

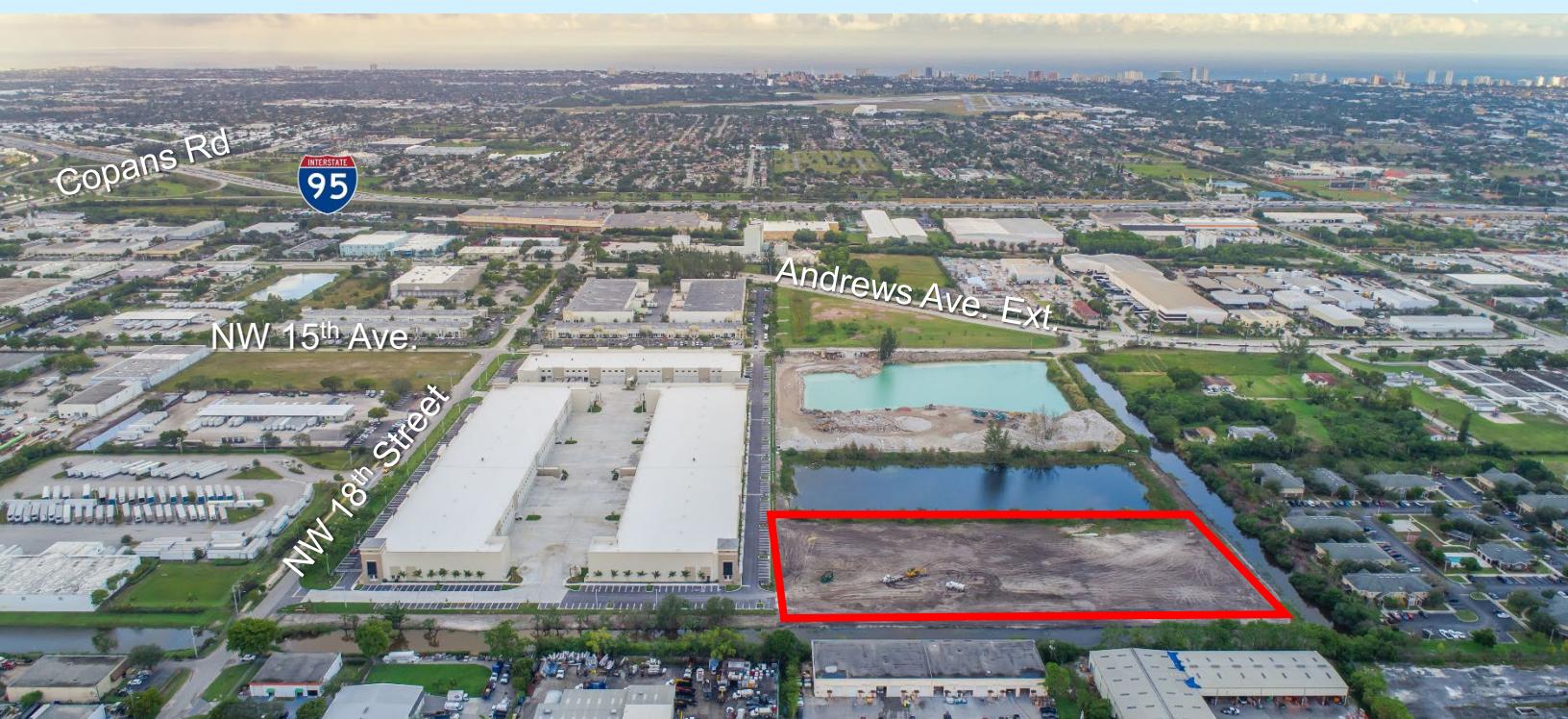
**NEW CONSTRUCTION**



## **POMPANO CENTER OF COMMERCE II**

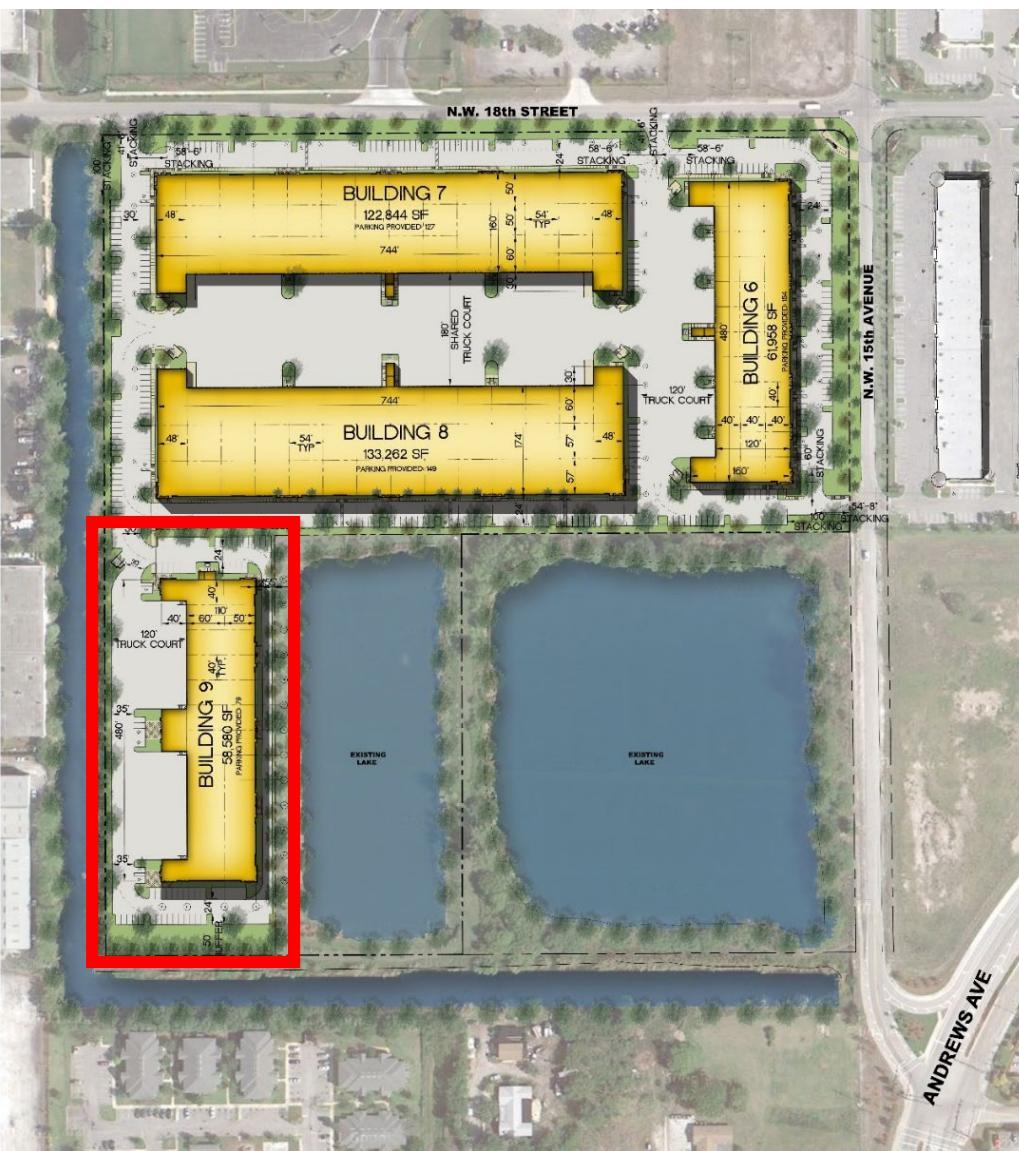
1700 NW 18<sup>th</sup> Street, Pompano Beach, Florida

**31,147 SF AVAILABLE FOR LEASE  
DIVIDE-TO-SUIT**



## LOCATION HIGHLIGHTS

- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- Pompano Beach