

AVAILABLE FOR LEASE

610-620 SW 12th Ave, Pompano Beach, FL 33069



OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$16.50 SF/yr (MG) |
| Building Size: | +/- 30,666 SF |
| Available SF: | +/- 15,100 - +/- 30,666 SF |
| Lot Size: | 1.19 Acres |
| Year Built: | 1983 |
| Zoning: | I-1 |
| Market: | South Florida |
| Submarket: | Pompano Beach Industrial |

Lee & Associates South Florida proudly presents this +/-30,666 SF Freestanding Warehouse available for lease in Pompano Beach. The Building can be leased in its entirety or can be demised to approximately 15,100 SF. The building includes 4 dock high doors and 16 grade-level, drive-in doors. It's equipped with 3 Phase Heavy Power and Zoned I-1, allowing for heavy manufacturing. Located just 1 mile to I-95 access and only 3 miles from Florida's Turnpike, this building is well positioned to service all of South Florida. Port Everglades cargo terminals are just 14 miles away and Fort Lauderdale International Airport is only 12 miles from the property.

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Principal

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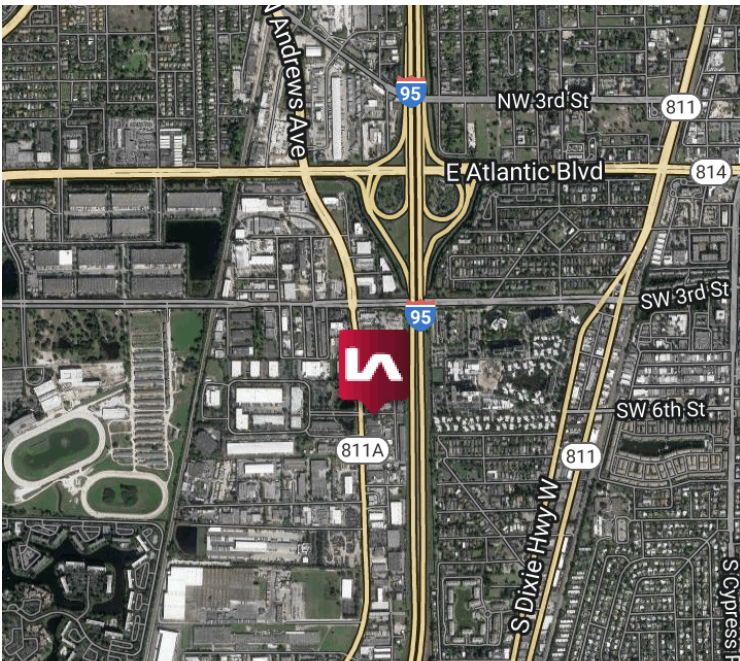
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LEASE INFORMATION

| | | | |
|--------------|---------------|-------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | +/- 30,666 SF | Lease Rate: | \$16.50 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------------|---------------|----------------|---------------|
| 610 SW 12th Ave | +/- 15,100 SF | Modified Gross | \$16.50 SF/yr |
| 620 SW 12th Ave | +/- 15,566 SF | Modified Gross | \$16.50 SF/yr |



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