

AIR-CONDITIONED WAREHOUSE

For Lease

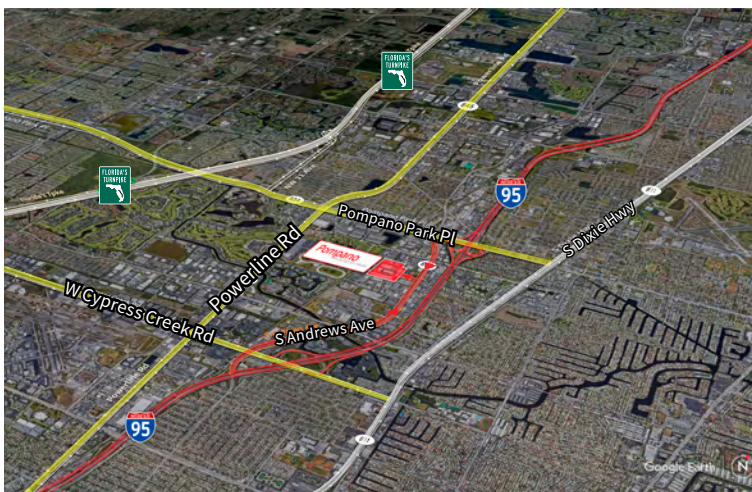
Pompano Business Park

1485 SW 6th Court
Pompano Beach, Florida 33069

Industrial Space For Lease
5,000 SF

Pompano Business Park

1485 SW 6th Court, Pompano Beach, FL 33069



Location

- Easy access off Atlantic Blvd and Andrews Ave
- Excellent access to I-95 and the Florida Turnpike
- Equidistant to Fort Lauderdale/Hollywood International Airport and Palm Beach International Airport

Space Features

- 5,000 SF available
- 1,900 SF of office
- 3,100 SF of warehouse
- Air-conditioned warehouse
- 14' clear height
- Sprinkler system
- One (1) dock-high door
- Parking ratio: 2.5/1,000 SF



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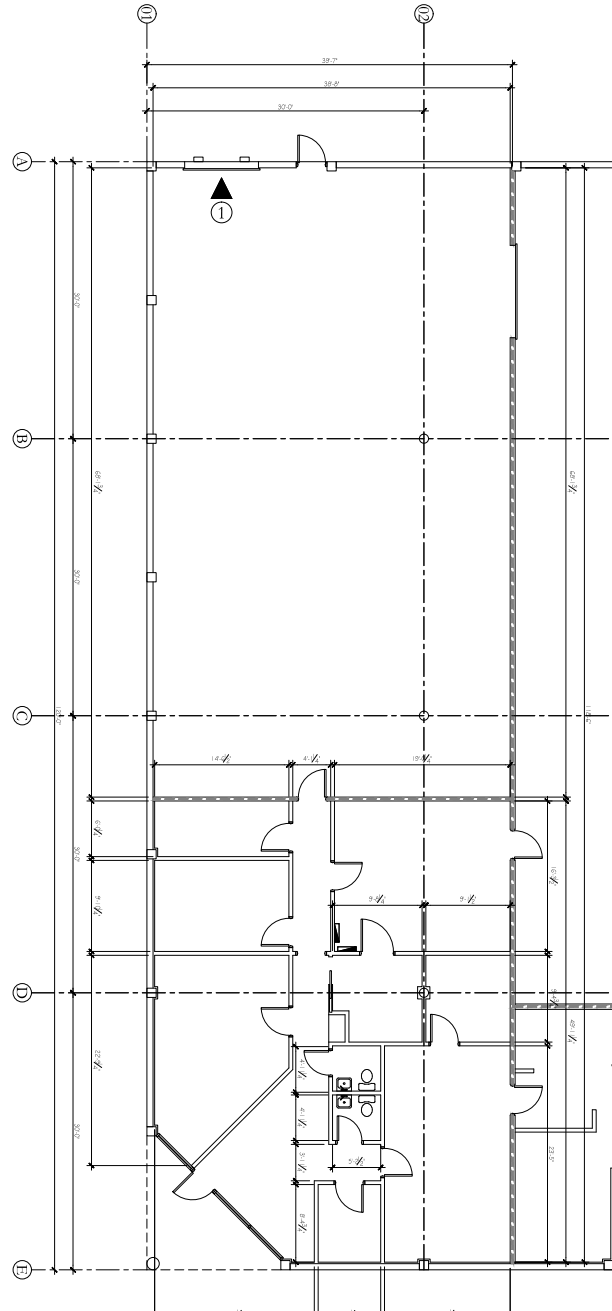
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Suite 1485 Floor Plan

