

±11,199 SF INDUSTRIAL WAREHOUSE FOR LEASE

I-95 (Copans Rd.) Central Broward

2150 N. Andrews Avenue

POMPAÑO BEACH, FLORIDA 33069



PROPERTY HIGHLIGHTS:

- **±11,199 SF industrial warehouse with ±1,669 SF office (see floor plan)**
- **100% air conditioned space**
- **Truck court in rear delivery area**
- **20 ft. clear height ceilings in warehouse**
- **2 panels: 3 phase, 100 amps, 240 volts power and single phase, 225 amps, 240 volts power**
- **1-12 x 12 ground level bay door, 1-12 x 12 dock high bay door**
- **Zoned: I-1, City of Pompano Beach**
- **Excellent Central Broward location with easy access to I-95 and Florida's Turnpike**

Lease Rate:

\$21.95 PSF

Modified Gross (net utilities)

CONTACT:

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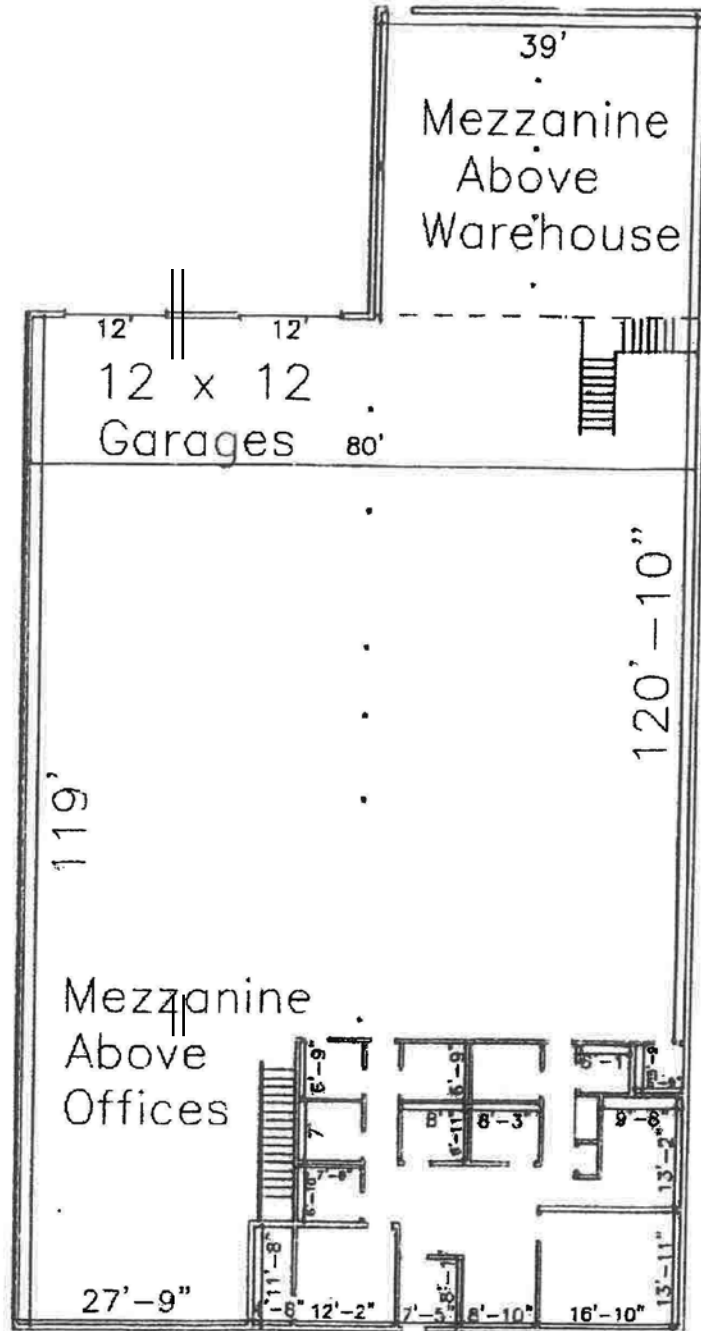
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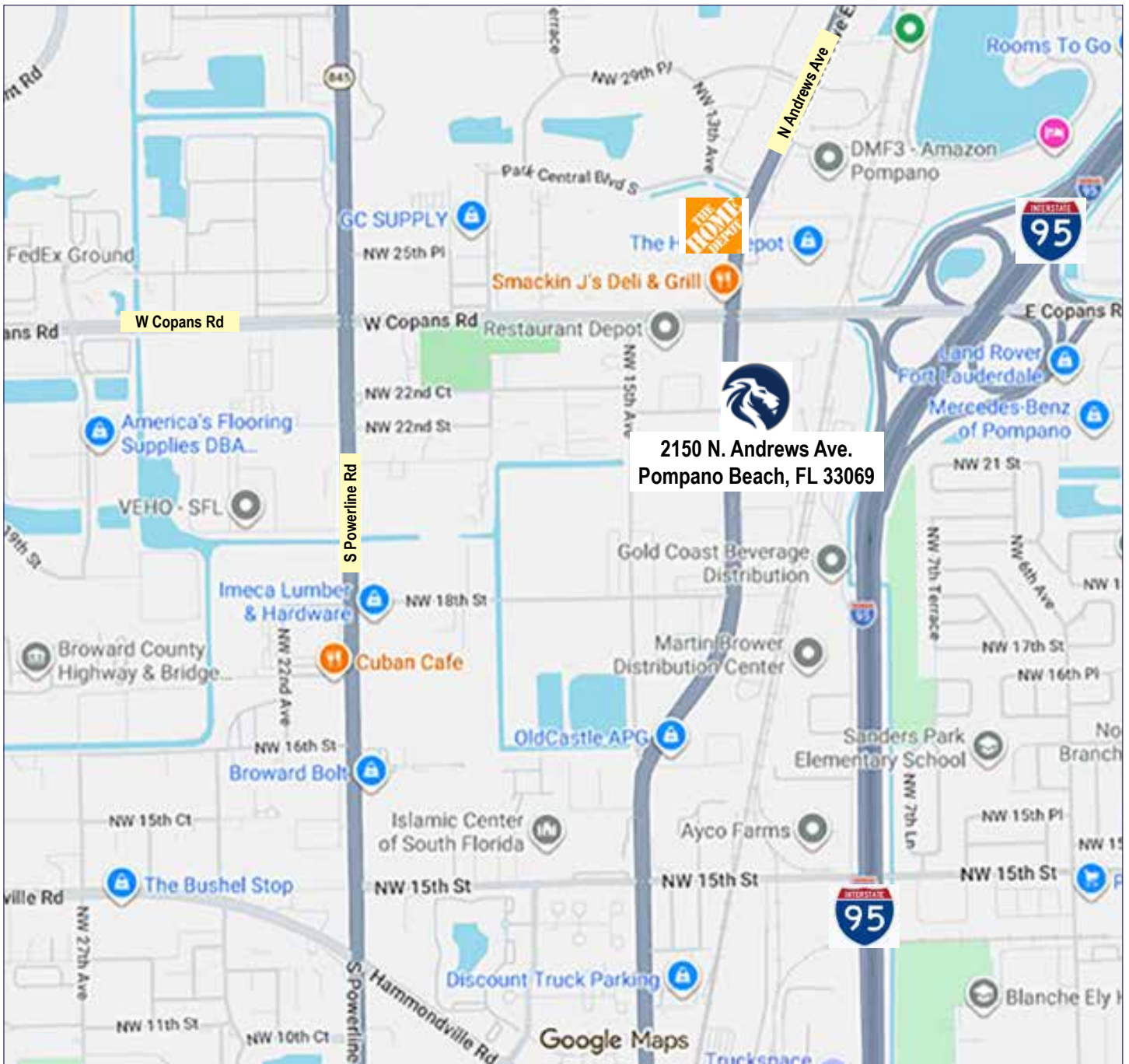
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