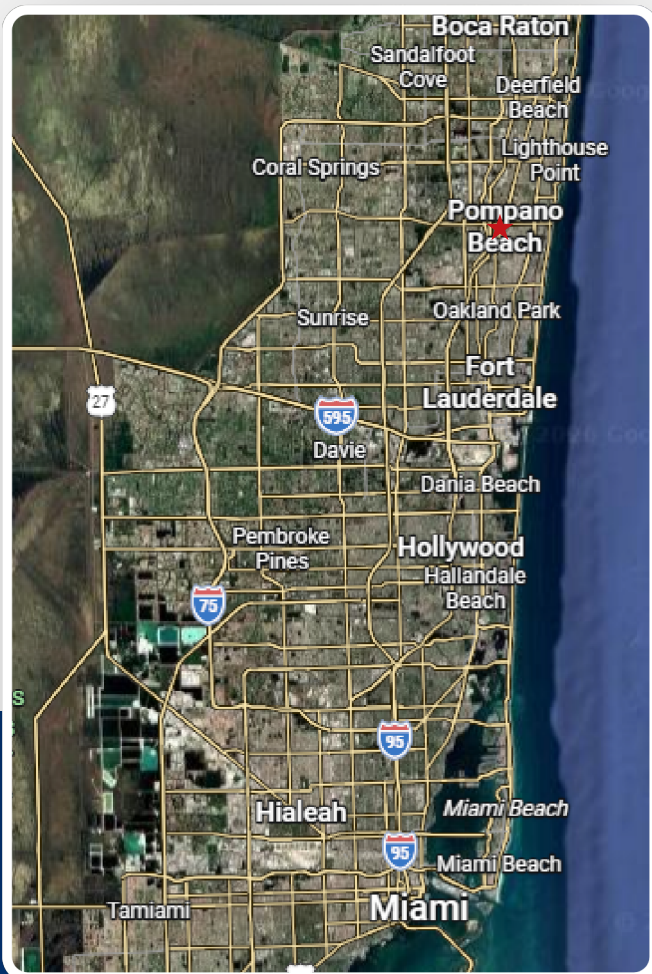


ANDREWS AVE BUSINESS CENTER FOR LEASE



\$18/SF
NNN



Located at 480 S Andrews Ave, this modern industrial property was thoughtfully built as a standard office building that offers a rare combination of functionality and efficiency on a prime location.

With a fully replaced roof in 2021 and an exceptional parking ratio of 4.13 per 1,000 square feet, the property is well-equipped to support a wide range of uses.

Having I-1 zoning in Pompano Beach, it allows for diverse industrial, office, and retail uses, providing maximum flexibility for future tenants. Significant existing infrastructure minimizes build-out time and cost, making it an ideal move-in-ready opportunity. Strategically located directly on S Andrews Ave, the property offers immediate access to major transportation routes including I-95, Dixie Highway, US-1, and the Florida Turnpike. Allowing you the opportunity to positioning your business for seamless connectivity and long-term success.



