

3,493 SF OFFICE / WAREHOUSE BUILDING FOR LEASE

51 SW 5TH STREET, POMPANO BEACH, FLORIDA 33060



THE ROTELLA GROUP, INC.

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PROPERTY HIGHLIGHTS

- **Size:** Building **3,493 SF**
- **Zoning:** B-4 (Heavy Business)
- **Ceiling:** Office: 7'6" Clear
Warehouse: 16' Clear
- **Restrooms:** 1 office / 1 warehouse
- **HVAC:** Office
- **Offices:** 1
- **Loading:** 4 ground level doors total:
Front: 2 @ 10' x 12'
Rear: 2 @ 10' x 10'
- **Power:** 3 phase
- **Demising walls:** CBS

- **Asking Rent:** \$23.00 MG



Travel Times:	5 minutes to I95	10 minutes to Turnpike
	5 minutes to US1	Minutes to several QSRs & Diners

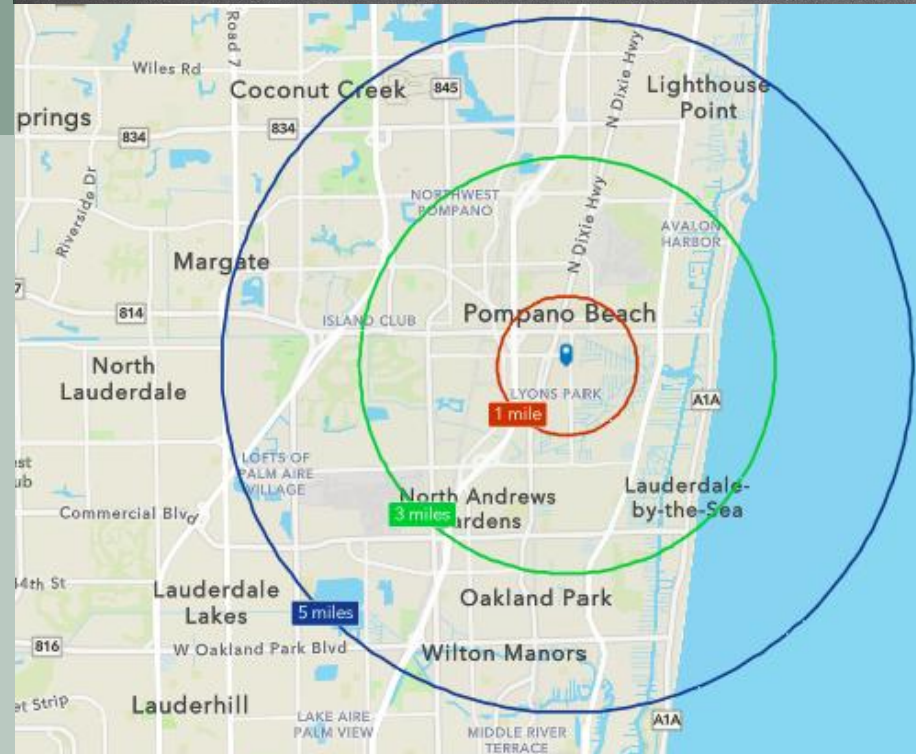
DEMOGRAPHICS

Source: Esri	1 MILE	3 MILE	5 MILE
Population	21,900	123,916	288,065
Daytime Pop	20,396	160,206	335,939
Avg HH Income	\$88,783	\$109,406	\$113,508
Median Age	40.6	46.7	46.2
Total Business	1,316	11,344	23,621
Total Employees	9,043	97,303	194,234

TRAFFIC COUNTS

Source: FDOT

S Cypress Rd.	16,500 AADT
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PHOTOS



The office area features a dedicated private office with 7'6" clear ceiling height and an in-office restroom, providing a convenient workspace for administrative operations, management, or customer-facing needs within the warehouse facility.



