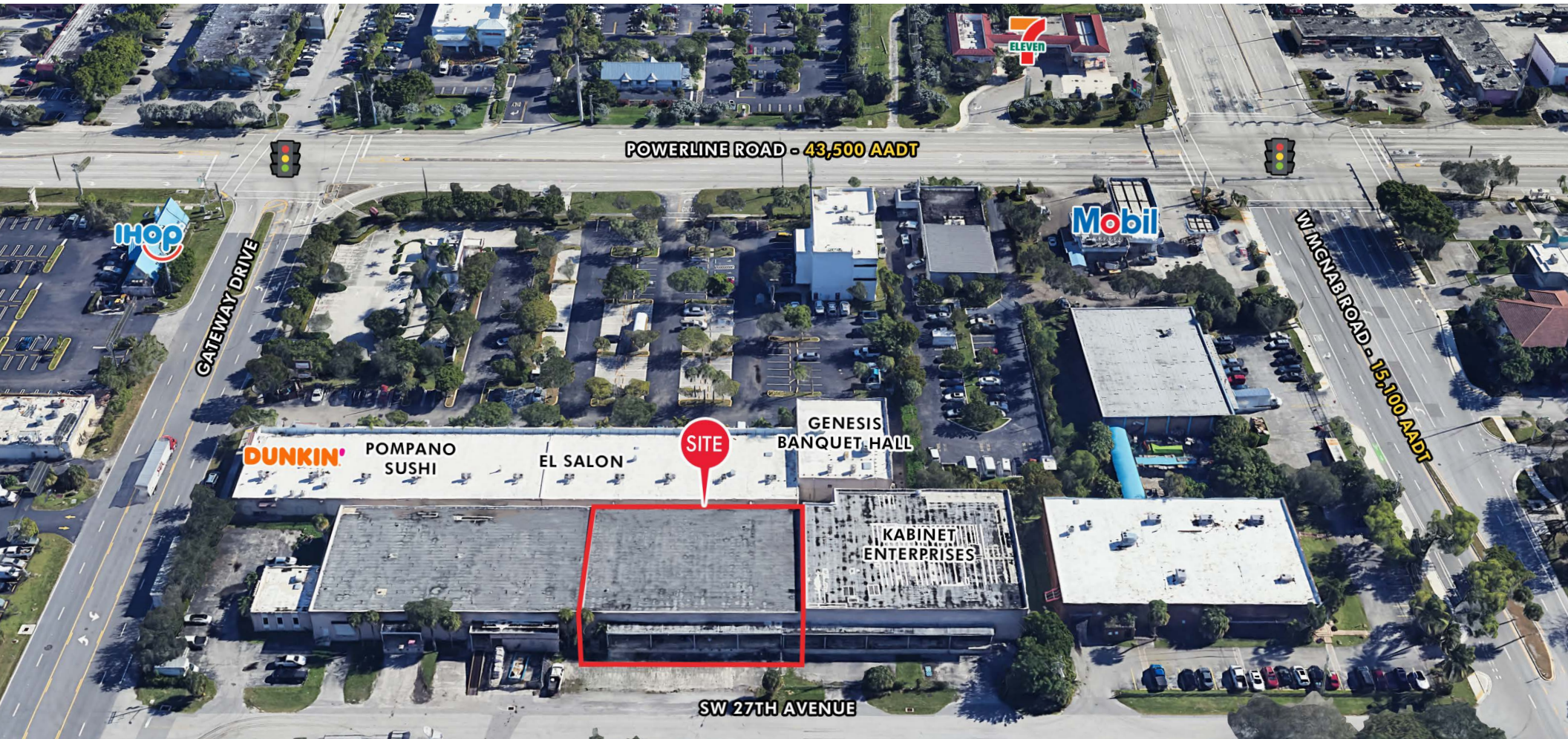


FOR LEASE

GATEWAY INDUSTRIAL CENTER

2680 GATEWAY DRIVE, POMPANO BEACH, FL 33069



± 12,000 SF INDUSTRIAL FLEX SPACE - MOVE IN