.5 MILES TO I-95

CEILINGS 14-18 FEET

117,000 POPULATION

30,000 VEHICLES PER DAY

75 PARKING SPOTS

I-1 ZONING

\$97K AVG HH INCOME

2 MILES TO US-1

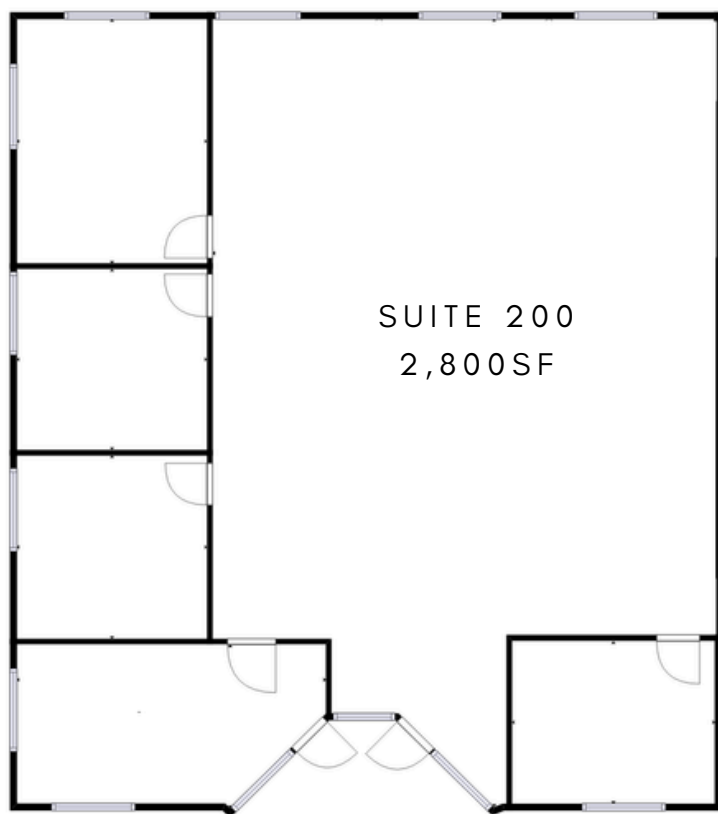
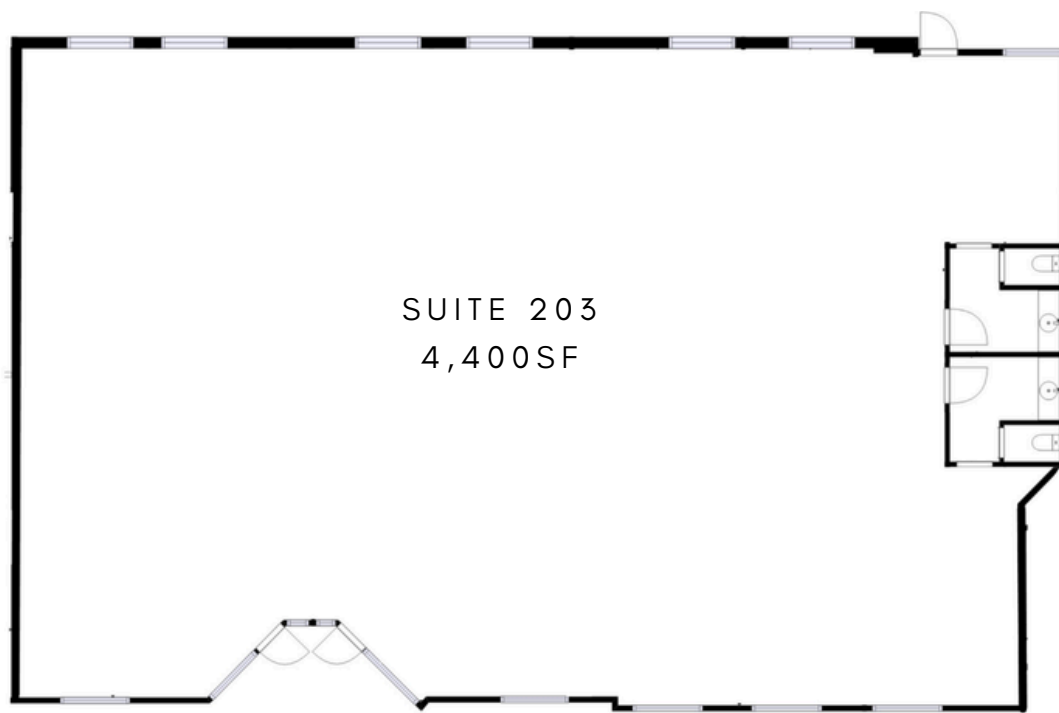
4 MILES TO THE BEACH

3 MILES TO THE TURNPIKE



WILLIAM CABRERA
WILLC@LEVELREALTY.COM
954.820.5061

NICK BALDANZA
NICKB@LEVELREALTY.COM
954.372.7280



UNIT	AVAILABILITY
200	2,800 SF
203	4,400 SF
200-203	7,200 SF

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