

FOR SALE

77,000 SF on 3 Acres Manufacturing Warehouse

601 NW 12TH AVENUE

Pompano Beach, FL 33069

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	77,265 SF
LOT SIZE:	3 Acres
OFFICE SF:	5,000 SF
ZONING:	I-1
CEILING HEIGHT:	22'
DOORS:	16 Grade Level 2 Dock High
SALE PRICE:	\$15,475,000

PROPERTY OVERVIEW

Perfect opportunity for owner/user to acquire a building that has future expansion built in with tenants who are currently paying rent. 36,000 SF will be available at closing. Annual leases are in place.

PROPERTY HIGHLIGHTS

- I-95 Frontage
- Next to Gray's Taxidermy
- Heavy Power (manufacturing)
- 20,000 SF Additional Paved Parking Area
- 3 Tenants Currently in 41,000 SF
- 36,000 SF Available to Occupy

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