READY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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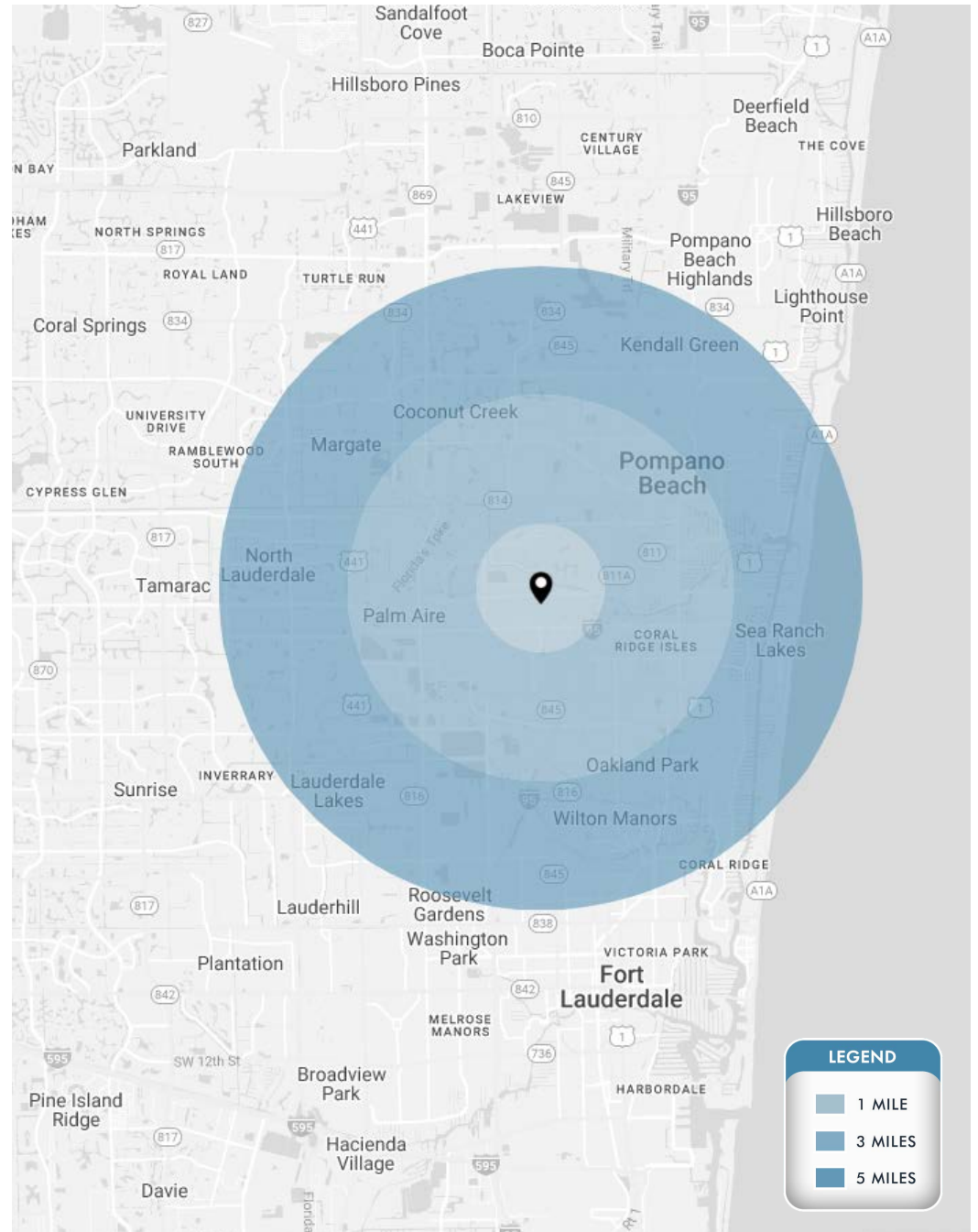
PROPERTY OVERVIEW

