

INDUSTRIAL | FOR LEASE

Andrews Avenue Warehouse with Industrial Outdoor Storage

590 SW 12TH AVENUE | POMPANO BEACH, FL 33069



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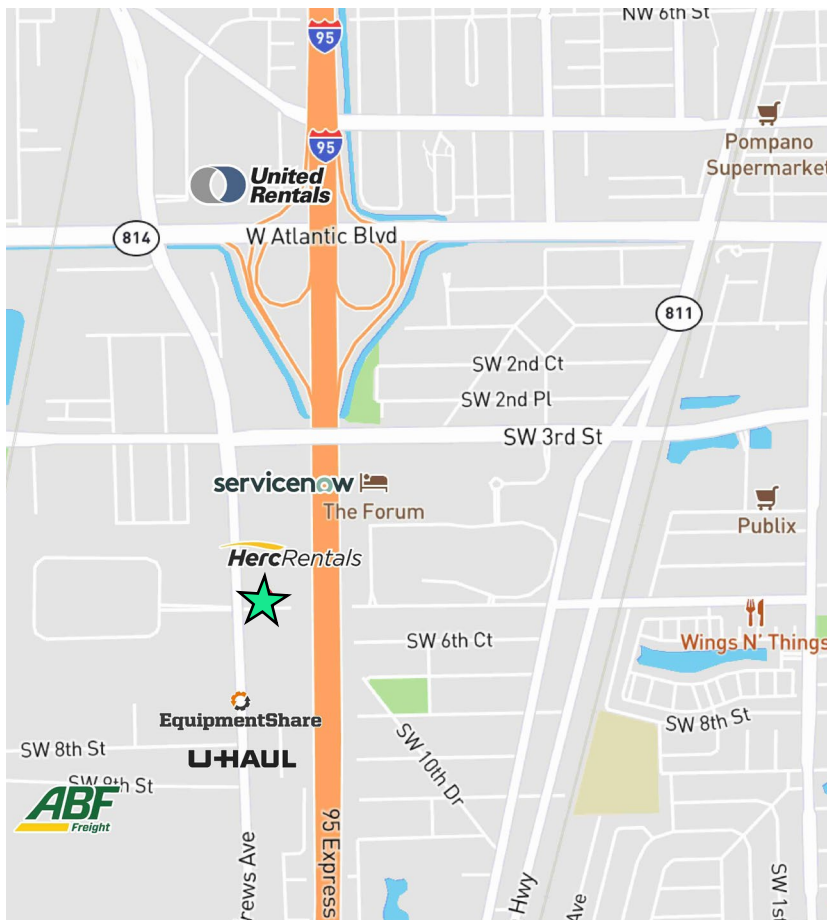
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For Lease

Property Information

- + 1.57 Acres available
- + 13,000 SF (1,500 SF 2nd story office)
- + Fully paved and fenced outside storage
- + Concrete twin-T construction
- + 2 - 14' grade level doors
- + 1 drive-in loading door leading to dock high loading platform
- + Property improvements underway
- + Andrews Avenue frontage with ±21,000 VPD
- + Zoned I-1 (Outdoor Storage Permitted)
- + Convenient access to Florida's Turnpike & I-95
- + Located in Broward county region that allows for efficient distribution patterns throughout South Florida
- + Rate: Please inquire

Location



Capital Improvements

- + Roof replacement
- + Enlarge existing grade-level door on north side of building to 14'
- + Install additional 14' drive-in door on east side of building
- + Parking lot repairs/restriping
- + Re-grade warehouse floor and partially re-pour slab to create a uniform and flat surface
- + Clean and paint warehouse interior walls
- + Clean and paint exterior walls
- + White-box of ground floor office space
- + New perimeter fencing

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