



FOR LEASE

Fully Conditioned Industrial Space with Immediate I-95 Access

1610 - 1614 S DIXIE HIGHWAY, POMPANO BEACH, FL 33060

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A Strategic Broward County Location

1610 - 1614 S DIXIE HIGHWAY
POMPANO BEACH, FL 33060

Situated along S Dixie Highway, the property offers exceptional visibility and immediate access to I-95 via E Cypress Creek Road, providing seamless connectivity throughout Broward, Miami Dade, and Palm Beach counties. Its central location allows businesses to efficiently serve South Florida’s diverse customer base while benefiting from convenient access to major transportation corridors, nearby airports, seaports, and a strong regional workforce. Surrounded by an established industrial and commercial corridor with an abundance of retail, dining, and business services, the property provides an ideal setting for companies seeking both operational efficiency and long term growth.

Property Highlights



Well positioned for convenient access throughout Broward County



Functional layout supporting both office and operational uses



Convenient access to nearby retail, dining, and service amenities

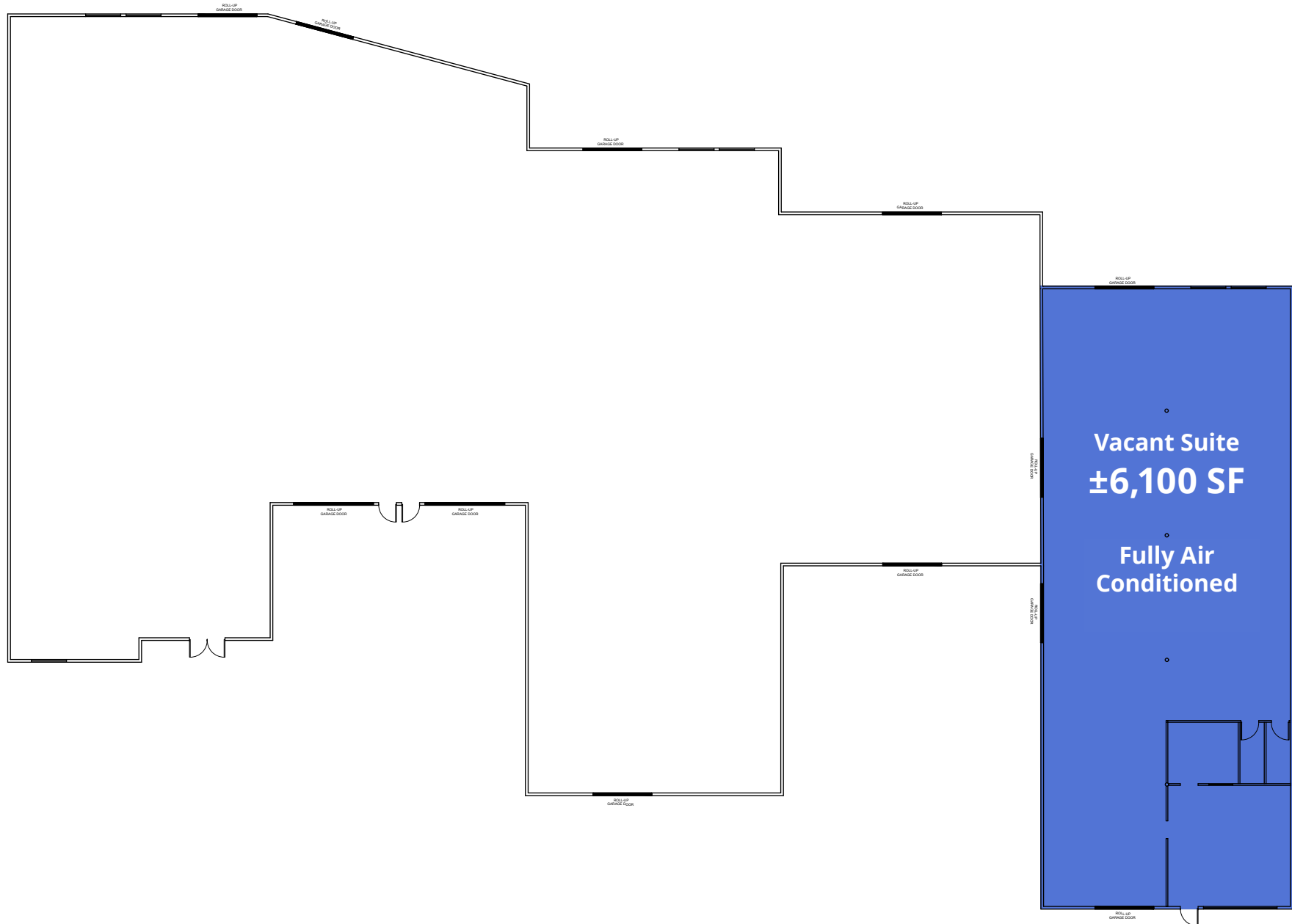


Grade level drive in doors

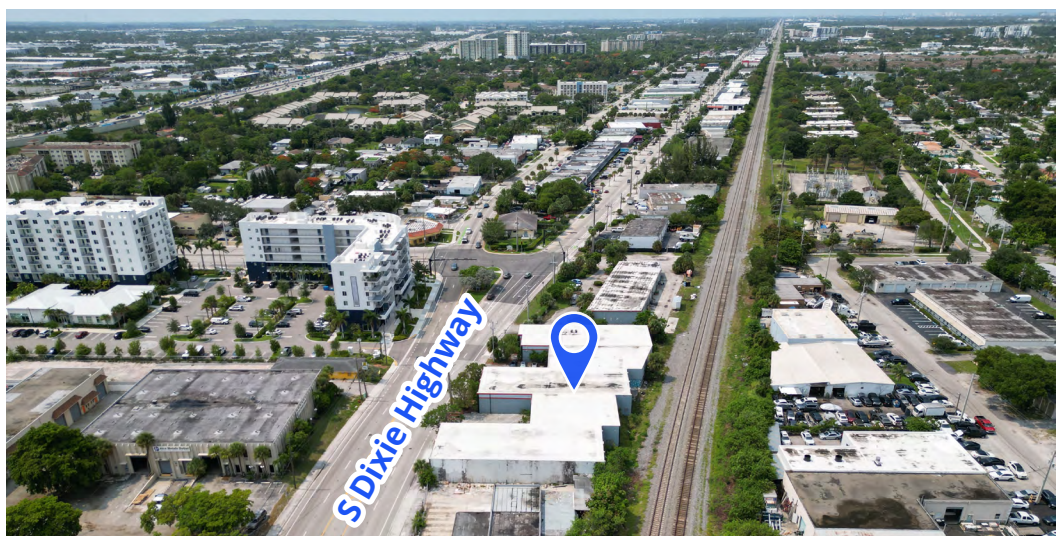
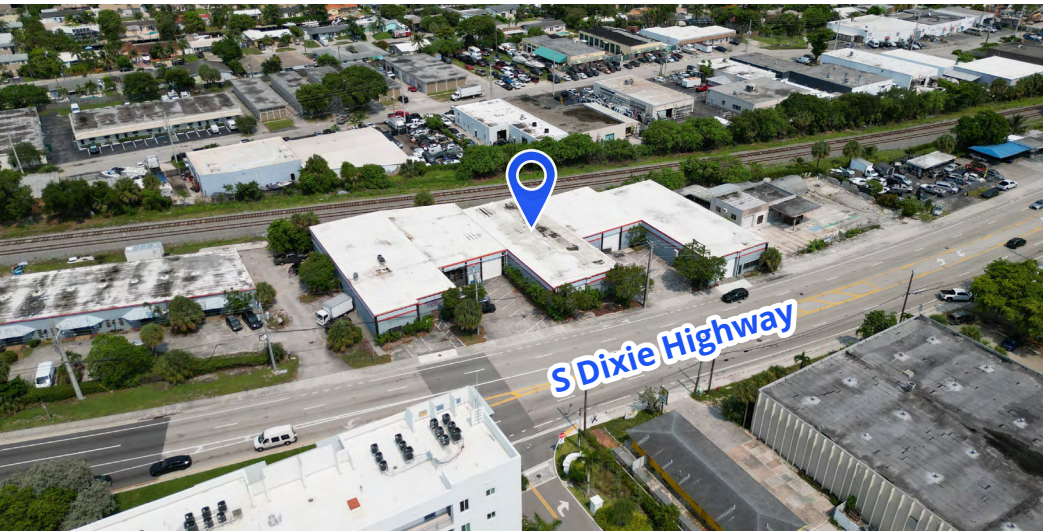
Property Details