HIGHLIGHTS

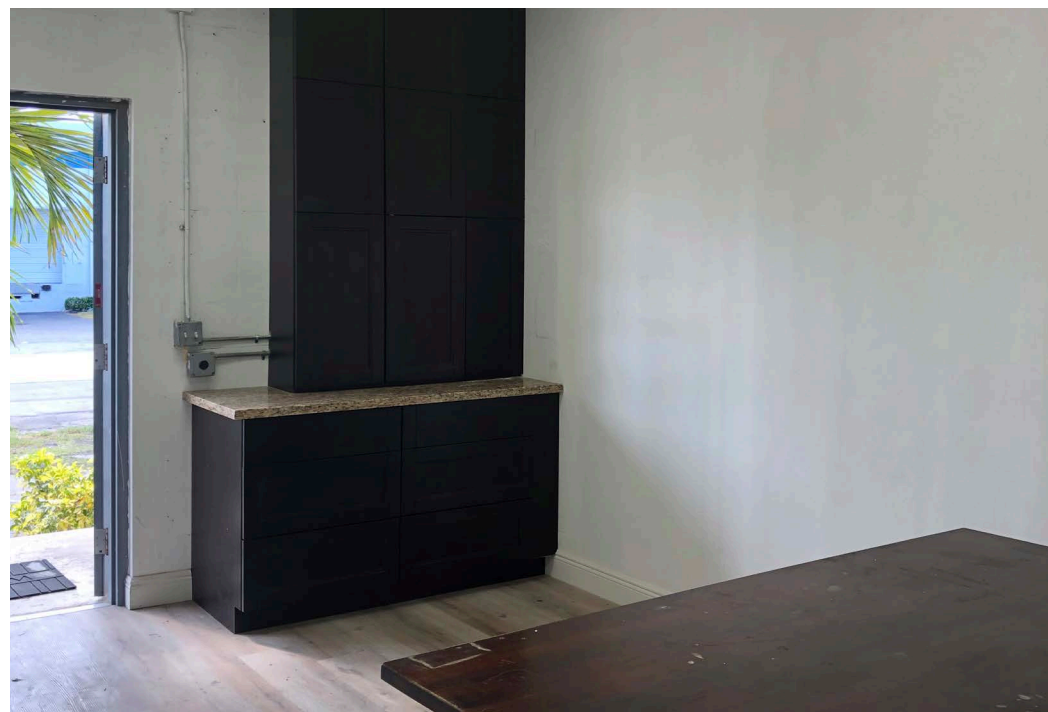
- ±12,000 SF Industrial Flex space available
- Office space and a large warehouse
- 6 dock-high doors
- Few minutes from the Turnpike and I-95
- Move-in ready
- Ceiling height is 20 feet

