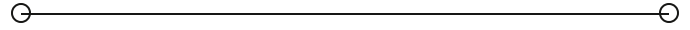


SALE - PRICE REDUCTION

East Coast Industrial Park

461 - 481 NE 27 STREET

Pompano Beach, FL 33064



PRESENTED BY:

KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777

keith@svncr.com

LES BYRON, SIOR, CCIM

C: 954.401.4713

les@svncr.com

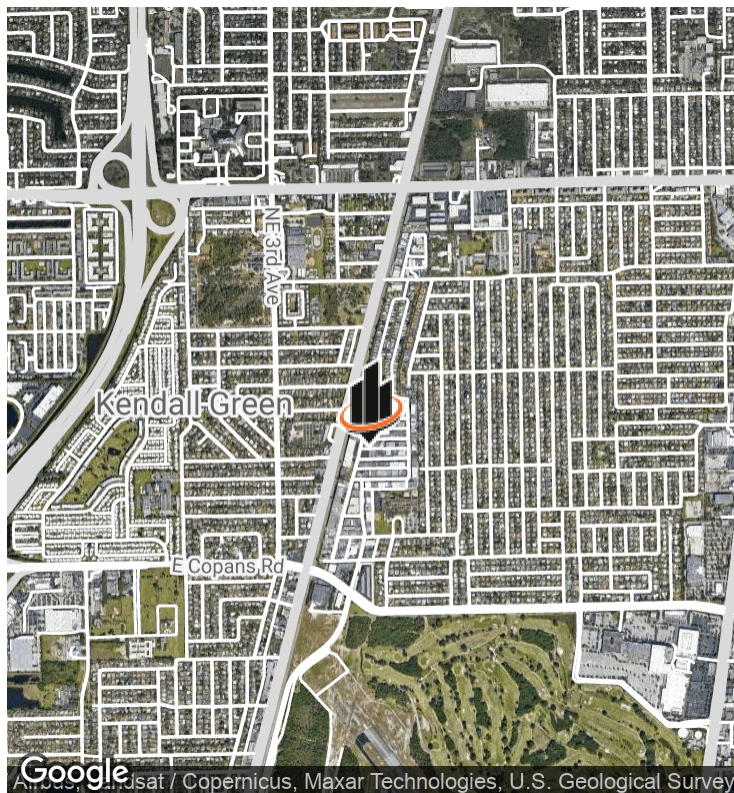
STEVE DAVIS

C: 954.650.7824

steve@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,899,000
BUILDING SIZE:	8,000 SF
AVAILABLE SF:	6,000 - 8,000 SF
LOT SIZE:	0.24 Acres
PRICE / SF:	\$237.38
ZONING:	I-1
MARKET:	Broward
SUBMARKET:	East Pompano Beach
APN:	4842 24 27 0490

PROPERTY OVERVIEW

PRICE REDUCTION!!! Free standing 8,000 SF office/warehouse building for sale in the East Coast Industrial Park. Located just east of Dixie Highway and just north of Copans Road.

PROPERTY HIGHLIGHTS

- Current bay configuration: 2,000 SF and 6,000 SF
- 11'-4" clear ceiling height / Five (5) grade level O/H doors
- 900 SF air conditioned Office Area
- Power: 400 Amps/ 3 Phase & 600 Amps - Single Phase
- Zoned for automotive repair and paint
- Industrial grade air compressor with air plumbed through-out building
- Exterior Renovations - New Stucco, New Roof, Paint & Doors
- Approved Spray Booth to remain
- Four (4) Bathrooms
- Owner will also consider leasing

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ADDITIONAL PHOTOS



KEITH KIDWELL, SIOR, CCIM
C: 954.234.8777
keith@svncr.com

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C: 954.401.4713
les@svncr.com

STEVE DAVIS
C: 954.650.7824
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