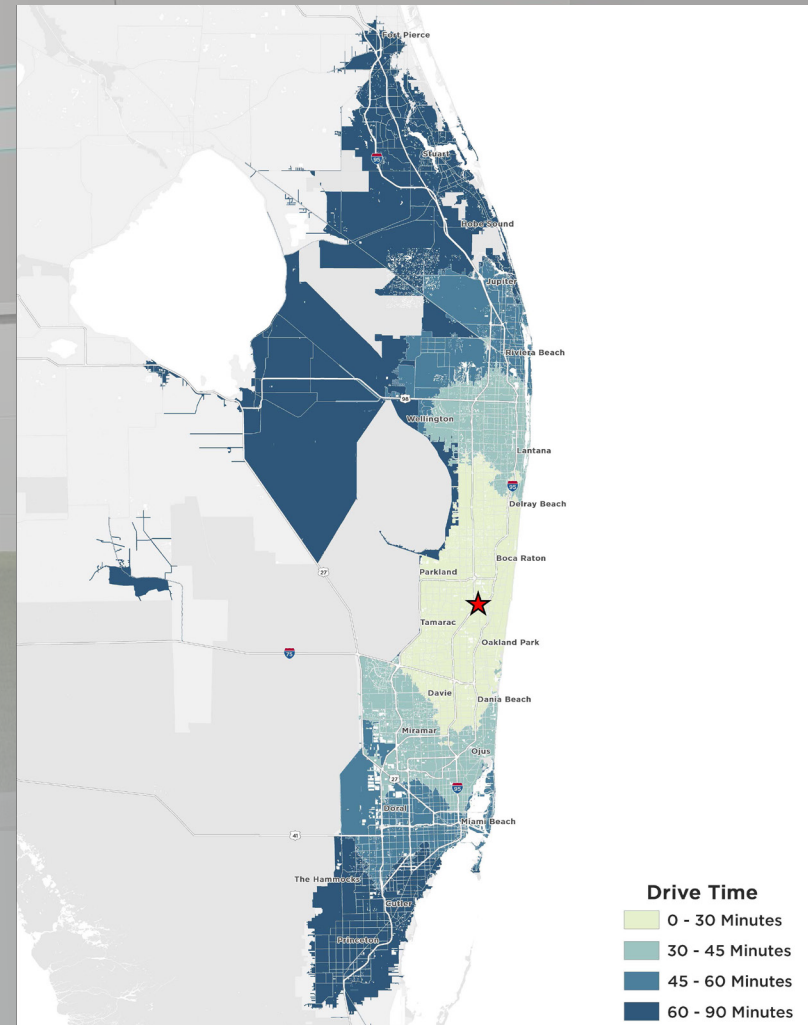
First Pompano Logistics Center is a new freestanding, Class A warehouse located in the Pompano Business Center. This unique opportunity, with beautiful architectural details, is available for occupancy Fall of 2025 with speculative office in place.

BUILDING SPECIFICATIONS

- 59,912 SF Available
- 14 Dock High Doors
- 2 Ramps with Overhead Doors
- 32' Clear Ceiling Height
- 50' x 60' Column Spacing
- R-19 Insulated Roof Decking
- Zoned I-1

LOCATION HIGHLIGHTS

- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- 1.9 miles to I-95 and 1.6 miles to the Florida Turnpike
- Pompano is a very business-friendly city with an active economic development board
- Numerous amenities in the immediate area