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PHOTOS



The warehouse area offers 16' clear ceiling height, a dedicated restroom, and four ground-level doors - two in the front (10'x12') and two in the rear (10'x10') - providing excellent functionality for loading, storage, distribution, or service-based operations.

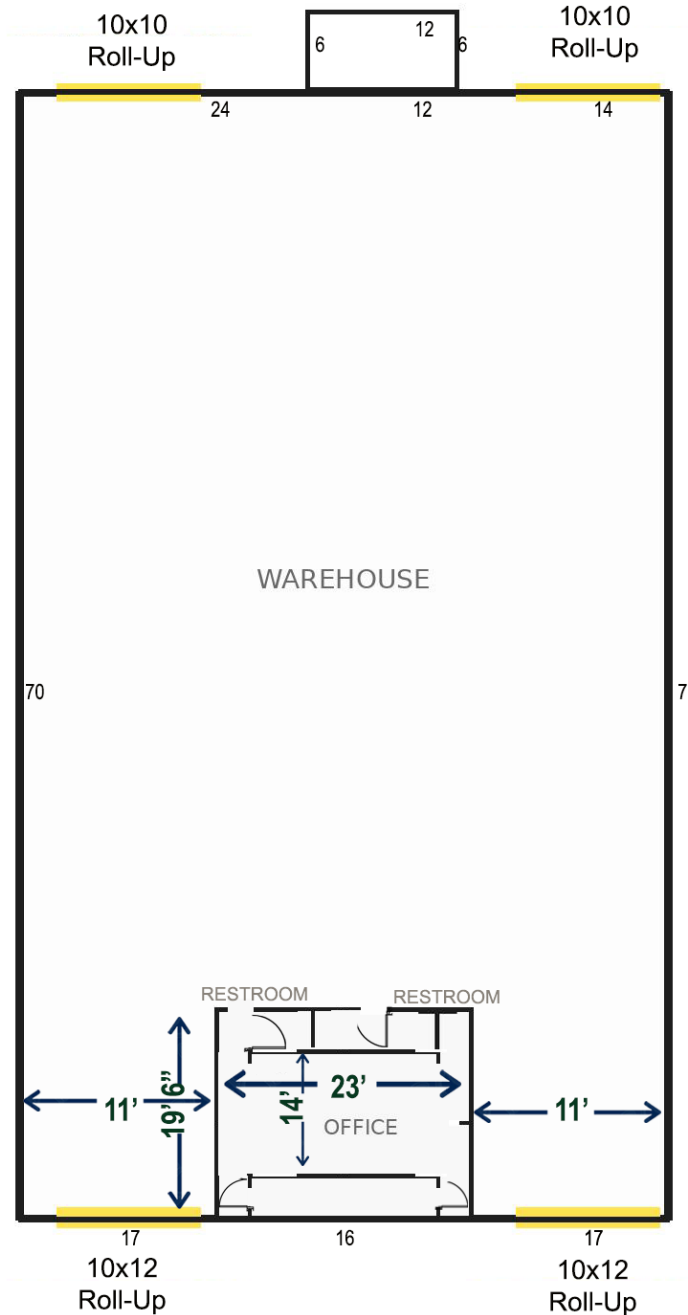
Yard area accessible through warehouse



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FLOOR PLAN



Note: Measurements shown on plan are approximate

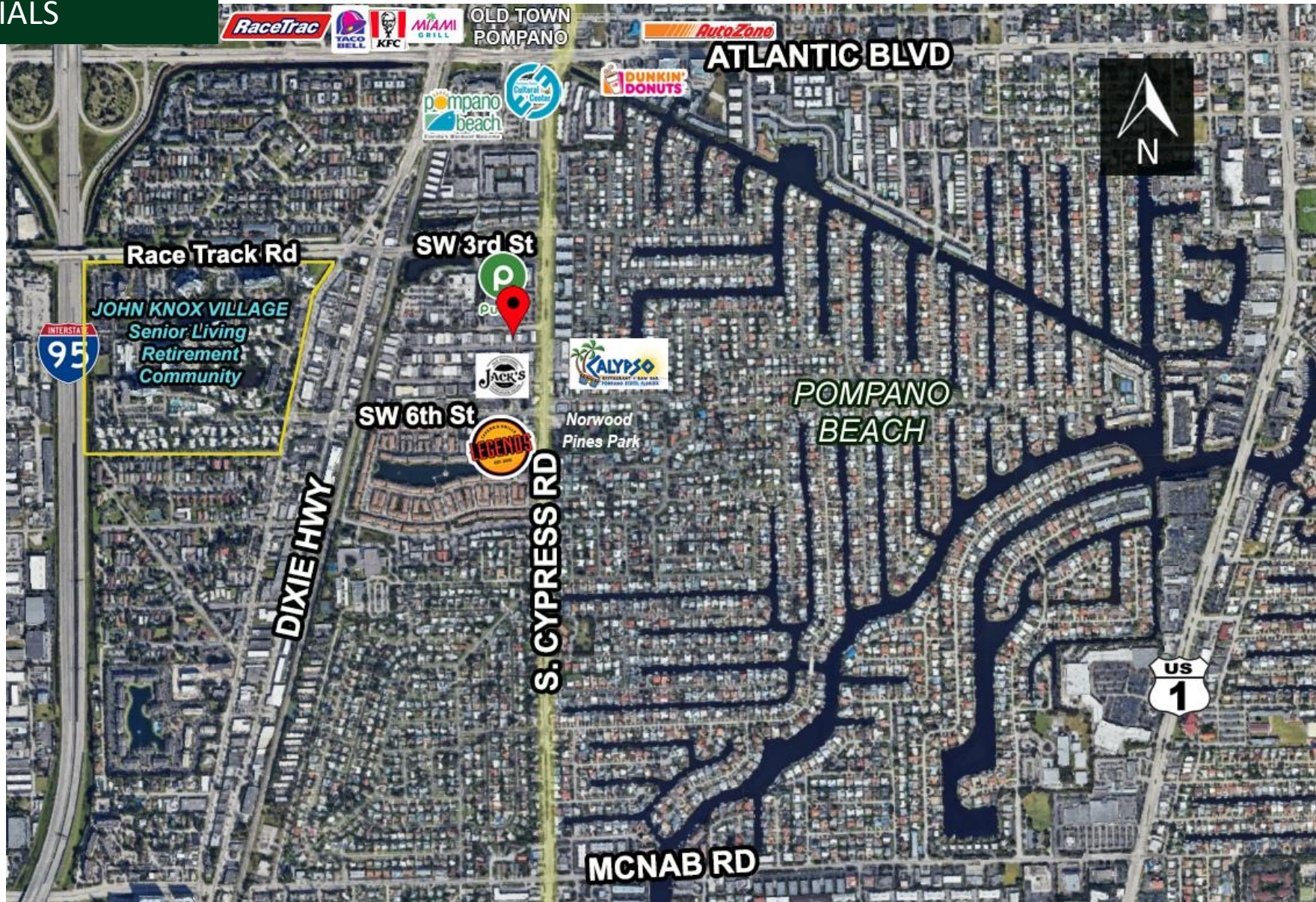
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AERIALS