Total: 5,000 SF
Office: 1,900 SF
Warehouse: 3,100 SF



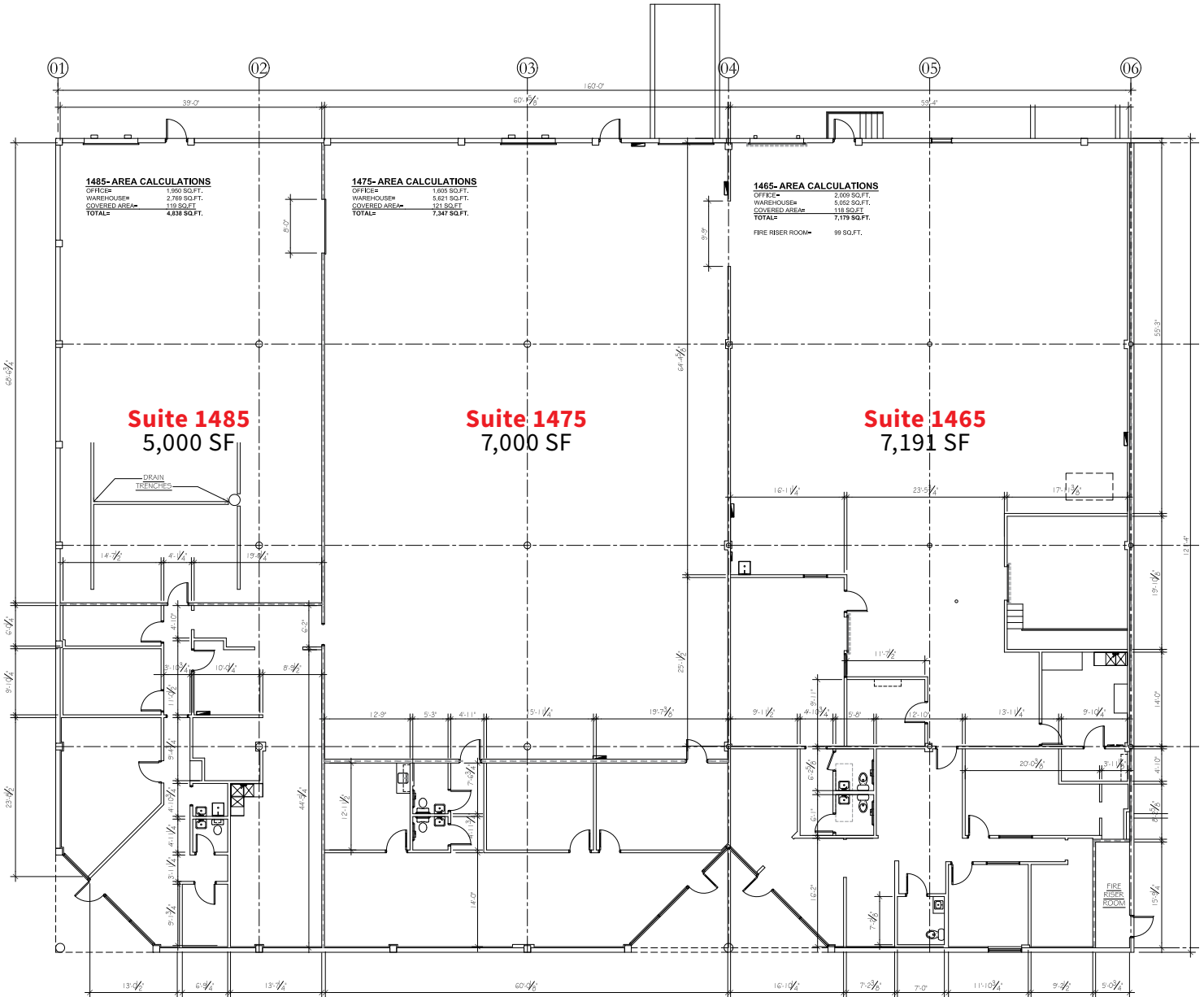
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Contiguous Floor Plan