is a very business-friendly city with an active economic development board
- Immediate access to I-95 and Florida's Turnpike

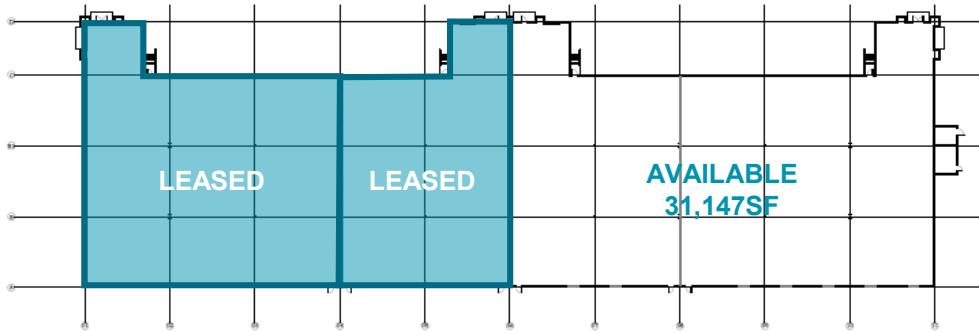


## PROPERTY HIGHLIGHTS

- 32' clear ceiling height
- ESFR sprinkler system
- LED lighting
- 4 dock high doors per bay
- 4000 PSI floor load
- Will divide-to-suit
- Zoned O-IP/PCD

