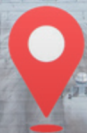




FOR LEASE



SMALL-BAY INVENTORY IS BROWARD'S SCARCEST TIER

POMPANO BEACH, FL 33069
1091 NW 31 AVE #C-3
CONDO UNIT | MEZZANINE STORAGE

\$3,900/MO

MONTHLY RENT

±2,412 SF

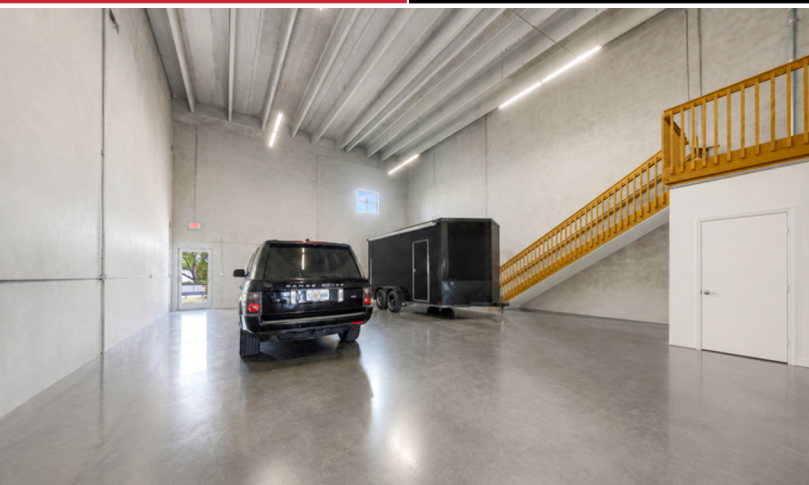
LEASE SPACE

22 FT

CLEAR HEIGHT

GRADE-LEVEL

LOADING



LOCATION ADVANTAGES

- I-95, the Turnpike, Sawgrass and Atlantic Blvd all within minutes
- Reaches Broward, Miami-Dade and Palm Beach in a single workday
- Broward's deepest industrial concentration

FAUSTO COMMERCIAL PRESENTS

Broward's industrial market sits at 6.4% vacancy, and of the 111 spaces listed across Pompano Beach most are sized well beyond what a single operator needs. Northwest Pompano holds the county's deepest concentration of industrial inventory, and clean, professionally managed product is what leases first. Modern office finishes with abundant natural light deliver a professional front-of-house without sacrificing warehouse function. Suited to distribution, e-commerce fulfillment, light manufacturing, contractor operations, showroom, and flex users.

PROPERTY HIGHLIGHTS

- Grade-level overhead bay door — no dock equipment needed
- Precast double-tee concrete roof, built 2009 to modern code
- Five assigned parking spaces on a professionally managed site

EXCLUSIVELY LISTED BY



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