

WAREHOUSE FOR SALE

EAST COAST INDUSTRIAL CENTER - THE MEYER GLOBAL GROUP

2521 NE 4th Avenue, Pompano Beach, FL 33064



PROPERTY OVERVIEW

Stop Renting! Buy your Own Building and Built Equity!!! The Meyer Global Group is proud to offer this great Warehouse Opportunity in Pompano Beach with Dixie Hwy Full Exposure, 10,000 Sqft that can be divided in 3 independent bays, whether you need 3333Sqft or 6666Sqft or 10,000Sqft you can rent the other bays, 100% air conditioned, 14 feet clear height, CBS construction, with 3 recent overhead 12Ft doors including 3 metal removable access ramps, dock level loading, 6 year old roof, 3 phase electric service and baths. 5000Sqft Loading/Parking area in front that can be enclosed. Ideal for business, distribution, storage units or car/boat/motorbike collector... Contact listing agent Stephan Meyer P.A. The Meyer Global Group at 561-571-2666 to see this great opportunity, all your commercial needs or sell a property.

List Your Property with the fastest growing Real Estate company in the World, Keller Williams Realty with over 100,000 agents and over 700 offices... Call Now for a private and free consultation, Stephan Meyer P.A., The Meyer Global Group at Keller Williams Realty Services Commercial, 561-571-2666.

PROPERTY HIGHLIGHTS

- Stop Renting, Buy and Built Equity for your future! Warehouse Opportunity
- Whether you need 3333Sqft or 6666Sqft or 10000Sqft you will be able to rent the space you do not need to generate Income & Auto finance...
- 3 dock level overhead 12ft doors with removable metal ramps for vehicule access if needed
- 100% under Air Condition
- Contact listing agent Stephan Meyer P.A. to see this great opportunity - The Meyer Global Group at +1-561-571-2666
-

Sale Price:	\$850,000
Lot Size:	0.34 Acres
Building Size:	10,000 SF
Dock High Doors:	3
Ceiling Height:	14.0 FT
Year Built:	1969
Zoning:	I1 - WAREHOUSING, DISTRIBUTION
Cross Streets: Copans & Dixie Hwy.	

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Each Office Independently Owned and Operated kwcommercial.com