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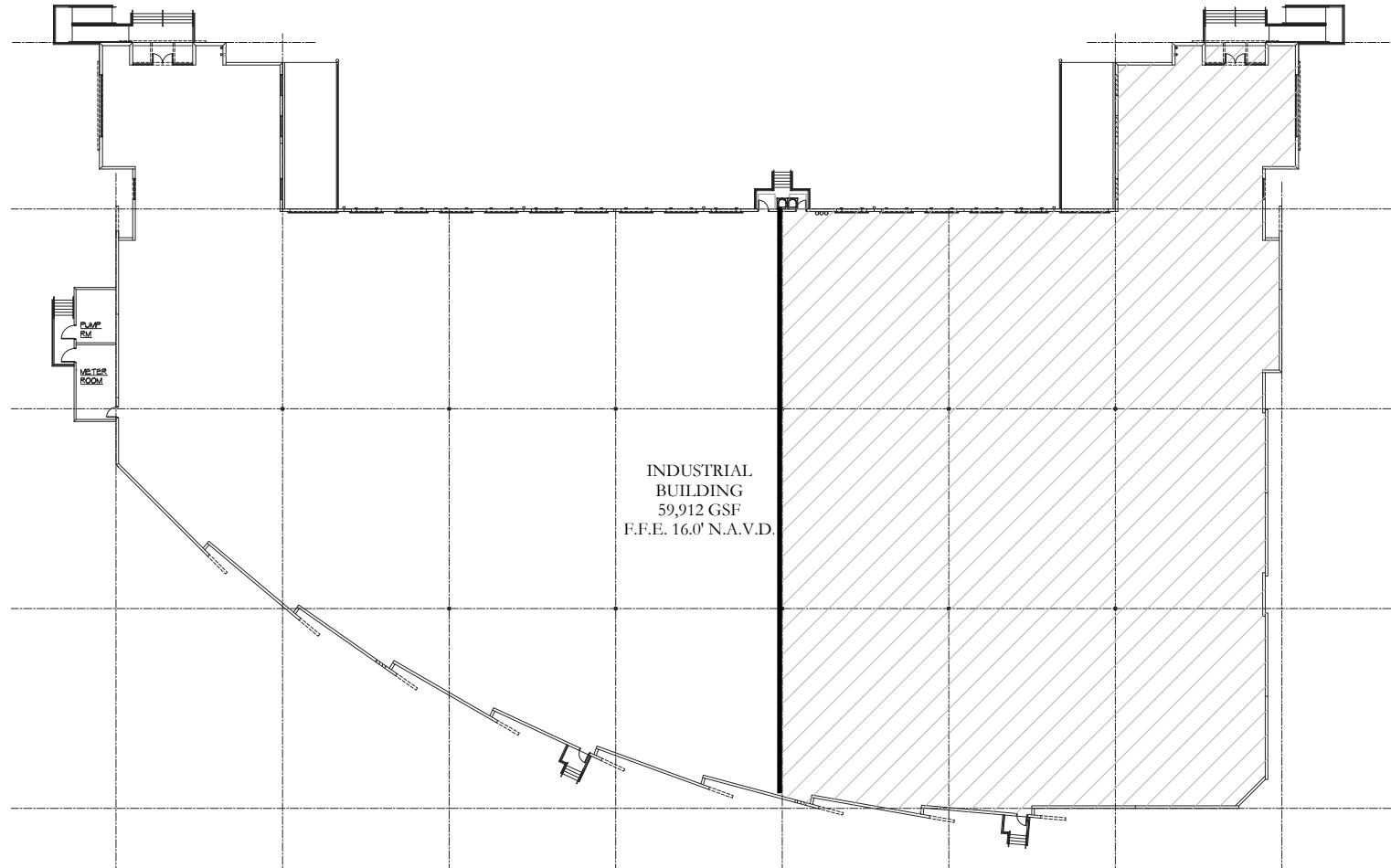


WEST SIDE SPECIFICATIONS:

- 30,757 SF Available
- 9 Dock High Doors
- 1 Ramp with Overhead Door
- Offices to Suit

