



3040 Gateway Dr, Pompano Beach, FL 33069

\$240/SF/YR

\$20/SF/MO

3040 Gateway

Industrial | Single tenant | 11,338 sq. ft.



Licia Leal Group
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Victor Jr.
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786.412.3451

Listing Added: 03/06/2024
Listing Updated: 04/11/2024

BERKSHIRE
HATHAWAY | Florida
HomeServices Realty

Building Details

Property Type	Industrial	Subtype	Warehouse
Tenancy	Single	Total Building SQFT	11,338
Total Building Suites	1	Vacant SQFT	10,671
Year Built	1973	Buildings	1
Stories	1	Loading Docks	2
Dock High Doors	12	Total Parking Spaces	20+
Power	480-volt electrical power	Elevators	No
Zoning	I-1	APN	494204000285
Submarket	Pompano Beach	Submarket Cluster	Fort Lauderdale, Miami, West Palm Beach

Building Description

One-of-a-kind Commercial Lease Opportunity. This remodeled stand-alone Building (WAREHOUSE STORAGE/Office Building), is zoned I-1 with 10,671 sqft of interior space. Situated in the Gateway Commercial zone with prime location and main road access. The warehouse has 1 high loading dock, 1 street-level ramp, over 20 parking spaces, and can accommodate up to a 40 ft long trailer. Warehouse ceiling height is 16 ft high and there are two 12 ft high overhead doors. The warehouse features 3 small offices and 2 bathrooms. The building has access to 3-phase, 480-volt electrical power. Building recently passed the 40-year recertification. For further details call Victor Sierra Lane (see contact below)

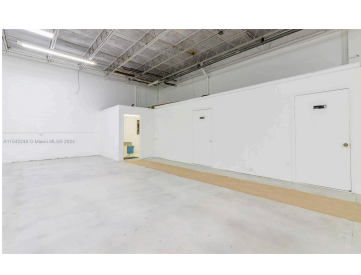
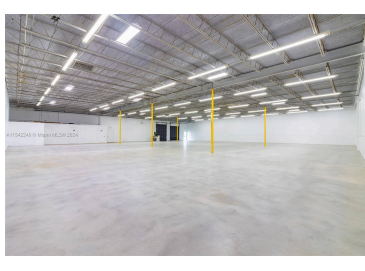
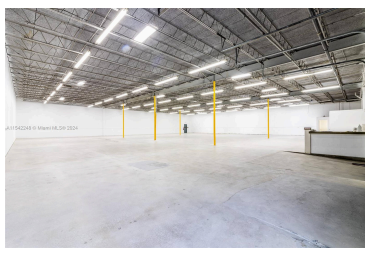
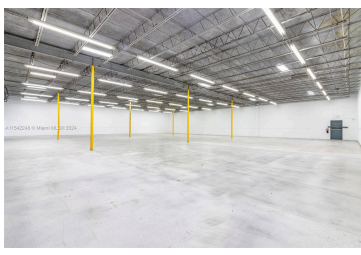
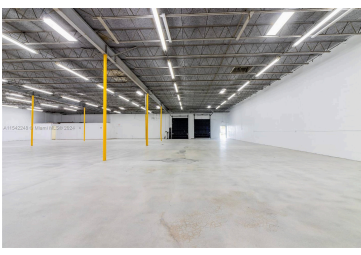
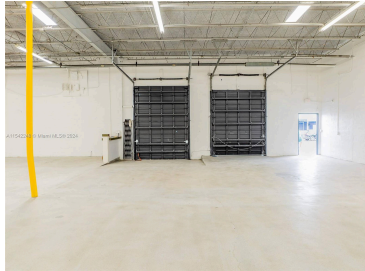
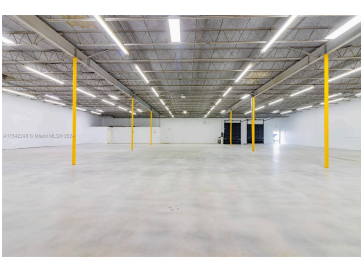
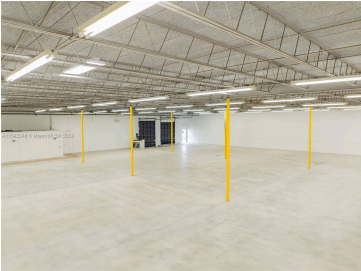
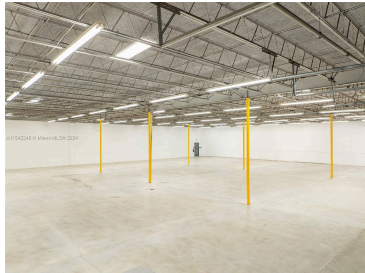
Building Location (1 Location)

