



greenCAPITAL
Realty Advisors

Commercial Real Estate
and Construction Services

2800 GATEWAY DRIVE POMPANO BEACH, FL 33069

INDUSTRIAL/OFFICE

FOR SALE \$4,264,000 NOI - \$295,753.71

For more information
please contact:

Steven A. Leeds

Licensed Real Estate Broker
Certified Building Contractor

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🌐 Greencapitalrealty.com



Fully Leased Investment Opportunity

Building/GLA ❖ 39,294 SF MULTI-TENANT INDUSTRIAL/OFFICE BUILDING

Property Features

- ❖ 4:1000 SF Parking Ratio
- ❖ Clear Ceiling Height 14' – 16'
- ❖ 3,000A 3 Phase Electric
- ❖ 1 Truckwell
- ❖ 1 Grade level dock
- ❖ Wet Sprinklers
- ❖ Close proximity to Fort Lauderdale Executive Airport and Fort Lauderdale-Hollywood International Airport
- ❖ Easy access to I95 & FL Turnpike
- ❖ 2.86 Acres
- ❖ T-1 Fiber Optics and IT Room
- ❖ Recently Remodeled Including Brand-new Roof

Zoning

- ❖ Zoned I-1





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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

