



2524 N Andrews Ave Ext, Pompano Beach, FL 33064

\$19.50/SF/YR

\$1.63/SF/MO

Pompano Beach Warehouse/Distribution center

Industrial | Single tenant | 8,840 sq. ft.



Alan Berger
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Listing Added: 05/30/2023

Listing Updated: 05/30/2023

Building Details

Property Type	Industrial
Subtype	Warehouse
Tenancy	Single
Total Building SQFT	8,840
Stories	1
Ceiling Height	24ft
Loading Docks	4
Dock High Doors	4
Drive Ins	1
County	Broward County

Building Description

High end Industrial Warehouse in a very clean newer industrial park in a fabulous location

Building Highlights

Newly installed LED lighting with motion sensors and access controls via an app

complete cctv camera system

Fully Air conditioned space both in office and warehouse

24ft clearance height

full racking system installed throughout the warehouse

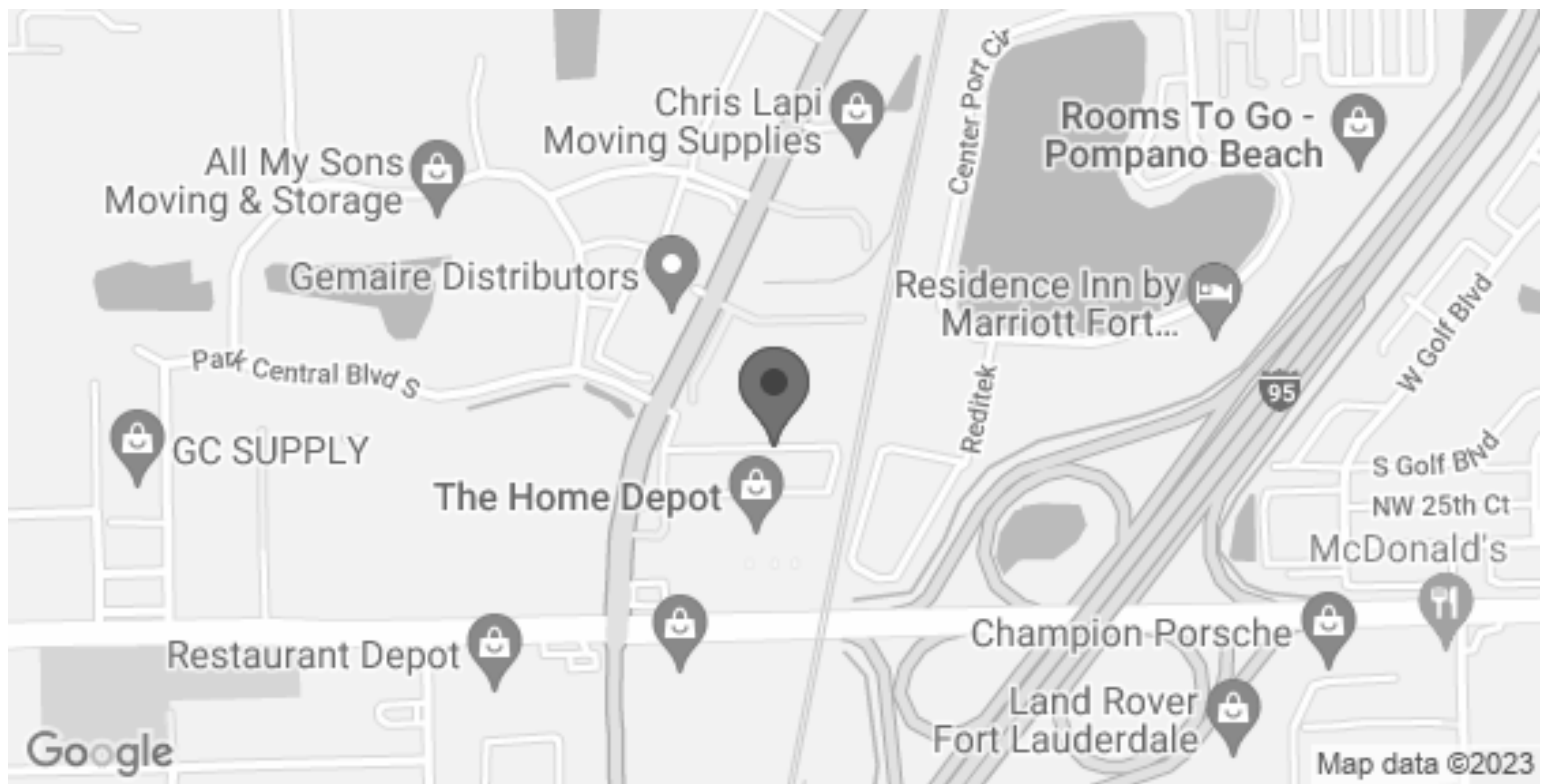
both fire and alarm systems installed

prewired for high speed internet and wifi

4 dock high doors 1 full ramp

all office desks and chairs remain

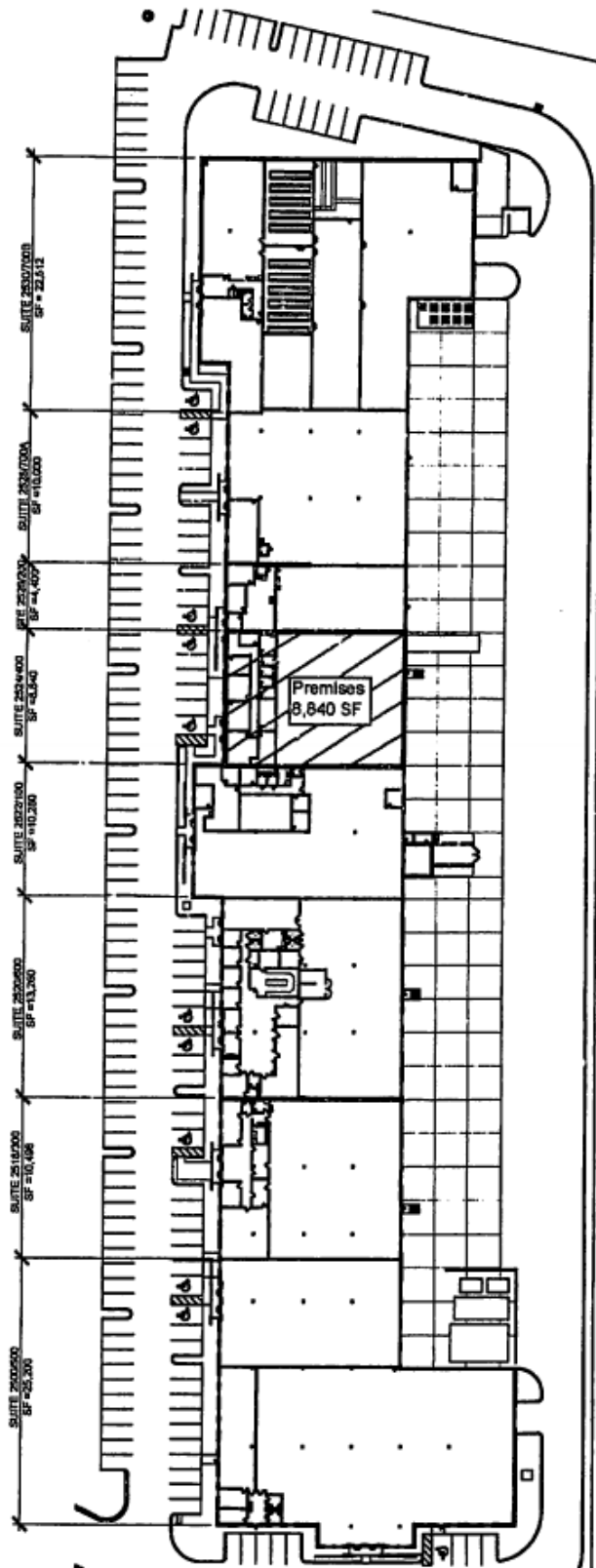
Building Location (1 Location)



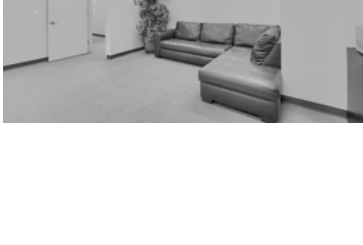
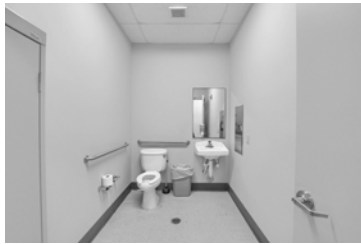
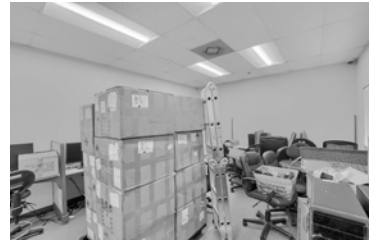
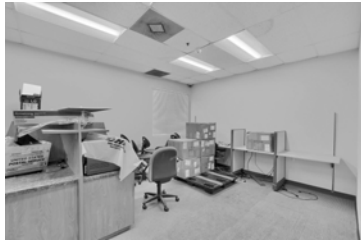
Details

Listing Type	Sublet
RSF	8,840 SF
USF	8,840 SF
Office Available	2,400 SF
Parking	yes
Rate (Per SF)	\$19.5 / SF / YR
Lease Type	NNN
Lease term	2-4 years
Total CAM (Per SF/YR)	\$2.86
Total Monthly Rent	\$14,365
Days on Market	15 days

**EXHIBIT A
PREMISES**



Building Photos (35 photos)





Demographic Insights

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