

# POMPANO INDUSTRIAL PLAZA

1450-1480 SW 3RD STREET, POMPANO BEACH, FL 33069

## PROPERTY SUMMARY

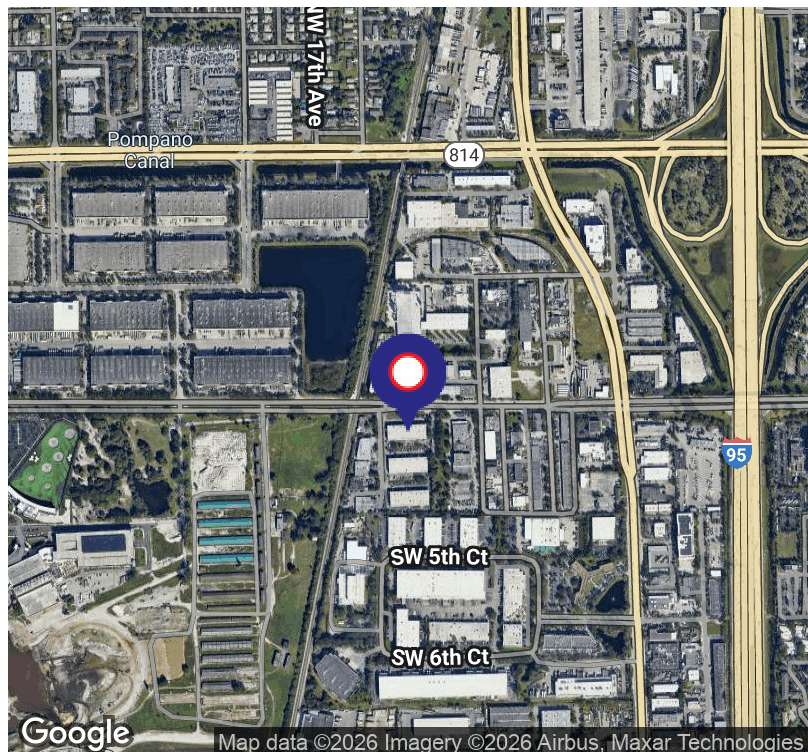


### PROPERTY DESCRIPTION

The Pompano Industrial Plaza is a small bay warehouse property measuring 74,190 square feet and it is located one mile from the I-95 Expressway and Atlantic Boulevard interchange just off SW 3rd Street near Isle Casino. The unit sizes range from 2,000 square feet up to 5,375 square feet and the office buildouts range from 10% up to 80% of the spaces. The property has 20 foot tall ceilings, 3 phase electrical service, and street level overhead doors for each unit. The construction is pre-cast concrete and the roof is Twin-T concrete. Lighting throughout the warehouse is LED and T-5. Bay sizes of 2000, 2600, 4600, 5200, and 5375 square feet. The property was built in 1979 and is zoned B-3 for General Business.

### PROPERTY HIGHLIGHTS

- Zoned b-3 for General Business
- 20' clear ceiling height
- 10' x 12' street level overhead doors
- 3 phase electric
- Twin -T concrete construction
- LED lighting
- Located 1 Mile from I-95 / Atlantic Blvd. and near Turnpike



### NATALIE DELISLE

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FOR LEASE

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## ADDITIONAL PHOTOS



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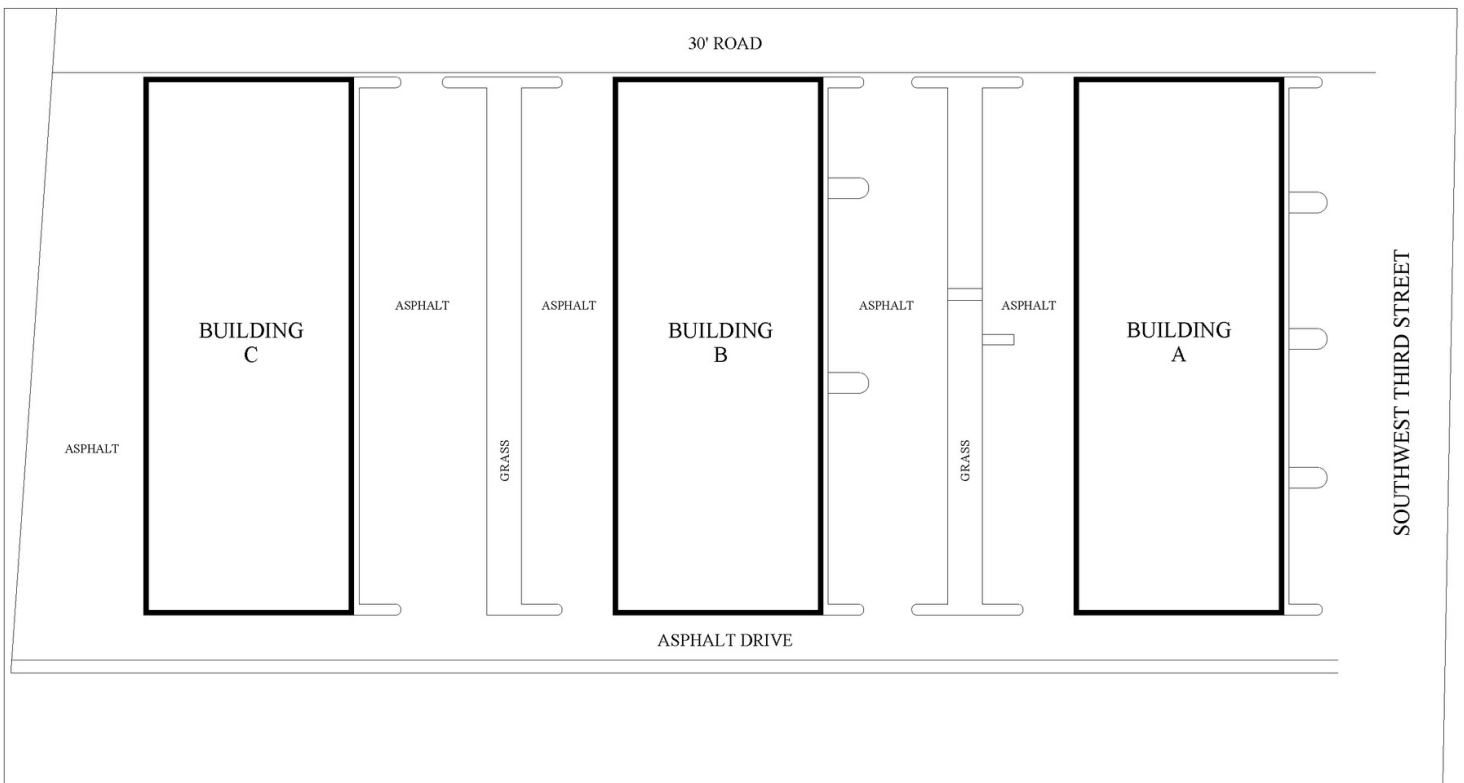
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## SITE PLAN

### POMPANO INDUSTRIAL PLAZA

1450-1480 SW 3rd Street | Pompano Beach, FL 33069



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