

# Sample 95 Business Park

±4,140 SF Available

3240 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 ±4,100 square feet and the units can be combined if a larger space is desired.

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Owned/Managed by

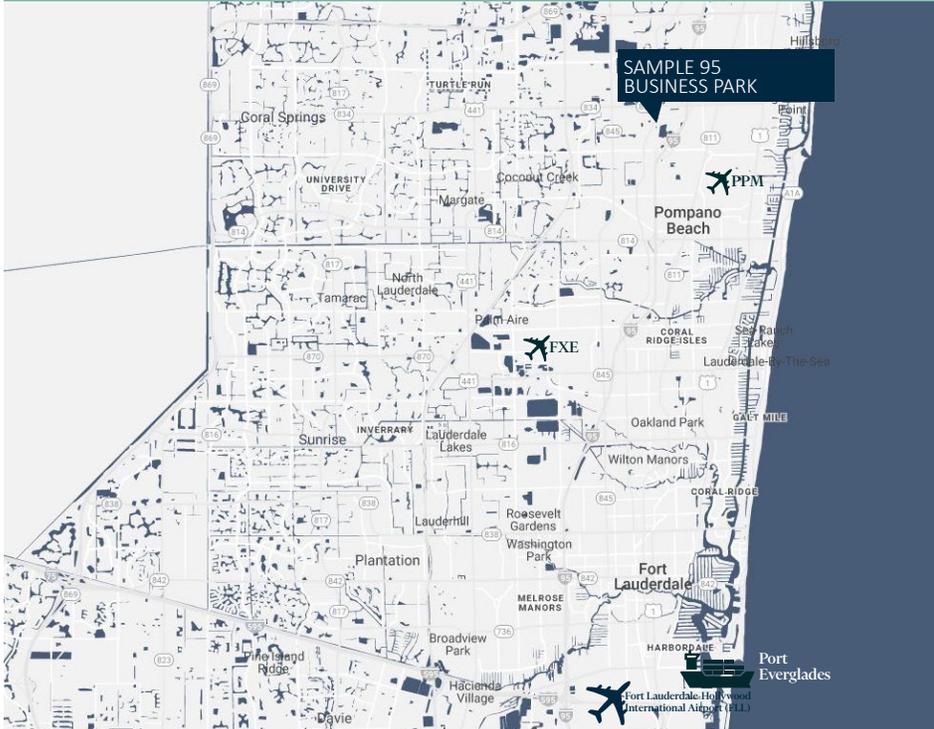
**EASTGROUP**  
PROPERTIES

# SAMPLE 95 BUSINESS PARK

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

# For Lease

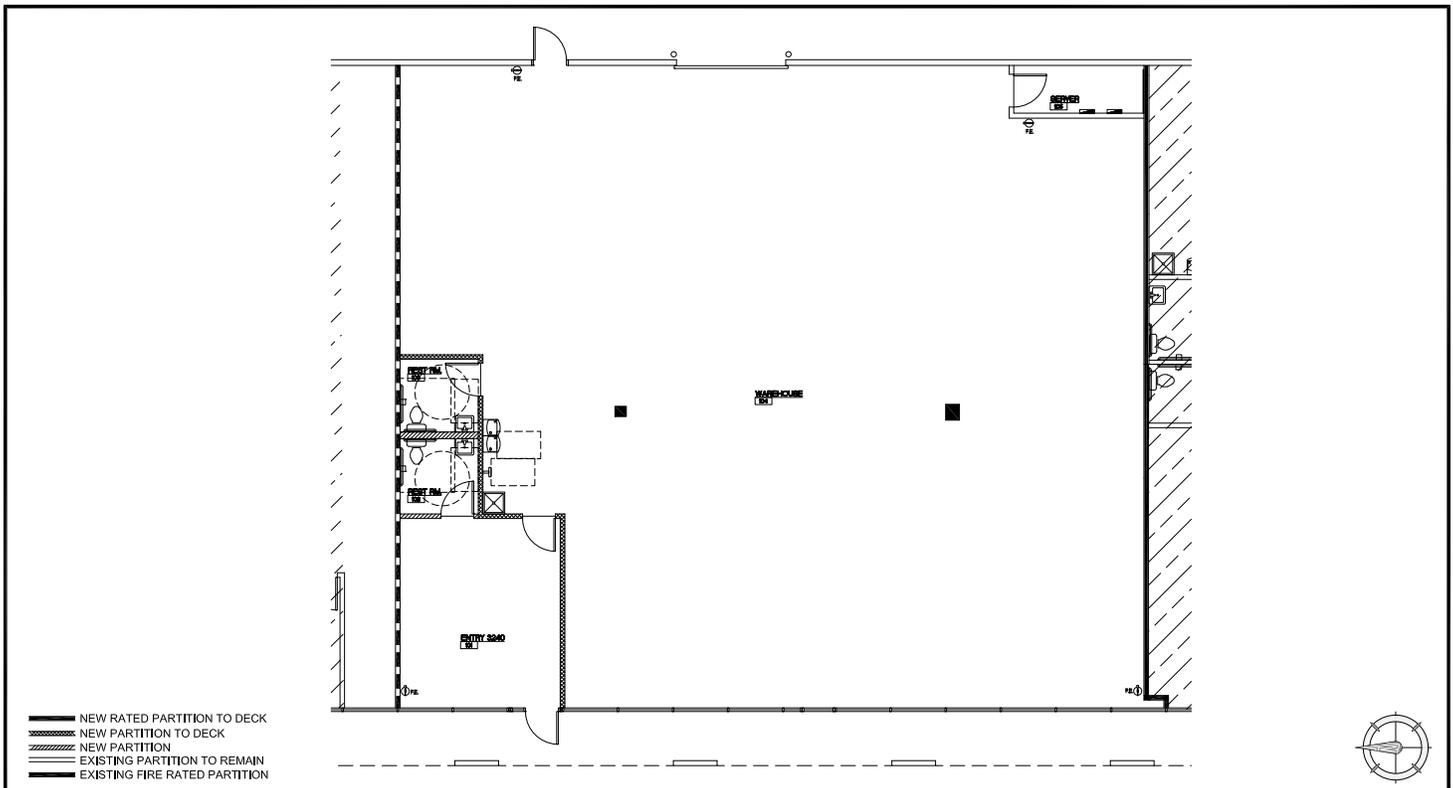
## Property Location



## 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
- + Available Immediately
- + **Asking Rate: \$18.50 PSF NNN + \$4.96 OpEx**

## Floor Plan



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