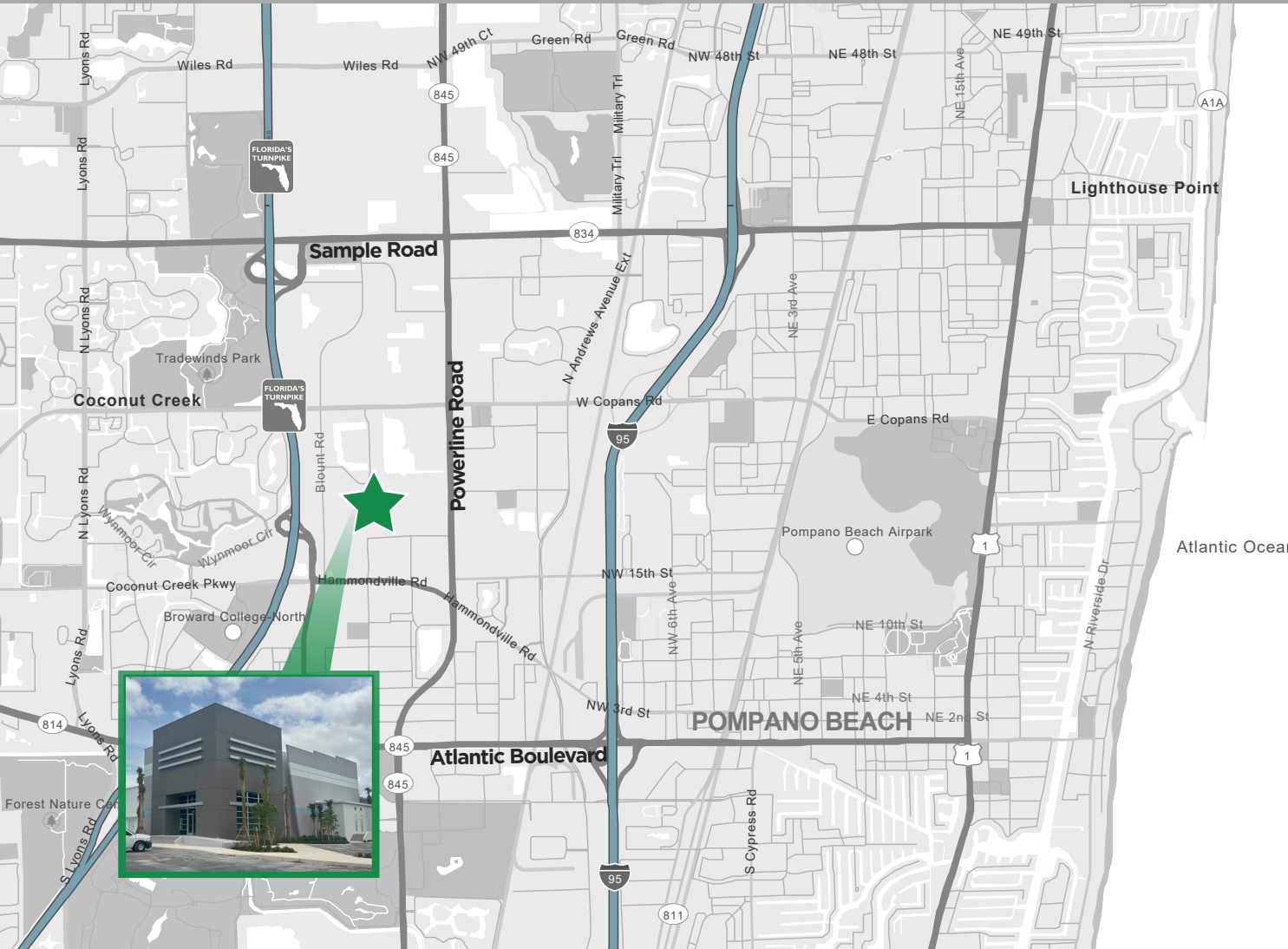
EAST SIDE SPECIFICATIONS:

- 29,155 SF Available
- 5 Dock High Doors
- 1 Ramp with Overhead Door
- Office to Suit



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MATTHEW G. MCALLISTER, SIOR
Managing Director
+1 561 227 2018
matthew.mcallister@cushwake.com

225 NE Mizner Boulevard, Suite 300
Boca Raton, Florida 33432

+1 954 771 0800
cushmanwakefield.com

