

Sample 95 Business Park

±4,140 SF Available

3210 North Andrews Ave Ext.
Pompano Beach, FL 33064



Description

Located just North of Pompano Beach, Sample 95 Business Park includes four buildings, all with great frontage on N Andrews Ave. With easy access to major highways, the park is a great location for multiple distribution facilities, and warehouses. This suite is ±4,140 square feet and the units can be combined if a larger space is desired.

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Owned/Managed by

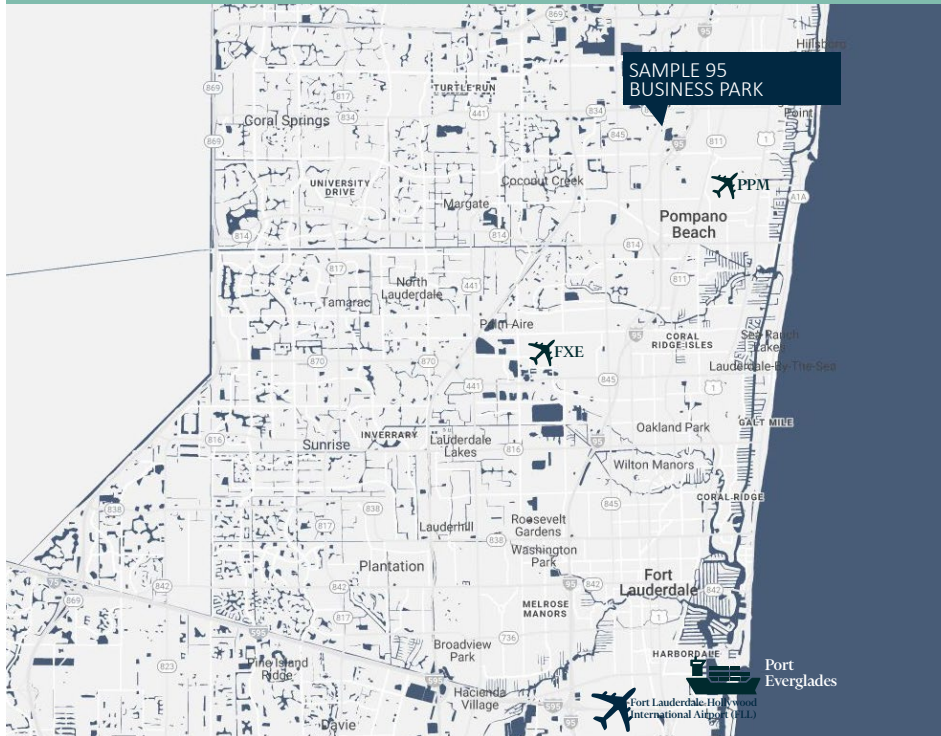
EASTGROUP
PROPERTIES

SAMPLE 95 BUSINESS PARK

3240 North Andrews Ave Ext. | Pompano Beach, FL 33064

For Lease

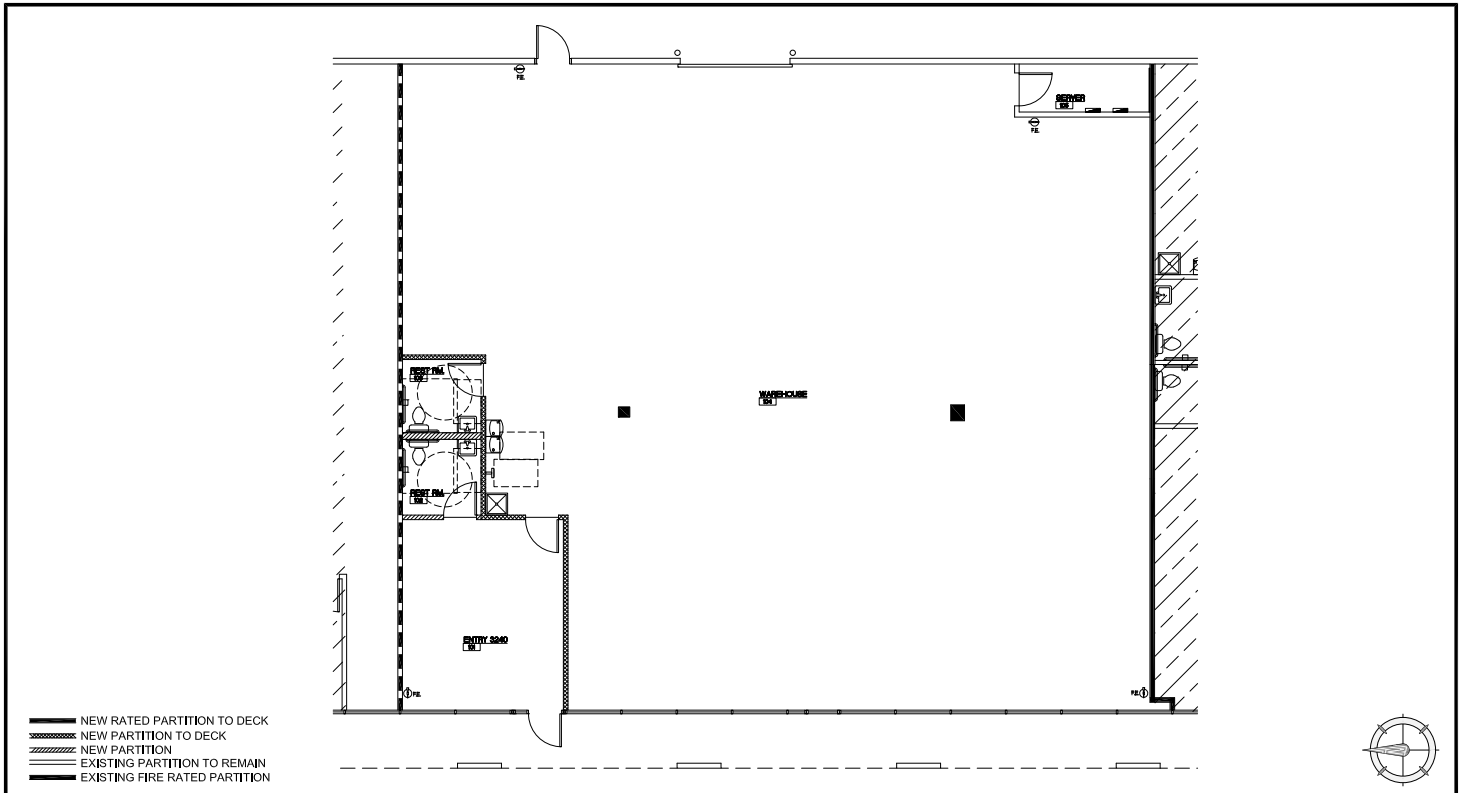
Property Location



Property Features

- + Unit 3240 Available
- + ±4,140 SF
- + ±800 SF Office
- + ±18' clear height
- + 4.0 / 1,000 Parking Ratio (Reserved Parking)
- + 1 Grade level door
- + Andrews Avenue frontage
- + Easy access to Sawgrass Expressway and I-95
- + 100% HVAC
- + Available 5/1/2025
- + **Asking Rate: \$18.50 PSF NNN + \$4.96 OpEx**

Floor Plan



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