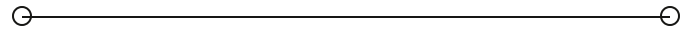


**SALE**

# 2701 Building

**2701 GATEWAY DRIVE**

Pompano Beach, FL 33069



**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**

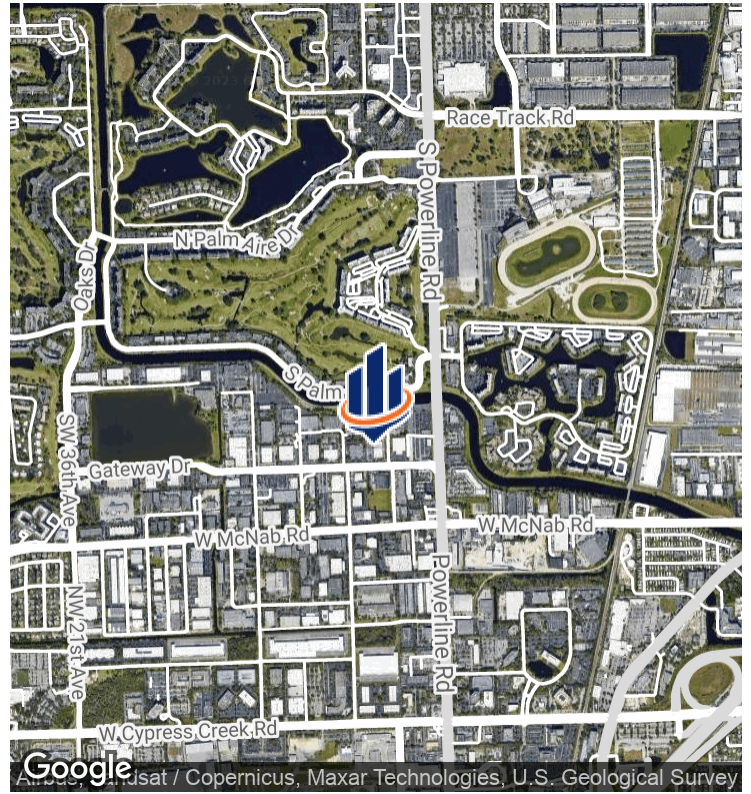
C: 954.650.7824

steve@svncr.com





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$7,950,000
<b>BUILDING SIZE:</b>	28,800 SF
<b>LOT SIZE:</b>	2.5 Acres
<b>PRICE / SF:</b>	\$276
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	I-1
<b>MARKET:</b>	Broward
<b>APN:</b>	494204190060

### PROPERTY OVERVIEW

Great flex building in the heart of the Gateway Industrial Park / Cypress Uptown District. Easy access to I-95 and the Florida Turnpike. The property is currently leased to a national tenant until October 31, 2023. Possible opportunity to negotiate a new lease.

### PROPERTY HIGHLIGHTS

- Great owner-user or investment opportunity.
- Approximately 8,000 SF of air-conditioned warehouse area.
- Abundant parking, +/-180 spaces, 6.25/1000.
- Power: 1,200 amps, 3 phase.
- The property is situated on 2.5 acres with a fenced-in yard.
- Future building expansion possible.
- Recent clean Phase I environmental.
- The 40-year inspection has been completed.
- The roof was replaced in 2016.

**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



## ADDITIONAL PHOTOS



**KEITH KIDWELL, SIOR, CCIM**

C: 954.234.8777  
keith@svncr.com

**LES BYRON, SIOR, CCIM**

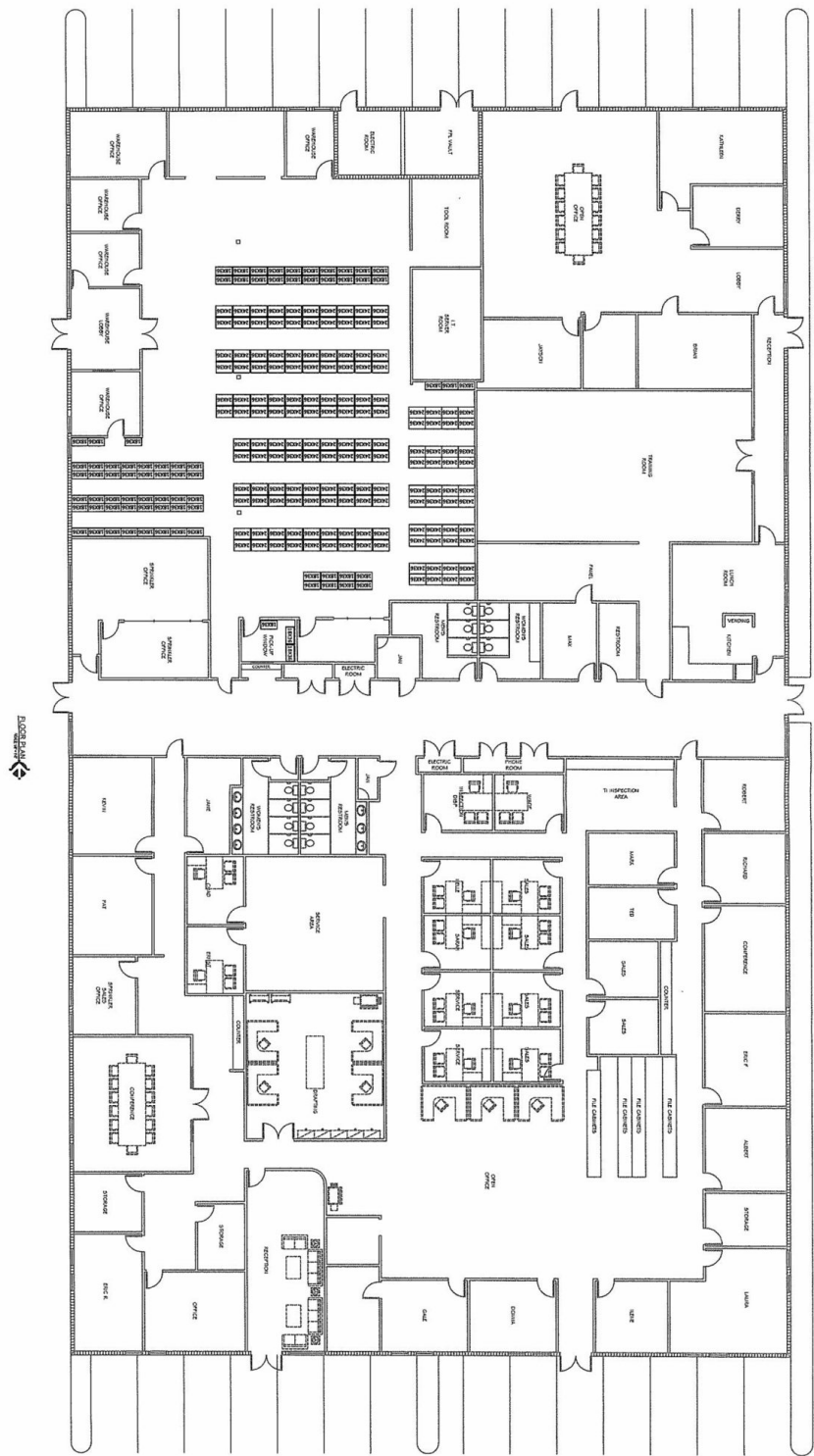
C: 954.401.4713  
les@svncr.com

**STEVE DAVIS**

C: 954.650.7824  
steve@svncr.com



FLOOR PLAN



**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