

NEW PREMIER
INDUSTRIAL PARK

20,000 SF TO 1.49 MSF AVAILABLE



RACE TRACK
LOGISTICS POMPAÑO

FOR LEASE

311-800 RACETRACK LOOP, POMPAÑO BEACH, FL 33069

CBRE

HIGHLIGHTS

Fully-approved site plan

Phase 1, ~620,740 square feet across four buildings

Phases 2 & 3, ~879,232 square feet, available
for build to suit or pre-lease

87.8
ACRES

36'
CLEAR HEIGHT

TILT WALL
CONSTRUCTION

CAMPUS
ENVIRONMENT
& SURROUNDING
AMENITIES

ESFR
SPRINKLERS

6.5 MIL
RESIDENTS
WITHIN A 2-HOUR
DRIVE-TIME







HIGHLIGHTS

 Ideally situated to serve one of the state's top performing industrial markets and South Florida's fastest-growing population center

 Immediate highway access with close proximity to Florida's Turnpike, I-95 and I-75

 Single and multi-tenant building configurations available

 Multiple space sizes available from 20,000 SF to ±1.49 MSF build-to-suit options

 Best in class on-and-off site amenities available within this master-planned mixed use LIVE! development

SITE PLAN

PHASE 1

Delivered / Available Immediately

	SF	BUILDING DEPTH	SHARED TRUCK COURT DEPTH	DOCK DOORS	DRIVE-INS
BUILDING 1	49,918	160'	190'	15	1
BUILDING 2	95,638	190'	190'	27	1
BUILDING 3	203,600	210'	180'	53	2
BUILDING 4	162,536	210'	180'	47	1

PHASES 2 & 3

Available for pre-lease / build to suit opportunities
879,232 SF of Additional Industrial Fully Entitled

	SF	BUILDING DEPTH	SHARED TRUCK COURT DEPTH	DOCK DOORS	DRIVE-INS
BUILDING 5	214,898	210'	190'	54	2
BUILDING 6	224,718	220'	190'	54	2
BUILDING 7	214,898	210'	190'	54	2
BUILDING 8	224,718	220'	190'	54	2

36' Clear | Spec Offices

Docking Stations | 0.89/1,000 parking ratio





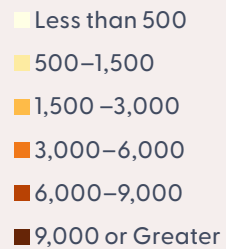
AMAZING AMENITIES

Situated beside the largest mixed-use
development in Southeast Florida—
LIVE! Resort Pompano Beach