DEMOGRAPHICS

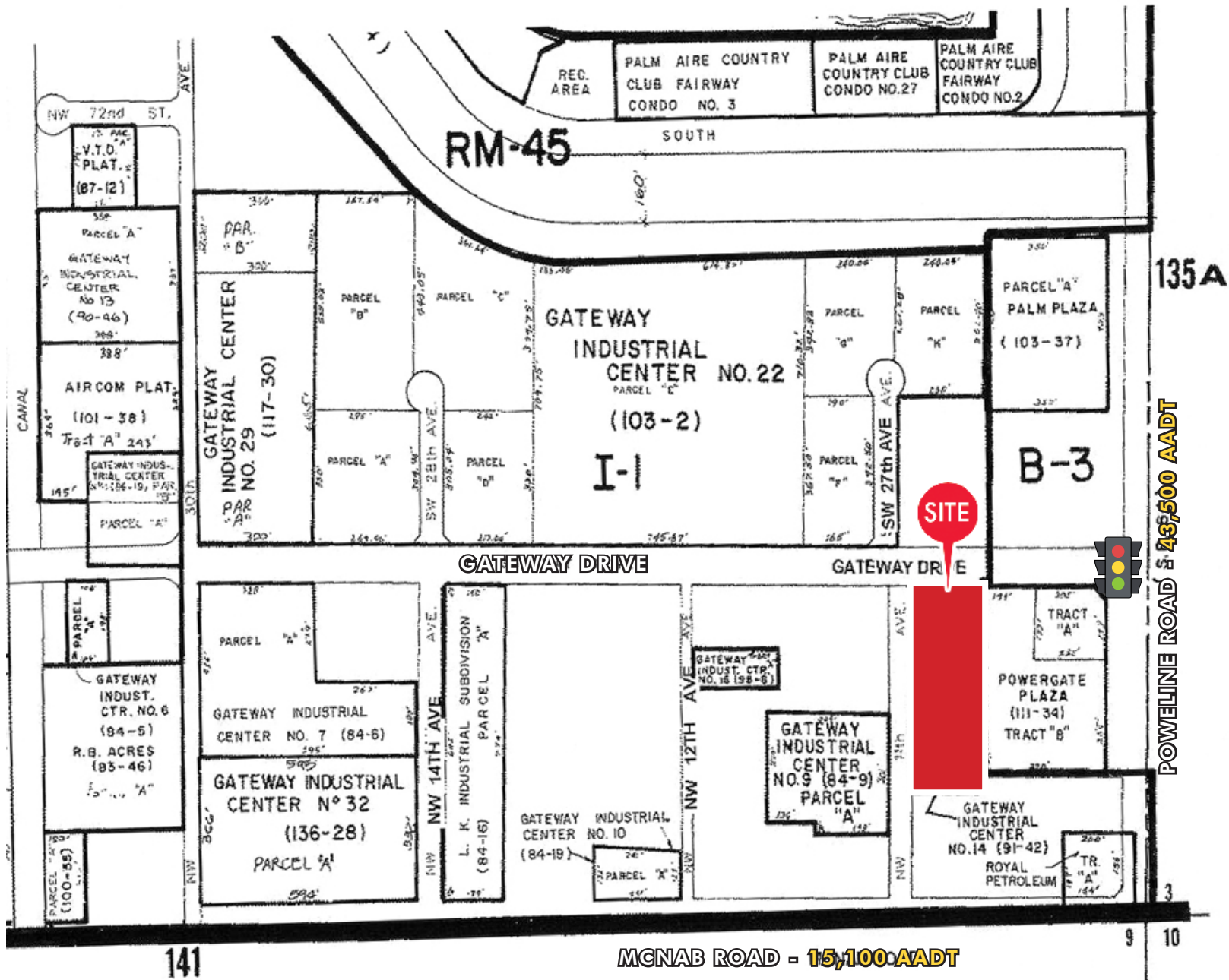
	1 Mile	3 Miles	5 Miles
POPULATION	7,159	127,811	413,835
HOUSEHOLDS	3,827	53,294	174,021
DAYTIME EMPLOYEES	6,357	105,549	346,264
AVERAGE HH INCOME	\$64,189	\$74,260	\$79,466
	5 Minutes	10 Minutes	15 Minutes
POPULATION	29,434	203,096	539,619
HOUSEHOLDS	12,031	85,469	224,253
DAYTIME EMPLOYEES	24,285	169,086	447,585
AVERAGE HH INCOME	\$67,459	\$79,244	\$78,214