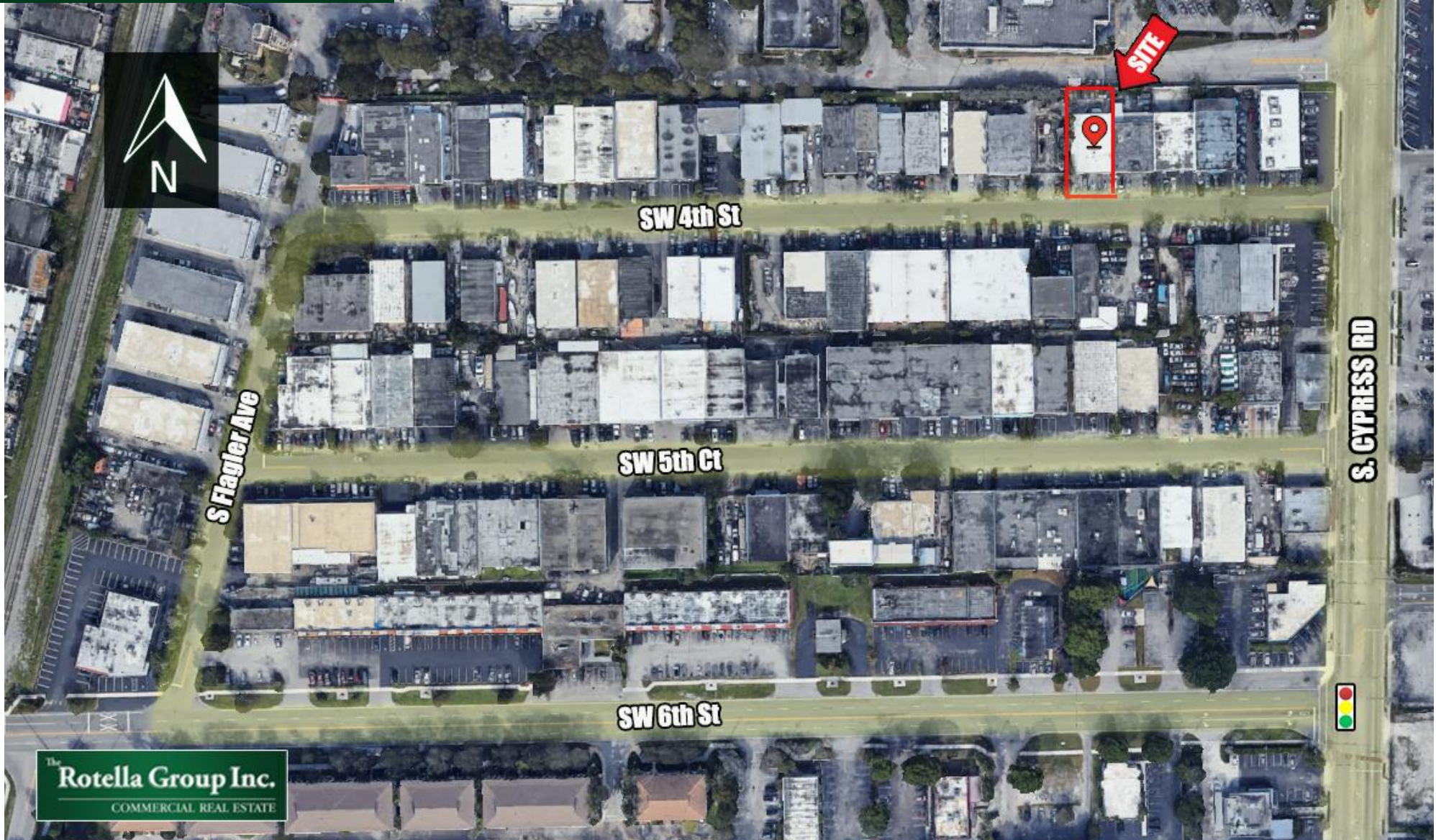
Strategically located in East Pompano Beach, 51 SW 5th Street sits within an established industrial corridor with convenient access to Dixie Highway, Atlantic Boulevard, and I-95. Surrounded by nearby warehouse, service, and commercial users, the property offers an ideal location for businesses seeking functional space in a growing Pompano Beach market.



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AERIALS



The Rotella Group Inc.
COMMERCIAL REAL ESTATE

Yard area accessible through warehouse



The Rotella Group, Inc.

Commercial Real Estate Brokers

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