

## 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 STEVE DAVIS

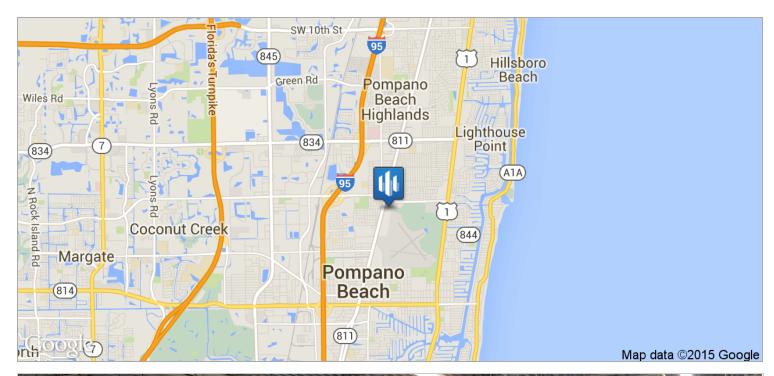
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