

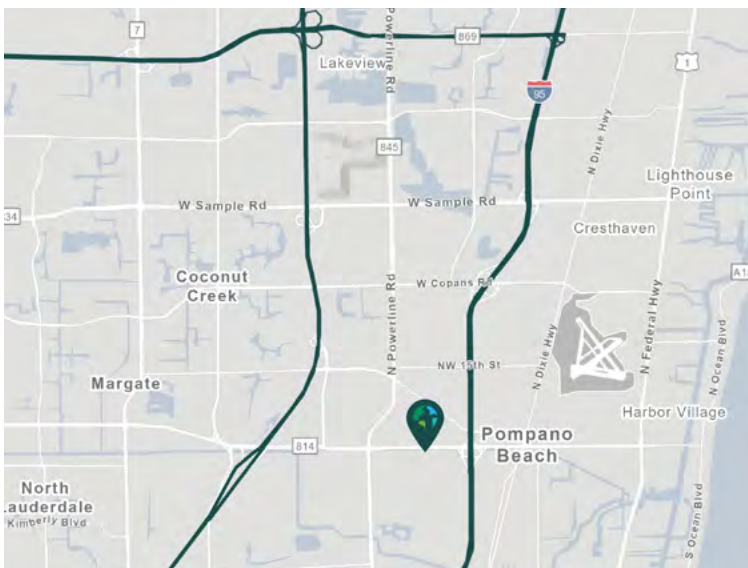
INDUSTRIAL SPACE FOR LEASE WITH TRAILER PARKING



28,357 - 44,489 SF

2203 SW 3rd Street  
Pompano Beach, FL 33069

Prologis Atlantic Business Center 1200



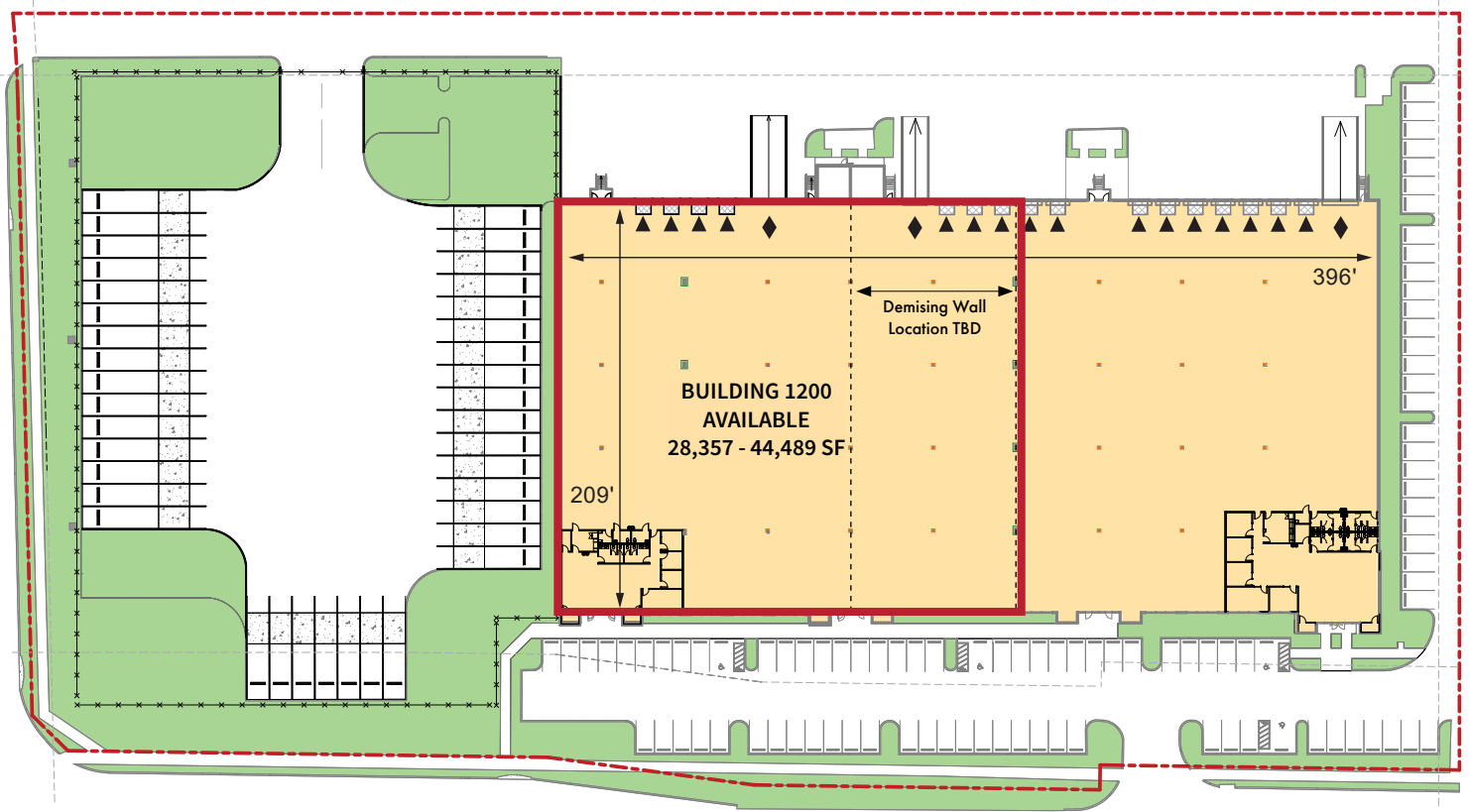
- Class A Business Park in the Heart of Pompano Beach.
- Located between Interstate 95 & Florida's Turnpike.
- Access via Atlantic Blvd, Powerline Rd & SW 3rd St.
- Strong labor force and ample amenities nearby.

