



FOR LEASE | INDUSTRIAL

# EAST COAST WAREHOUSE

2511 NE 4th Avenue, Pompano Beach, FL 33064



## LEASE OVERVIEW

**AVAILABLE SF:** +/- 10,000 Sq. Ft.

**LEASE RATE:** \$7.75 Sq. Ft./yr  
[Gross]

**DOCK HIGH DOORS:** 2

**CEILING HEIGHT:** 15'

**ZONING:** I-1 [Pompano Beach]

**MARKET:** Broward

**SUB MARKET:** Pompano Beach

**CROSS STREETS:** Copans Road & N  
Dixie Highway

## PROPERTY DESCRIPTION

10,000 Sq. Ft. warehouse with 15' clear height in the warehouse and 3 phase power. Newly remodeled office and bathrooms.

## PROPERTY HIGHLIGHTS

- 10,000 Sq. Ft. Warehouse.
- New Roof; New Deck; and New Downspouts.
- 2 Dock Doors and 1 Ramp.
- Office and Bathrooms Have Been Remodeled.
- 15' Clear Warehouse.
- New Overhead Doors.
- 3 Phase Electric Service.



**LES BYRON, SIOR, CCIM**  
Managing Director  
954.401.4713  
les@svncr.com

**STEVE DAVIS**  
Senior Advisor  
954.650.7824  
steve@svncr.com

**KEITH KIDWELL, SIOR, CCIM**  
President  
954.234.8777  
keith@svncr.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | INDUSTRIAL

# EAST COAST WAREHOUSE

2511 NE 4th Avenue, Pompano Beach, FL 33064



**LES BYRON, SIOR, CCIM**  
Managing Director  
954.401.4713  
les@svncr.com

**STEVE DAVIS**  
Senior Advisor  
954.650.7824  
steve@svncr.com

**KEITH KIDWELL, SIOR, CCIM**  
President  
954.234.8777  
keith@svncr.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.