# AVAILABLE FOR LEASE

1700 NW 18<sup>th</sup> Street, Pompano Beach, Florida



## BUILDING 9

1700 NW 18<sup>th</sup> Street

- 61,832 total SF
- 120' building depth
- 62 parking spaces

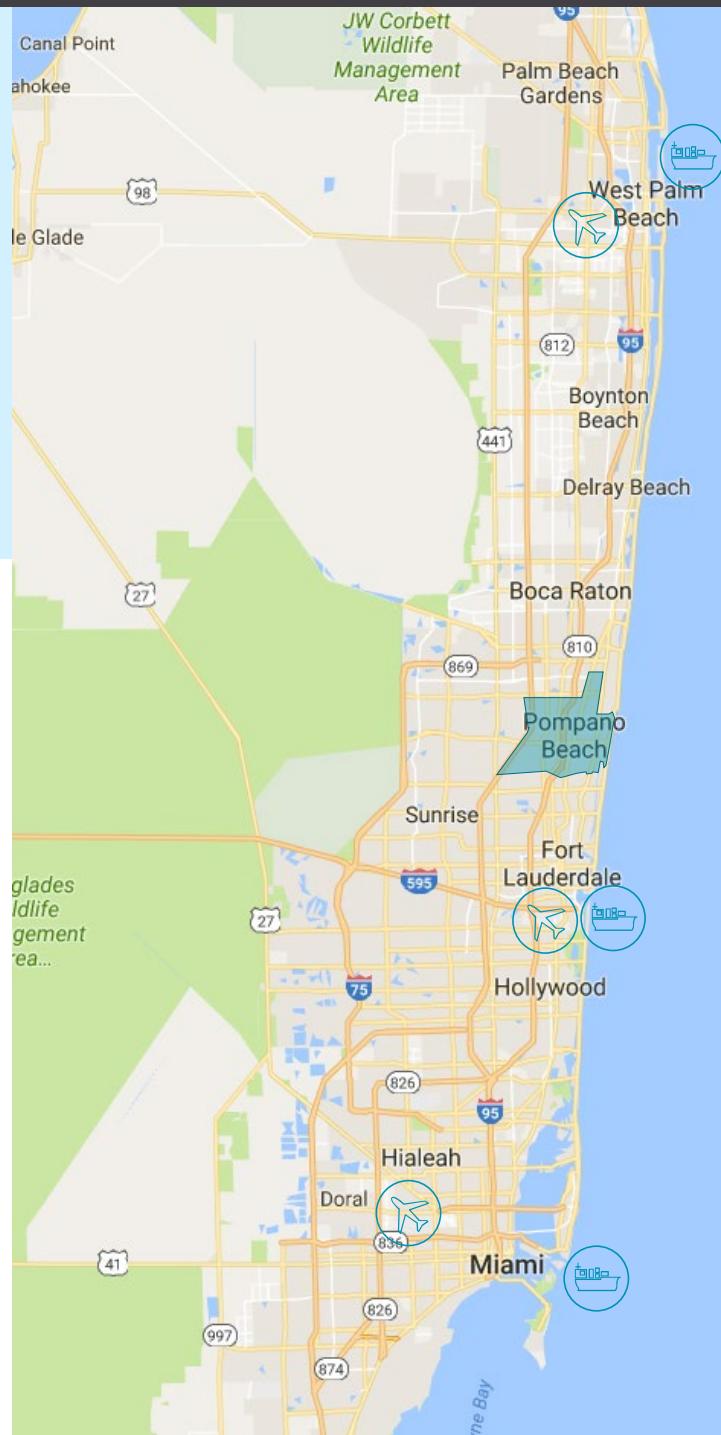
LEASE RATE      \$9.50 NNN  
                    \$3.37 OPEX

# Geographically Central to the Tri-County Area

Palm Beach International Airport	30 Miles
Port of Palm Beach	35 Miles
Ft. Lauderdale/Hollywood Int. Airport	12.5 Miles
Port Everglades	10.5 Miles
Miami International Airport	25.5 Miles
Port of Miami	33 Miles



Butters Construction and Development is one of South Florida's leading commercial developers. Over the past 27 years Butters has built over 16 million square feet for clients such as FedEx, Amazon, and Starbucks. In addition, they have received numerous awards for their professional accomplishments including South Florida N.A.I.O.P Developer of the Year five times.



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**BUTTERS**