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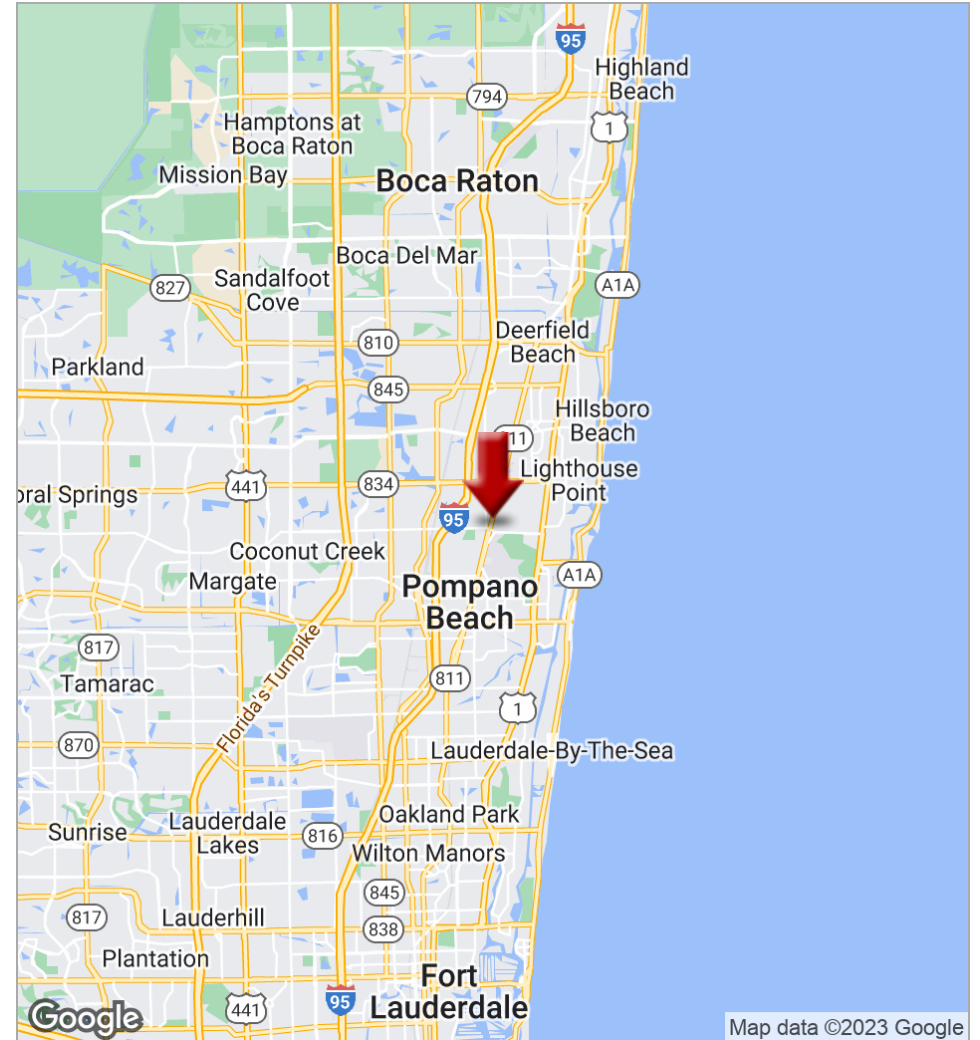
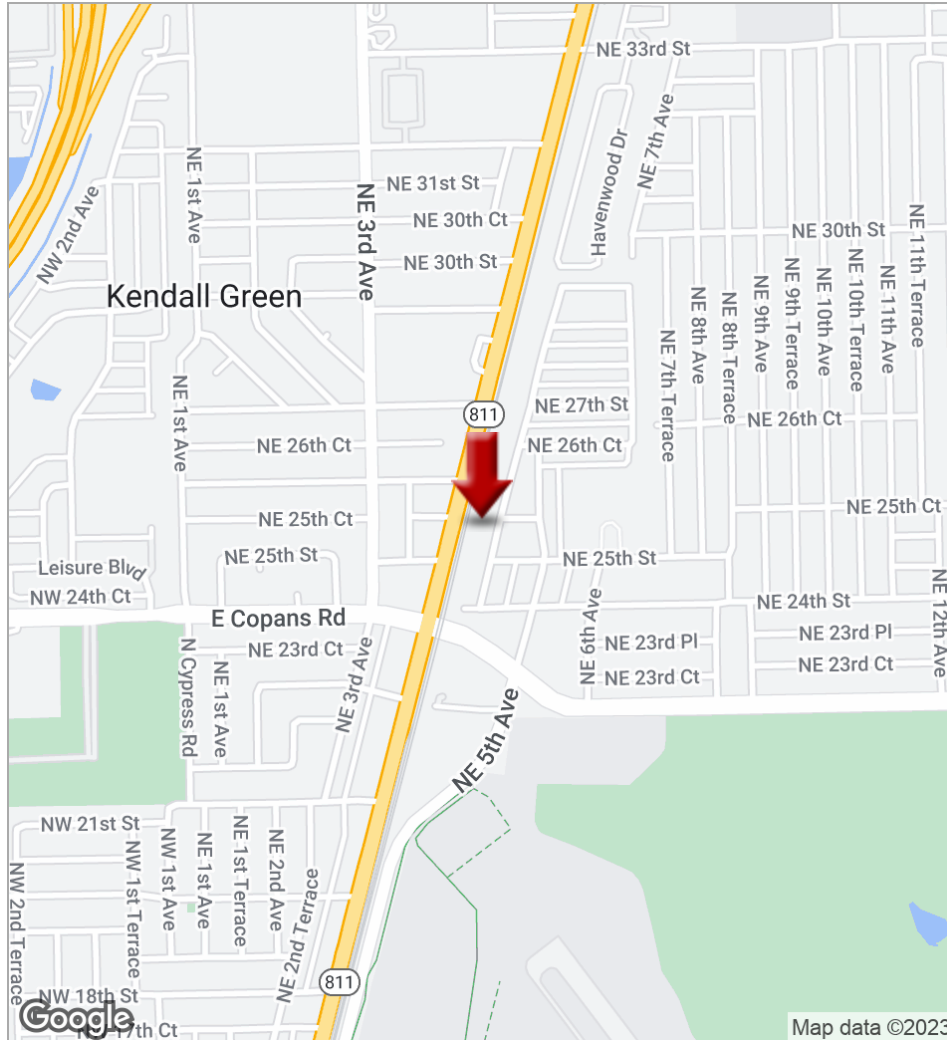
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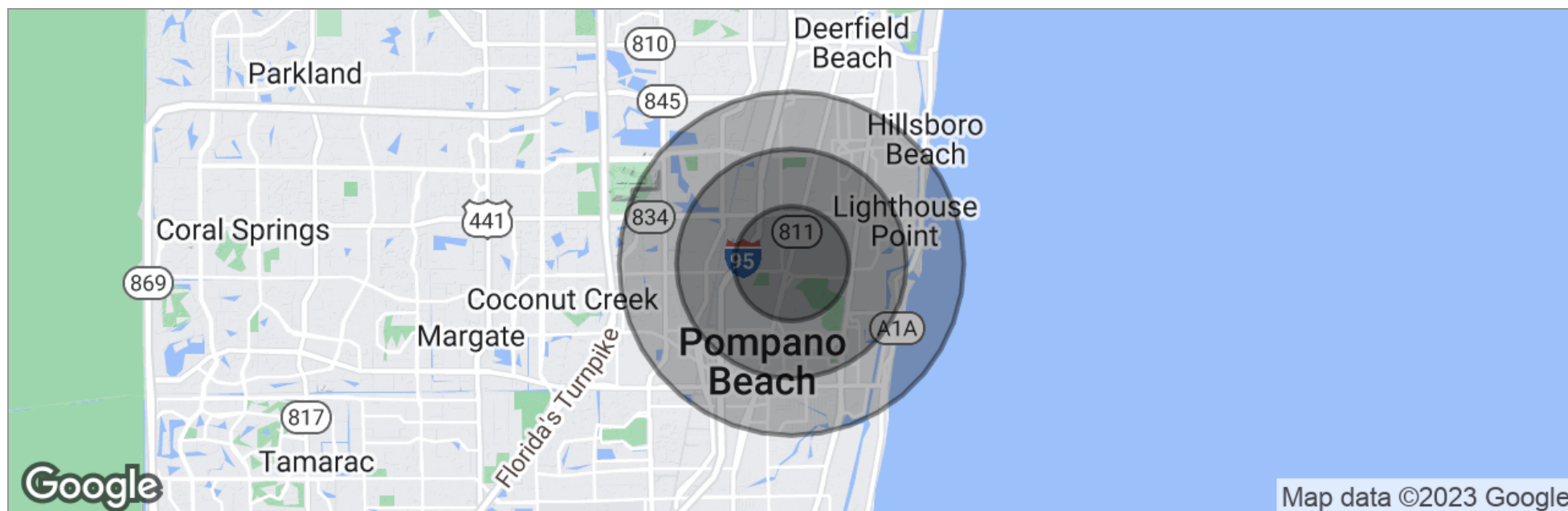
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	1 Mile	2 Miles	3 Miles
Total Population	16,903	55,484	112,634
Population Density	5,380	4,415	3,984
Median Age	37.3	38.4	40.1
Median Age (Male)	36.4	37.7	39.5
Median Age (Female)	38.8	39.4	41.0
Total Households	5,377	18,906	42,776
# of Persons Per HH	3.1	2.9	2.6
Average HH Income	\$47,969	\$61,978	\$64,774
Average House Value	\$213,274	\$360,048	\$328,213

