

WAREHOUSE SPACE FOR LEASE



SHALLOW
BAY
ADVISORS

701 NE 1st Ave, Pompano Beach, FL 33060



950 SF

12' Ceilings

10x10 Doors

Zoning: B-4

Ideal for **dealers** and **auto-approved** businesses, this fully renovated 6-tenant small bay industrial building is located in a prime Pompano Beach corridor and zoned **B-4 (Heavy Business)**, allowing for a wide range of commercial and industrial operations. Unit features 10' x 10' grade-level doors and 12-foot ceilings. Upgrades include energy-efficient LED lighting and a security camera system, offering both functionality and peace of mind.



Shallow Bay Advisors, LLC

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