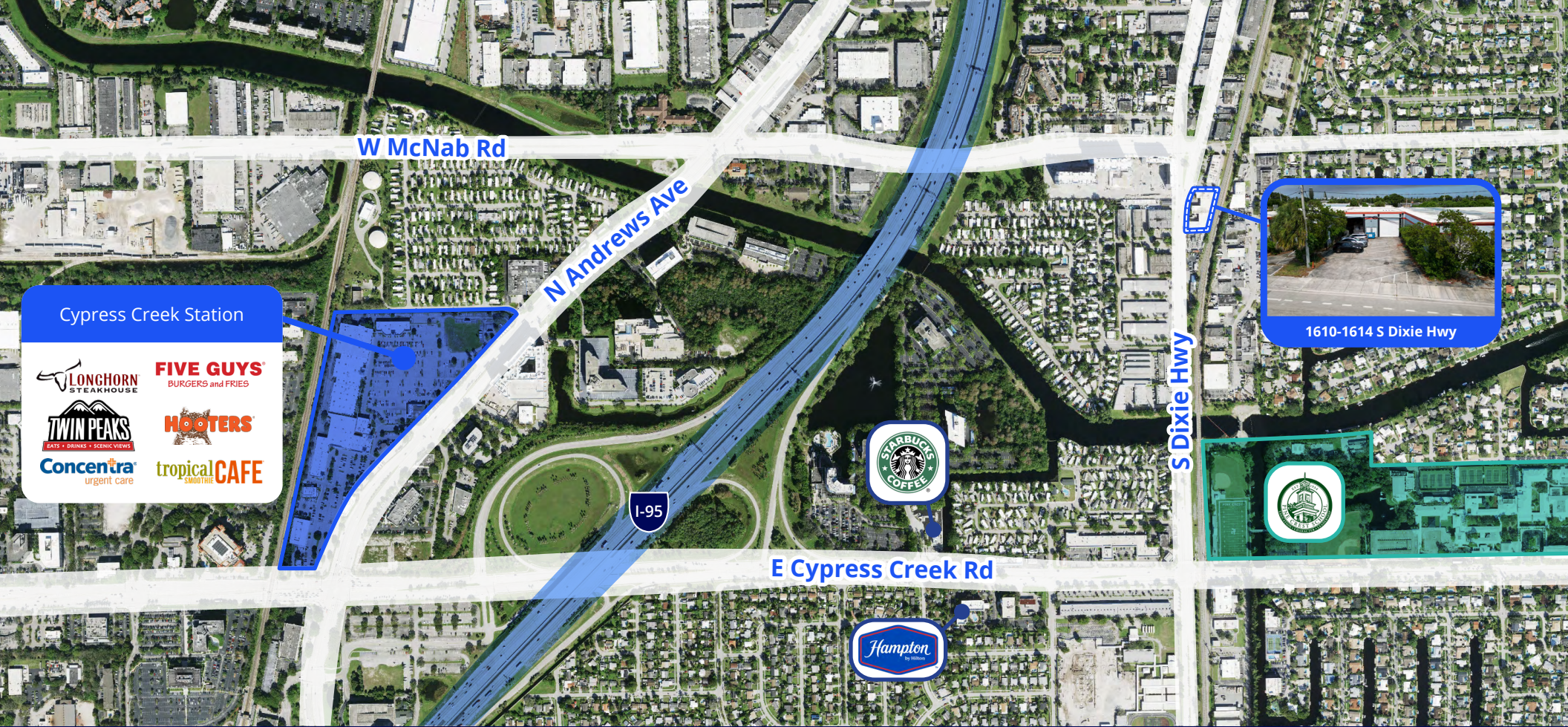
Property Address	1610 - 1614 S Dixie Highway
City	Pompano Beach
Zip	33060-8913
County Name	Broward
Year Built	1962
Parking Spaces	10
Parking Ratio	0.40
RBA	25,188
Total Available Space (SF)	6,100
Power	600a 3p
Ceiling Ht	18'0"
Drive Ins	4
Construction Material	Reinforced Concrete
Parcel	4942 11 01 0020
Features	Fully Air Conditioned, Front Loading, Signage, Storage Space

Floor Plan



Building Photos





Cypress Creek Station

LONGHORN
STEAKHOUSE

FIVE GUYS®
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TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

HOOTERS®

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urgent care

tropical CAFE
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