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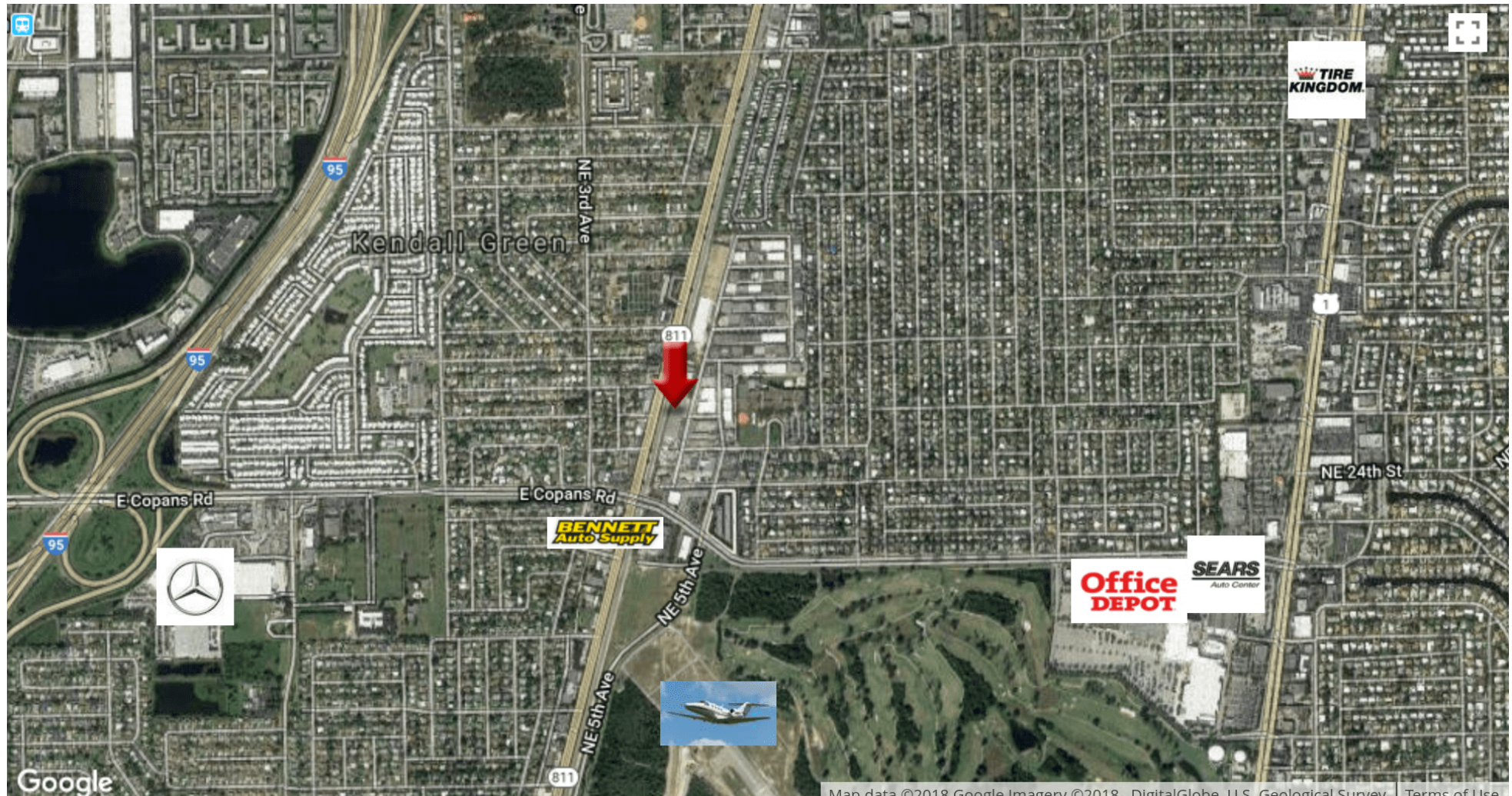
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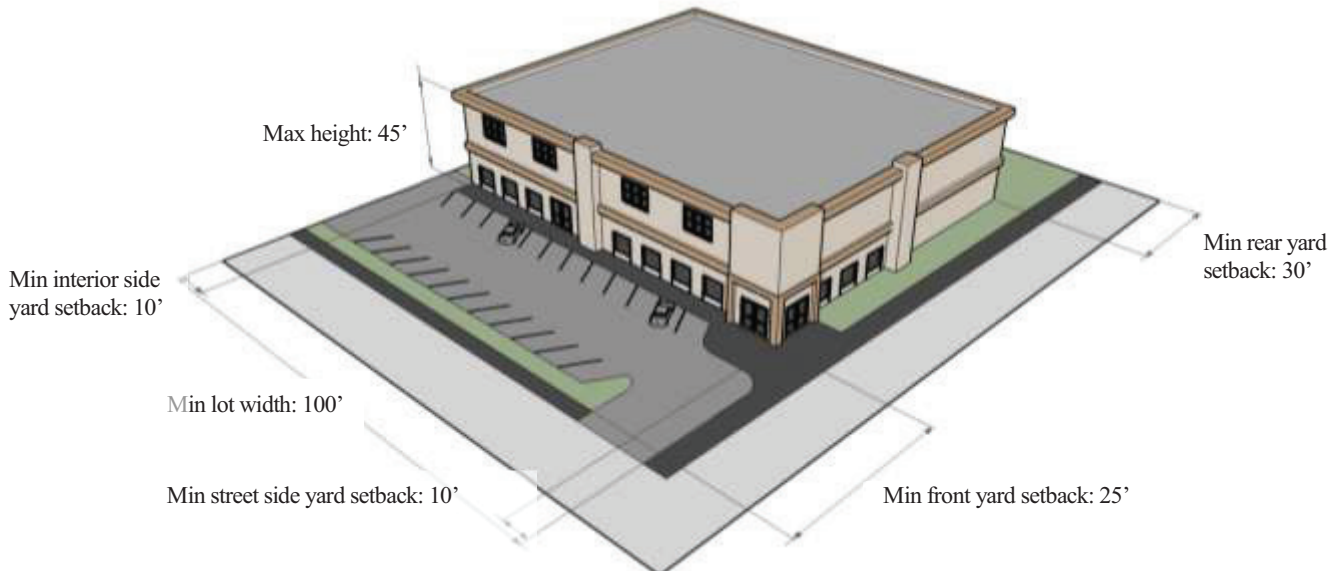
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Article 3: Zoning Districts

