

Sample 95 Business Park

±4,534 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 ±4,500 square feet and the units can be combined if a larger space is desired.

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Owned/Managed by

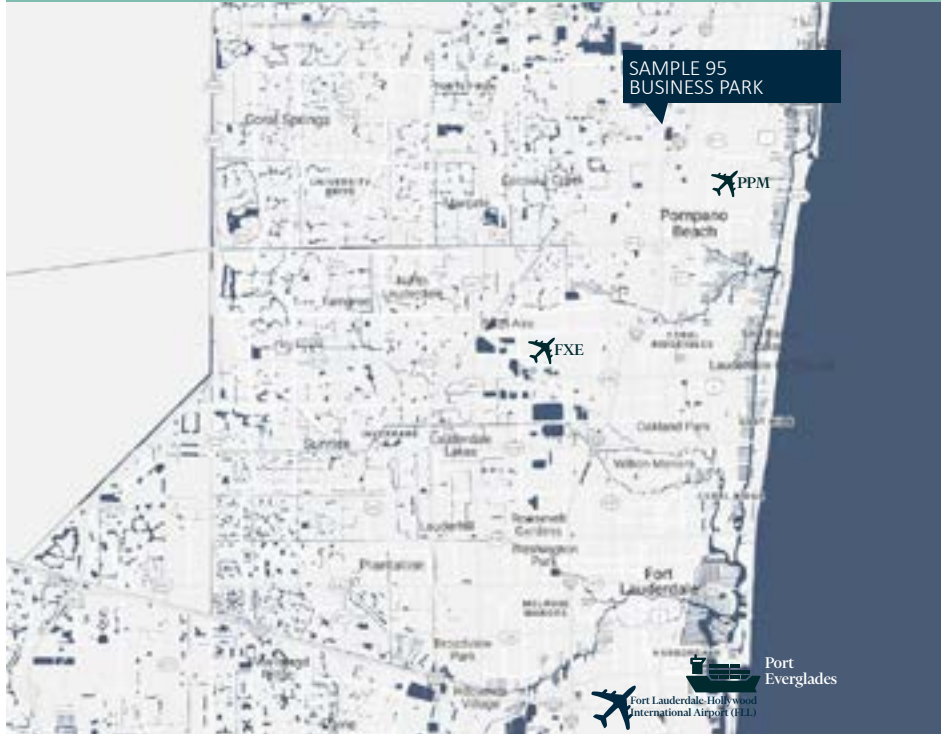
EASTGROUP
PROPERTIES

SAMPLE 95 BUSINESS PARK

3210 North Andrews Ave Ext. | Pompano Beach, FL 33064

For Lease

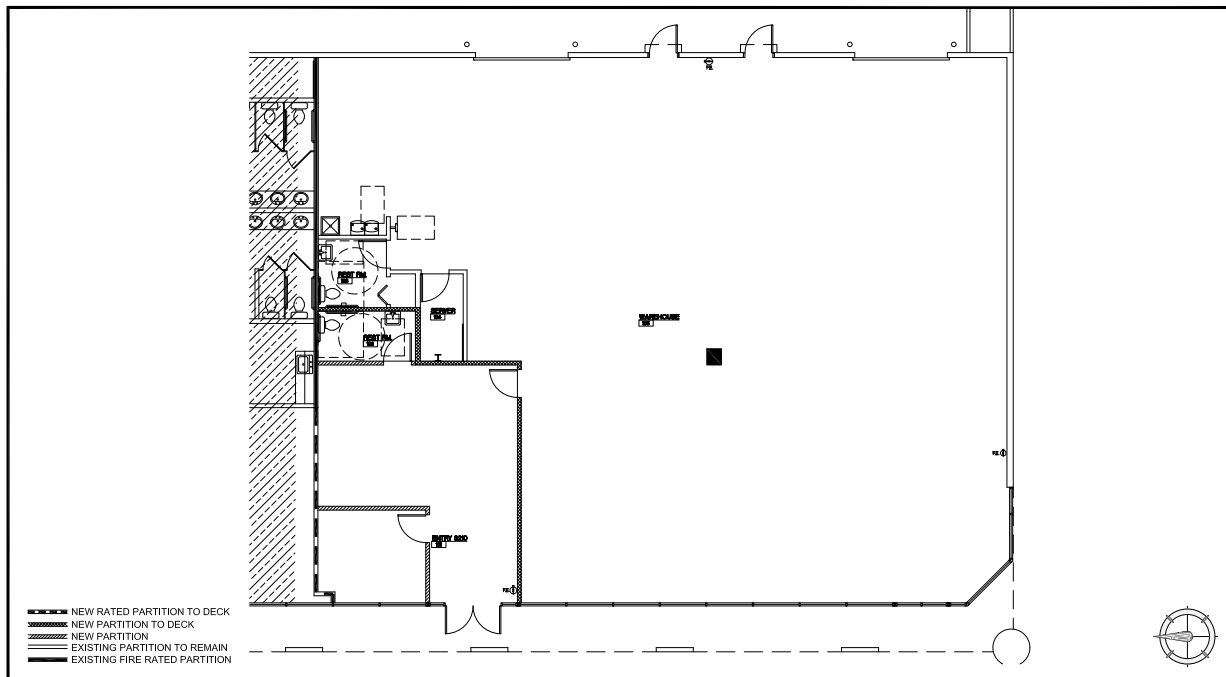
Property Location



Property Features

- + Unit 3210 Available
- + ±4,534 SF
- + ±600 SF Office
- + ±18' clear height
- + 4.0 / 1,000 Parking Ratio (Reserved Parking)
- + 2 Grade level doors
- + Andrews Avenue frontage
- + Easy access to Sawgrass Expressway and I-95
- + 100% HVAC
- + Available 2/1/2025
- + **Asking Rate: \$18.50 PSF NNN + \$4.96 OpEx**

Floor Plan



TRIESCHMANN DUMALA
ARCHITECTURAL GROUP
ARCHITECTURE | PLANNING | INTERIORS

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SUITE 3210
SAMPLE 95 BUSINESS PARK, 3210 N. ANDREWS EXT., POMPAÑO BEACH, FL
SPACE PLAN

NOTE: SPACE MEASUREMENTS TO BE REVERIFIED DUE TO SITE CONDITIONS
NOTE: FURNITURE FOR ILLUSTRATION PURPOSES ONLY
NOTE: ROOM SIZES ARE APPROXIMATE

SCALE: 1/8" = 1'
DRAWN: JS
6 / 15 / 21

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