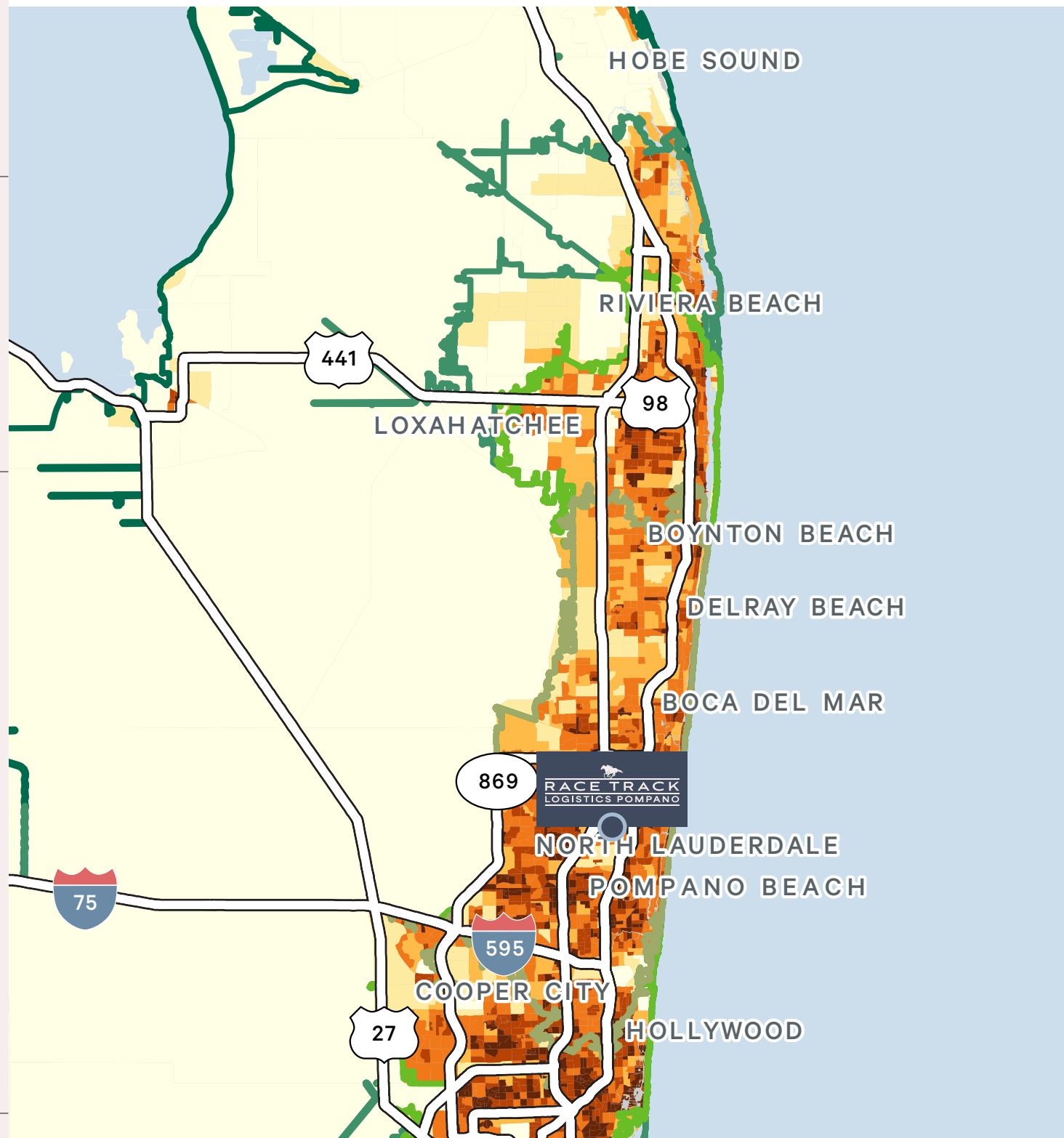
DRIVE TIME MAP

PEOPLE PER SQUARE MILE

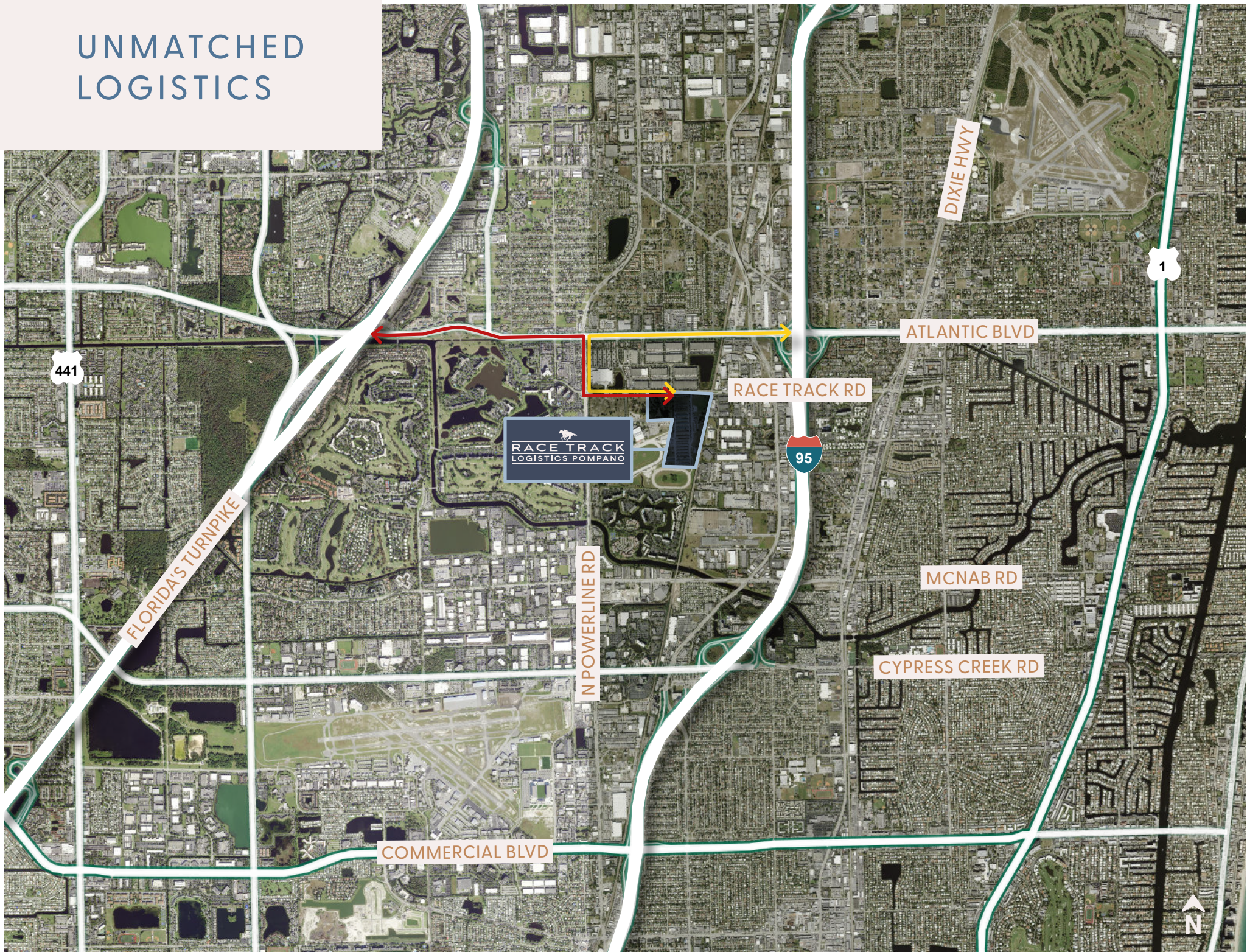


DRIVE TIMES TO CITIES

Pompano Beach	0 min
Deerfield Beach	5 min
Boca Raton	14 min
Tamarac	20 min
Delray Beach	22 min
Fort Lauderdale	22 min
Davie	25 min
Hollywood	28 min
Aventura	35 min
West Palm Beach	40 min
North Miami	41 min
Sunny Isles	41 min
Miami	49 min
Doral	50 min
Miami Beach	53 min
Kendall	66 min
Homestead	79 min



UNMATCHED LOGISTICS





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