



**greencAPITAL**  
**Realty Advisors**

Commercial Real Estate  
 and Construction Services

# 2800 GATEWAY DRIVE POMPANO BEACH, FL 33069

## INDUSTRIAL/OFFICE

### FOR LEASE

For more information  
 please contact:

**Steven A. Leeds**

Licensed Real Estate Broker  
 Certified Building Contractor

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 Boca Raton, FL 33431

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#### Available Space

❖ Suite 102..... 10,055 SF

#### Property Features

- ❖ Clear Ceiling Height 14' – 16'
- ❖ 3,000A 3 Phase Electric
- ❖ 1 Truckwell
- ❖ 1 Grade level dock
- ❖ Wet Sprinklers
- ❖ 4:1000 SF Parking Ratio
- ❖ Close proximity to Fort Lauderdale Executive Airport and Fort Lauderdale-Hollywood International Airport
- ❖ Zoned I-1 light to moderate manufacturing, assembly, R&D, distribution, flex use, business support, and meeting space permitted.
- ❖ Easy access to I95 & FL Turnpike
- ❖ 2.86 Acres
- ❖ T-1 Fiber Optics and IT Room
- ❖ Recently Remodeled Including Brand-new Roof





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Map



Demographics

	2019	1 miles	3 miles	5 miles
Population:		7,025	124,954	420,945
Average Income:		\$58,822	\$62,924	\$66,113
Age:		47	40	42

Photos