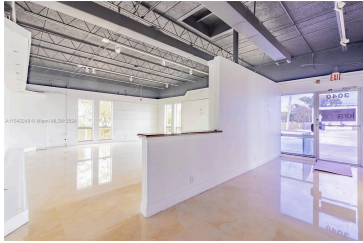
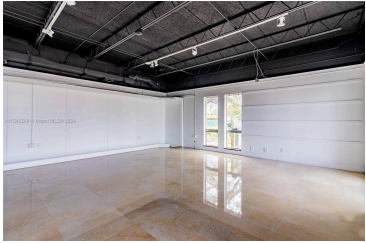


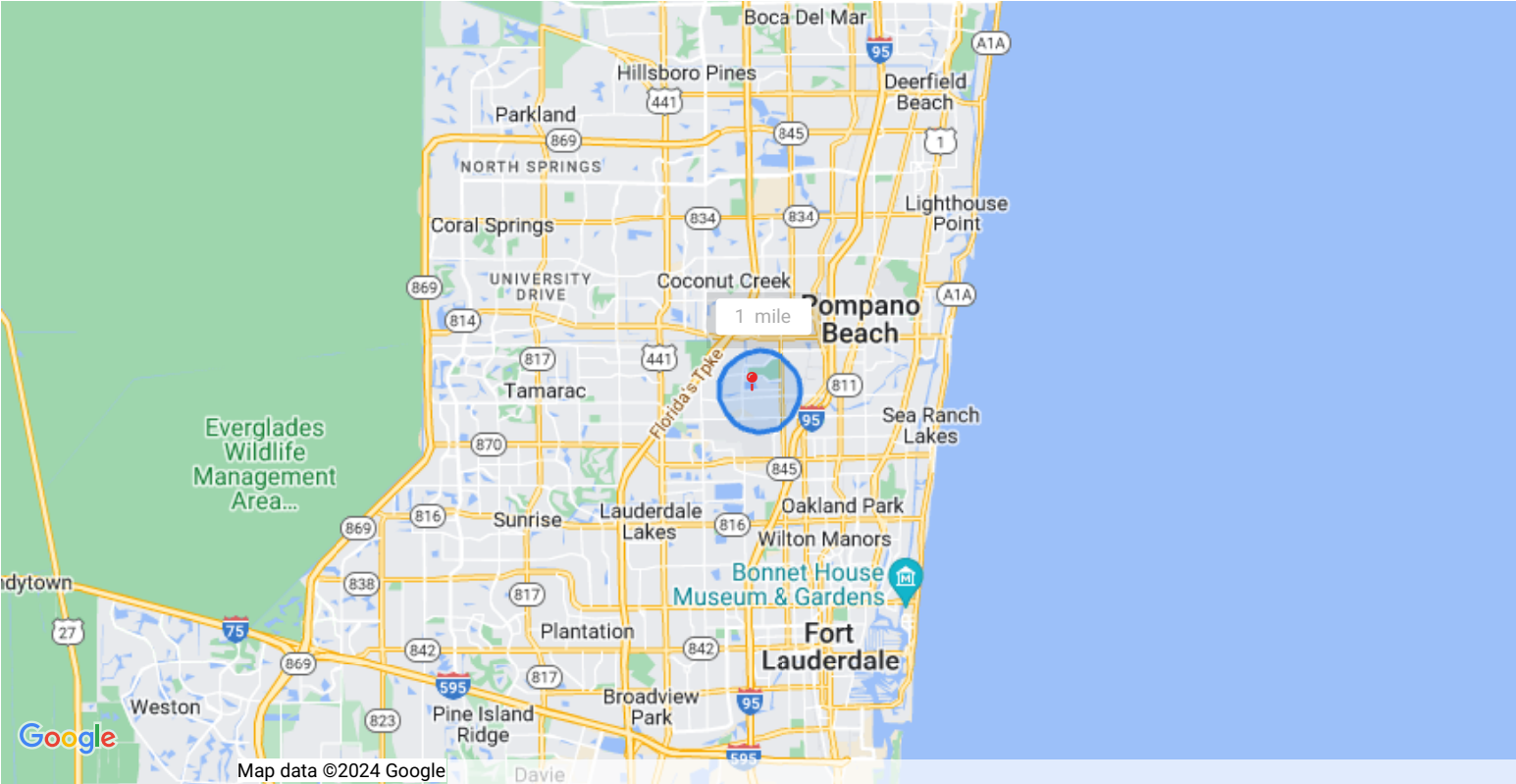
Details

Listing Type	Direct	RSF	11,338 SF
Rate (Per SF)	\$20 / SF / MO	Lease Type	NNN
Lease term	Negotiable		

Property Photos (29 photos)







15.3k

0%
Compared to 15.4k in 2021

↓ -8%
Compared to 16.7k in 2018