Part 4 Industrial Base Zoning Districts

Section 155.3402 General Industrial (I-1)

155.3402. GENERAL INDUSTRIAL (I-1)

A. PURPOSE		TYPICAL BUILDING TYPE
The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses—but not heavy or hazardous manufacturing processes. The district may also include some uses that are ancillary to industrial development (e.g., vocational schools, business support services) or provide convenience services to industrial employees (e.g., child care facilities, gasoline filling stations, banks), as well as some uses that may be inappropriate in residential or commercial districts (e.g., animal shelter, kennel, sport shooting range).		
B. USE STANDARDS		
See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.		
C. INTENSITY AND DIMENSIONAL STANDARDS ¹		TYPICAL LOT PATTERN
Lot area, minimum (sq ft)	10,000	
Lot width, minimum (ft)	100	
Density, maximum (du/ac)	n/a	
Lot coverage, maximum (% of lot area)	65	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	45	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	10	
Setback from a waterway or canal, minimum (ft)	15	
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	30 ²	
Dimensional Standards for Accessory Structures		See Accessory Use-Specific standards in Article 4: Part 3.
NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]		
1. See measurement rules and allowed exceptions/variations in Article 9:Part 4 .		
2. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding.		
TYPICAL DEVELOPMENT CONFIGURATION		
		

SBA's 504 Loan . . . Fixed Asset Financing for Small Business



504 Loans Can Be Used To . . .

- ✓ Purchase land and construct new buildings
- ✓ Purchase and renovate existing buildings
- ✓ Acquire and install machinery
- ✓ Expand existing facilities

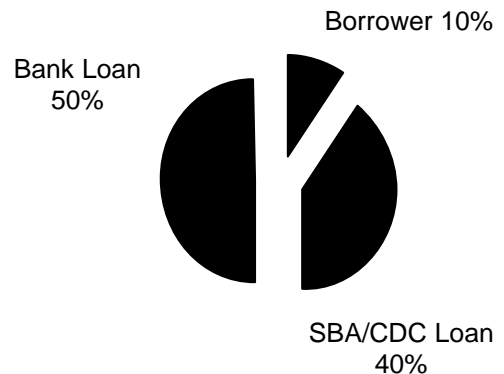
Advantages of an SBA 504 Loan

- ✓ Low down payment - As little as 10%
- ✓ Long term repayment - 10 or 20 years
- ✓ Low, fixed interest rate on 504 debentures

504 Loan Structure

Example: \$3,750,000 Project

	<u>\$ Amount</u>	<u>% of Project</u>	<u>Security</u>
Bank Loan	\$1,875,000	50%	1 st Lien
SBA/CDC Loan	\$1,500,000	40%	2 nd Lien
Borrower	<u>\$ 375,000</u>	<u>10%*</u>	
Total:	\$3,750,000	100%	



The SBA portion of a project may not exceed \$5 million.

Stop Renting, Buy and Built Equity for your future!
Purchase this great Warehouse in Pompano.
Take advantage of this great program...

[Click this Link for more information](#)

