

2800 Gateway Drive, Pompano Beach, FL 33069

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

39,294 SF MULTI-TENANT INDUSTRIAL/OFFICE FOR SALE

PROPERTY HIGHLIGHTS

- Recently remodeled | New roof (2018) | New plumbing (2020) | New AC (2019)
- Tenants all deemed essential | 100% Leased | 100% current
- Clear Ceiling Height 14' – 16'
- 4:1000 SF Parking Ratio
- 3,000A 3 Phase Electric
- 1 Grade level dock
- Wet Sprinklers
- 1 Truckwell
- 2.86 Acres



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

Zoning

- Zoned I-1



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