## Property Features

Available Date	Immediately
Available Space	±28,357 - 44,489 SF
Spec Office SF	2,531 SF
Outdoor Trailer Parking	38 Spaces
Clear Height	32'
Shared Truck Court	176'
Dock Doors w/Pit Levelers	±7
Drive-in Doors (Ramps)	±2
Building Depth	209'
Car Parking Spaces	1.2/1,000 SF
Sprinkler/Lighting	ESFR / LED motion
Power	1,600 amps / 3 phase



Unlock the full potential of your warehouse with one strategic, single-source partner.



RACE TRACK ROAD

LEGEND

- ▽ Future Dock position
- E Dock Position with Edge of Dock
- ▼ Leveler
- L Dock Position with Pit Leveler
- ▼ Dock position
- ◆ Drive-in door
- Leased
- Available
- Detention Pond
- Land



Scan the QR code for more info!



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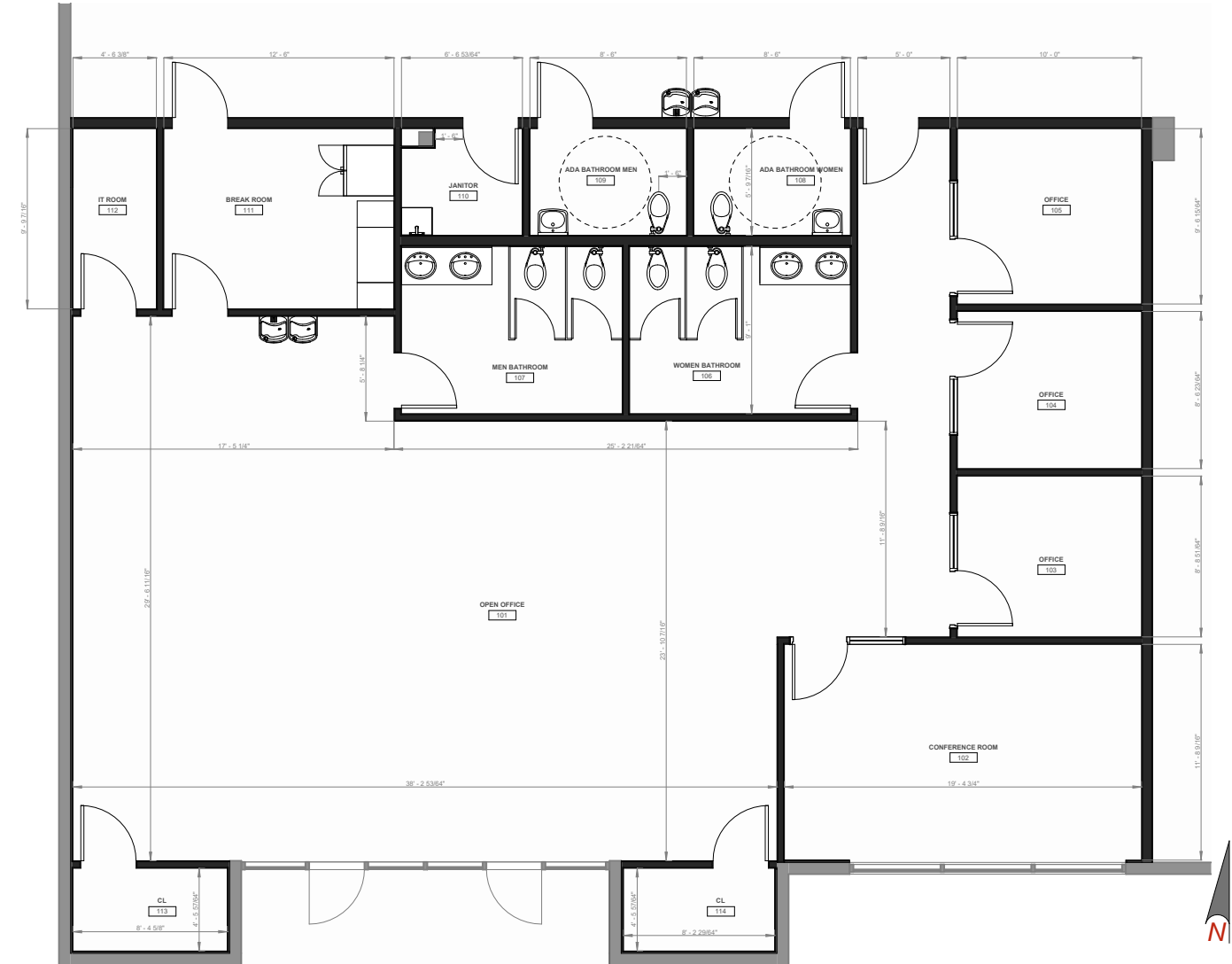
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## Office Space - 2,531 SF



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