Total: 19,191 SF
Warehouse: 5,511 SF
Office: 13,680 SF



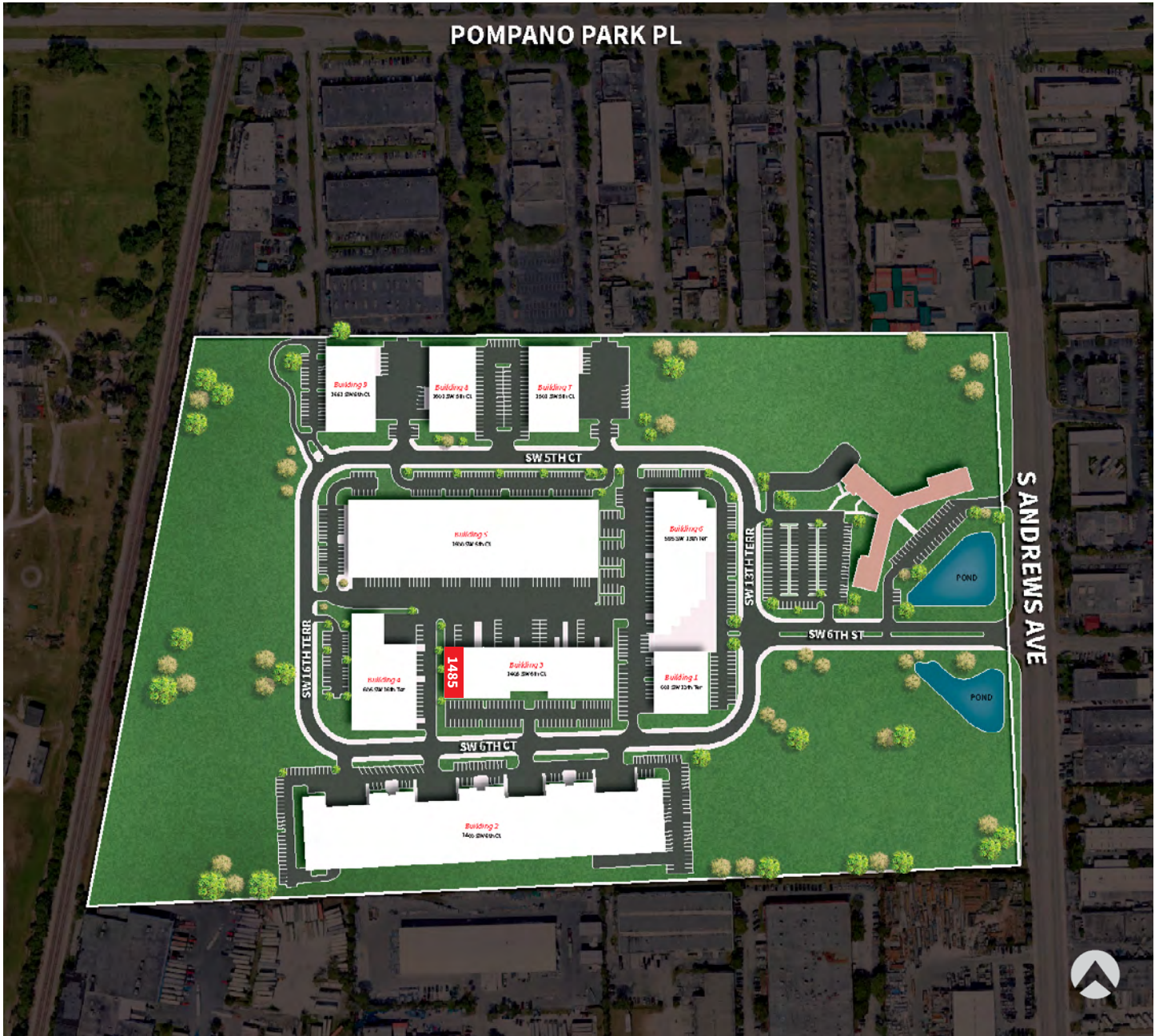
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Pompano Business Park

1405 SW 6th Court, #1485, Pompano Beach, FL 33069

Pompano Business Park Site Plan

■ - Available Space



| Building | Suite | Total (SF) | Office (SF) | Warehouse (SF) | Loading | Clear Height | Available Date |
|----------|-------|------------|-------------|----------------|---------|--------------|----------------|
| 3 | 1485 | 5,000 | 1,900 | 3,100 | 1 DH | 19' | 4/1/2026 |