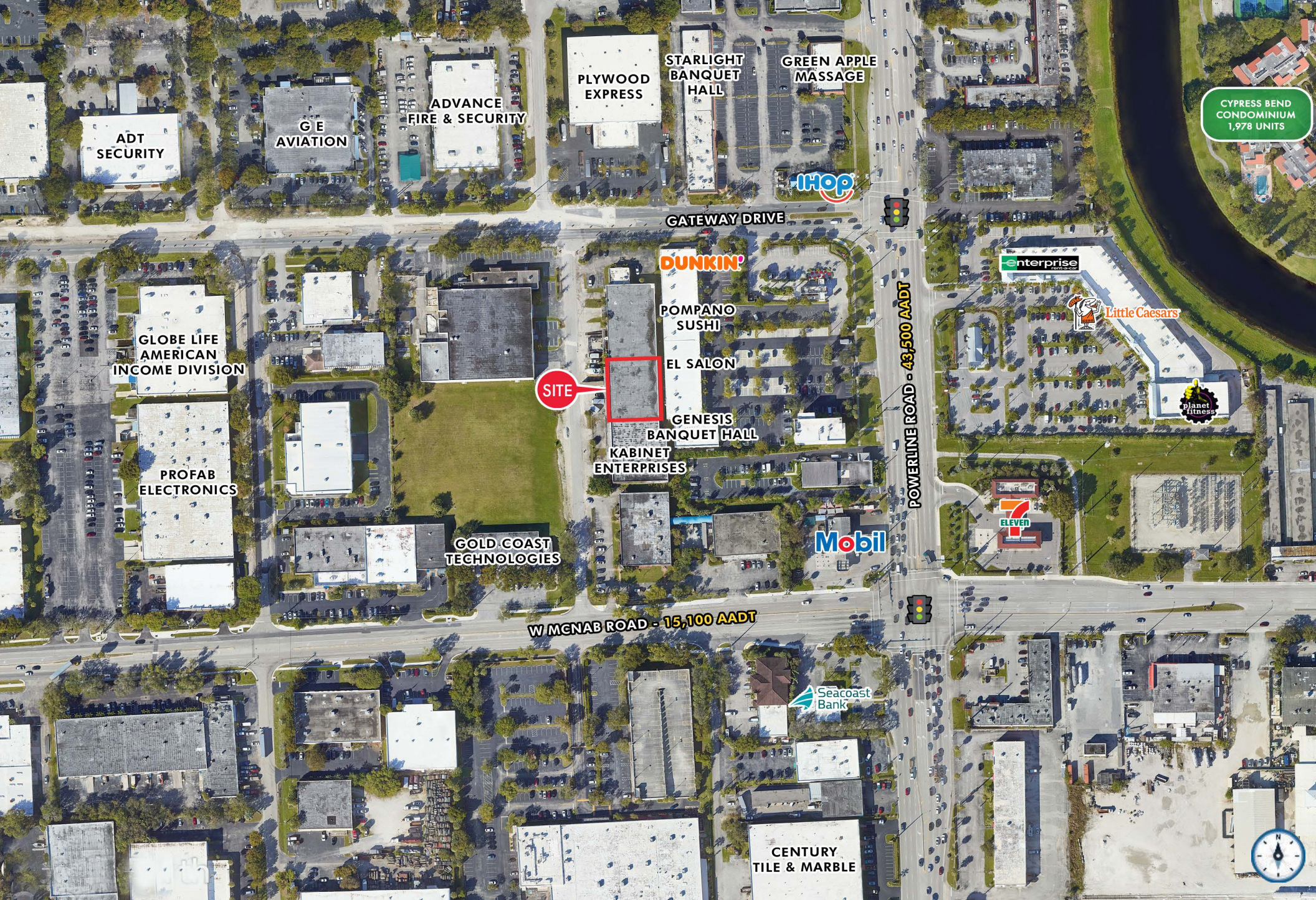
GATEWAY INDUSTRIAL CENTER | EXECUTIVE SUMMARY



