

FOR LEASE

# ±1.67 Acres I-95 Frontage IOS Site

808 NW 12th Avenue | Pompano Beach, FL 33069



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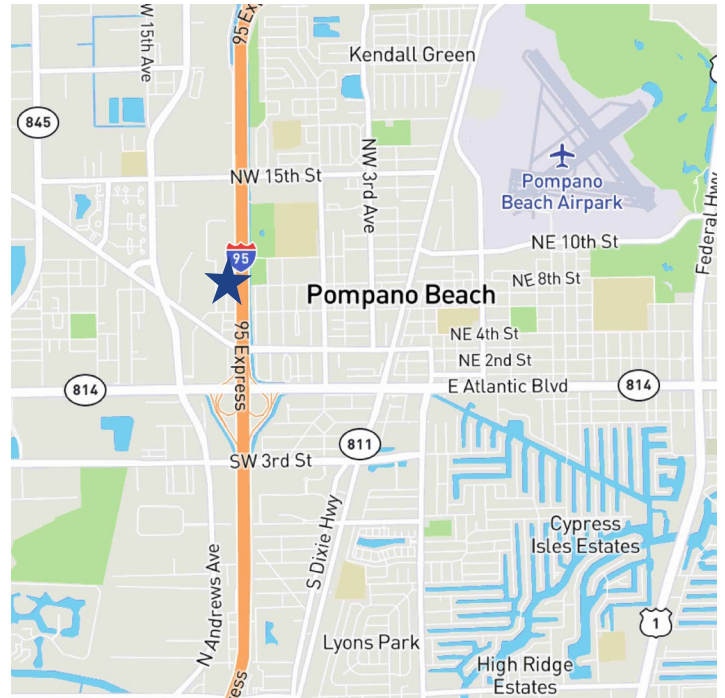
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# BUILDING SPECIFICATIONS

808 NW 12th Avenue, Pompano Beach, FL 33069

Availability	August 2026
SF Available	3,630 SF
Lot Size	1.67 Acres (73,048 SF)
Clear Height	15'
Drive In Doors	3 - 10'x14'
Signage*	Pylon fronting I-95
Site Condition	Fenced, gated, paved, and lit
Zoning	I-1 w/special exception for outdoor storage
Attributes	High visibility on I-95 with 250,000 to 300,000+ VPD
Rate	Please inquire

\*Prominent signage opportunity available for a future tenant



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