

AVAILABLE
FOR SUBLEASE

FREESTANDING WAREHOUSE WITH YARD POMPANO BEACH

1909 NW 18th Street,
Pompano Beach, FL 33069



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

William Domsky

Principal

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PROPERTY SUMMARY

1909 NW 18TH ST POMPANO BEACH, FL 33069

FREESTANDING WAREHOUSE IN POMPANO BUSINESS PARK

Lee & Associates South Florida presents a 7,700 SF Warehouse with Yard Space available for Sublease in Pompano Beach. Situated on a 0.68 AC lot with I-1X Pompano Beach zoning and a fully fenced yard for outdoor storage, this single-tenant building is available for sublease. The building features 6 drive-in bays with 8 loading doors (10' wide by 14' high), 18' clear ceiling height, and includes 1,100 SF of built-out office space. The property offers a generous parking ratio of 2.42 spaces per 1,000 SF with 18 surface parking spaces for employees and visitors.

Located in the Pompano Business Park near Powerline Rd and W Copans Rd, the warehouse provides exceptional transportation access, just 1.2 miles to I-95 on and off ramps and 1.8 miles to Florida's Turnpike. This strategic location enhances logistics, being only 16.5 miles to Port Everglades and 38 miles to PortMiami, perfectly positioned for efficient operations and logistics in the heart of Pompano Beach.



For more information, please contact the following:

MARKET SPECIALIST

William Domsky

Principal

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wdomsky@lee-associates.com

ASKING: \$18.00 SF/YR (MG)

Sublease term runs through: May 2026
with an option to extend the term
through May 2029

Located in Pompano Business Park near
Powerline Rd and W Copans Rd



Freestanding Warehouse with Yard:

- 7,700 SF Manufacturing Building
- 6 Drive-In Bays with 8 Loading Doors
- 18' Clear Ceiling Height
- 1,100 SF Office Space Built Out
- 18 Parking Spaces (2:42:1000)



Fully-Fenced Yard Storage:

- 0.68 AC Fully Fenced Lot
- Gated Yard for Added Security
- I-1X Pompano Beach zoning



Exceptional Distribution Accessibility:

- 1.2 miles to I-95
- 1.8 miles to Florida's Turnpike
- 16.5 miles to Port Everglades
- 38 miles to PortMiami

PROPERTY PHOTOS

1909 NW 18TH ST POMPANO BEACH, FL 33069



EXCEPTIONAL DISTRIBUTION ACCESSIBILITY

1909 NW 18TH ST POMPANO BEACH, FL 33069