GATEWAY INDUSTRIAL CENTER | INTERIOR PHOTOS



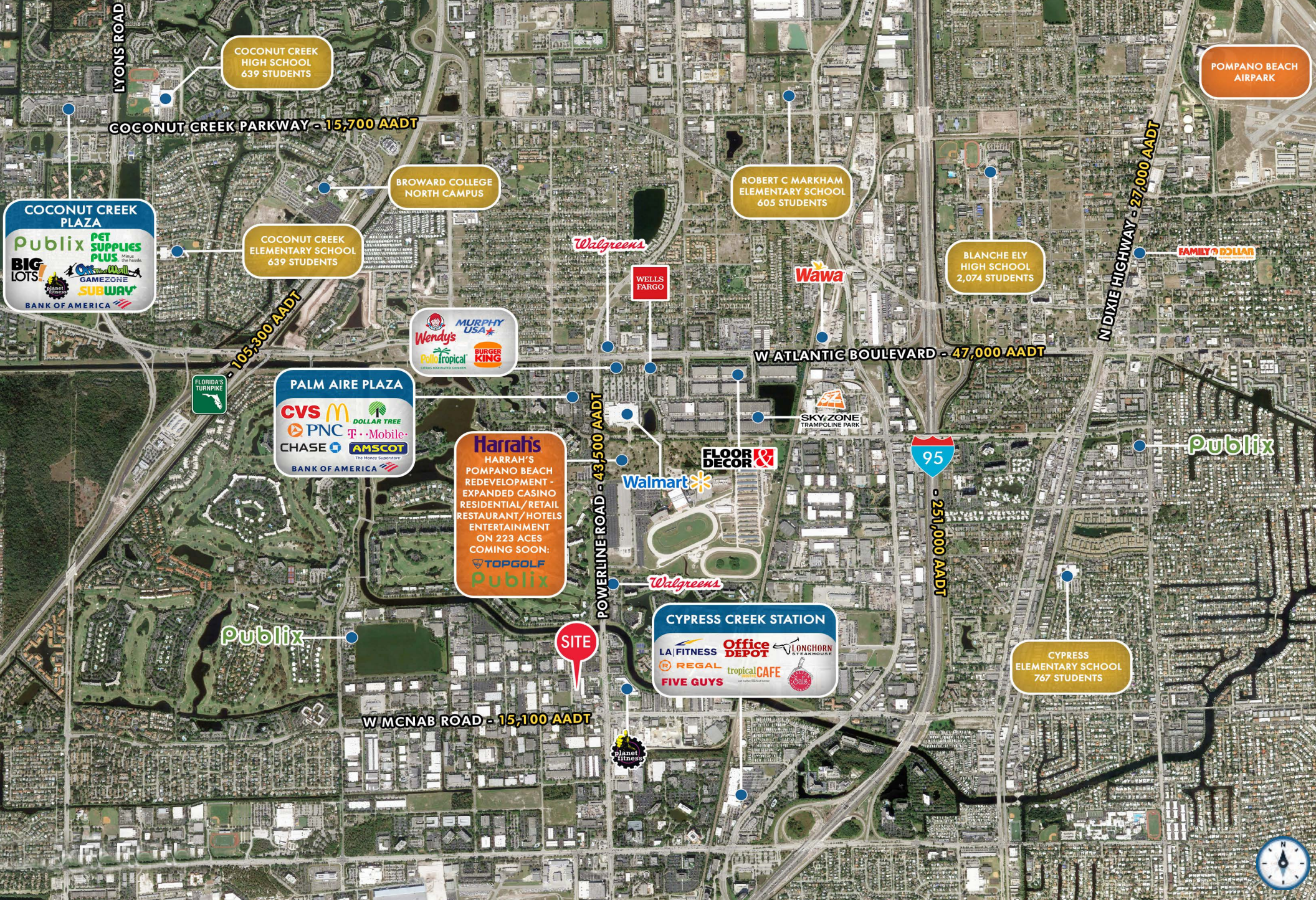
GATEWAY INDUSTRIAL CENTER | FLOOR PLANS



CYPRESS BEND
CONDOMINIUM
1,978 UNITS

GATEWAY INDUSTRIAL CENTER | CLOSE INTERSECTION AERIAL

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



GATEWAY INDUSTRIAL CENTER | MARKET AERIAL



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