

FOR LEASE

POMPANO DISTRIBUTION CENTER

4000

N. DIXIE HWY
Pompano Beach, FL 33064



PROPERTY FEATURES

- + ±52,326 SF available
- + ±2,042 SF office space
- + Zoned I-1, Industrial, City of Pompano Beach
- + ±32' clear ceiling height
- + Building power is 277- 480V, 3 Phase
- + ESFR fire sprinklers
- + 110 free surface parking spaces
- + 12 dock high doors
- + 1 oversized (20' x 18') drive-in door
- + North Dixie Highway access - Average Daily Traffic Count of ±23,500
- + Interstate I-95 and Florida Turnpike access via Sample Road
- + Asking \$8.50 PSF NNN, plus \$3.72 OpEx



CONTACT US

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