

# FOR LEASE

# OFFICE / WAREHOUSE



1791 Blount Rd., Unit 701  
Pompano Beach, FL 33069

**3,121 +/- SQFT**

## PROPERTY HIGHLIGHTS

ASKING PRICE

## Terms Negotiable

- Office / warehouse in Pompano Beach
- 1,915 +/- SQFT warehouse w/ roll-up door
- 1,100 +/- SQFT mezzanine
- 106 +/- SQFT office
- 1 restroom
- Second floor accessible via stairs
- I-1 General Industrial zoning
- Modified gross lease (base rent + metered utilities)
- Convenient access to Florida's Turnpike



**TREC**  
Total Real Estate Consultants Inc.  
[www.trecfl.com](http://www.trecfl.com)



**JOE PELAYO, CCIM, SIOR**  
BROKER  
[trec@joepelayo.com](mailto:trec@joepelayo.com)  
**954.224.8773**

**GEORGE PELAYO**  
BROKER ASSOCIATE

[george@trecfl.com](mailto:george@trecfl.com)  
**954.482.1330**



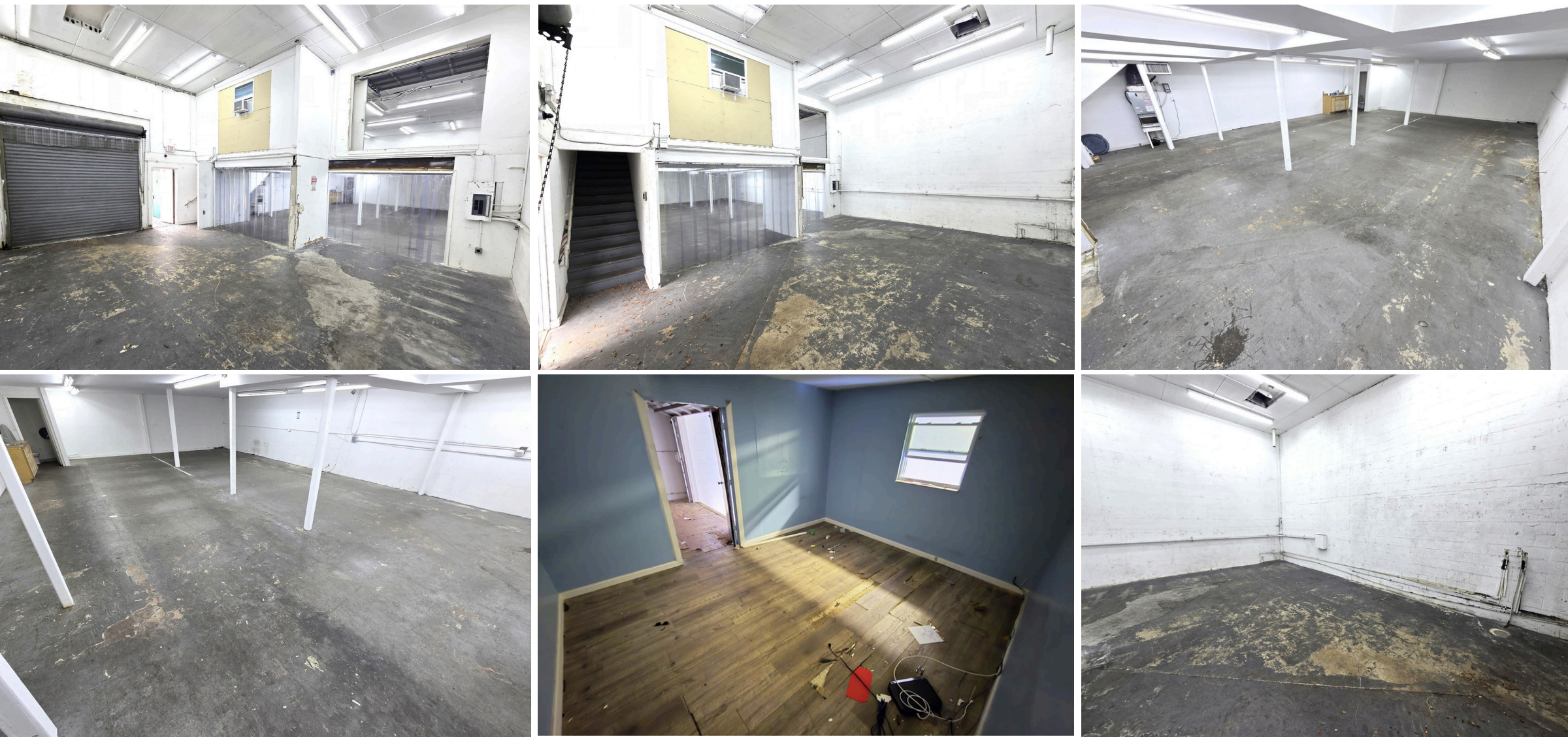
NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

FOR LEASE

OFFICE / WAREHOUSE

1791 Blount Rd., Unit 701  
Pompano Beach, FL 33069

3,121 +/- SQFT



AT A GLANCE

|               |                          |
|---------------|--------------------------|
| UNIT          | 3,121 +/- SQFT           |
| ROLL- UP DOOR | YES                      |
| ZONING        | I-1 (General Industrial) |
| ACCESS        | Florida's Turnpike       |

AERIAL VIEW



**JOE PELAYO, CCIM, SIOR**  
BROKER  
trec@joepelayo.com  
**954.224.8773**



**GEORGE PELAYO**  
BROKER ASSOCIATE  
george@trecfl.com  
**954.482.1330**



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.