

1400 SW 1ST COURT - POMPANO COLD STORAGE / WAREHOUSE

POMPANO BEACH, FL 33069

1400 SW 1ST CT UNITS B AND C

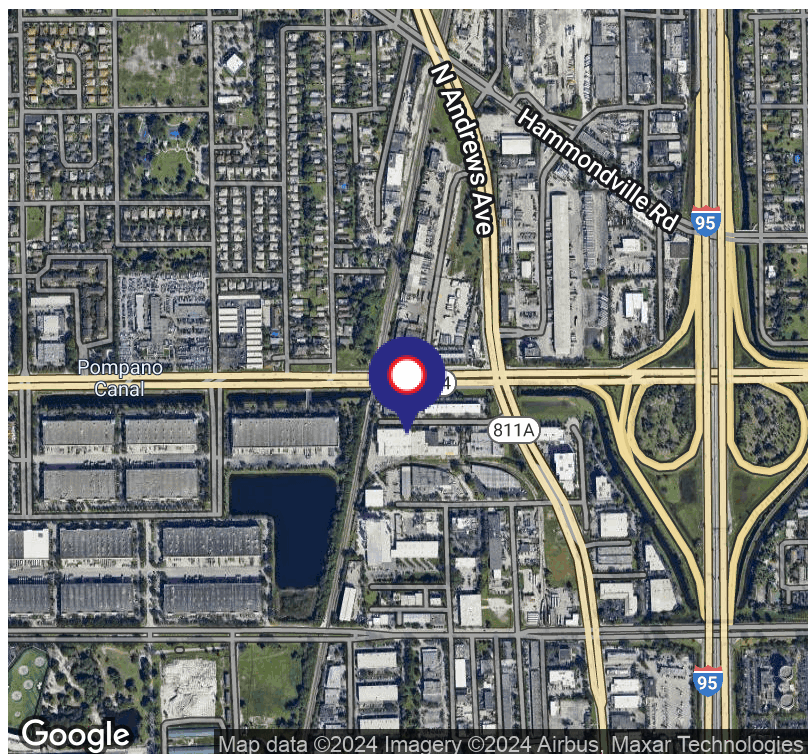


PROPERTY DESCRIPTION

1400 SW 1st Court in Pompano Beach, FL is a 52,500 SF warehouse. Unit B, has 31,240 SF on two levels with 20,975 SF of cooler/ freezer space on the ground floor and 10,265 SF of dry storage and offices above. Unit C is a 10,000 SF grade level warehouse, with 19' clear ceilings and a small office. Unit A, a 10,000 SF refrigerated space, is occupied. The property has 13 dock high loading positions, three phase heavy power, 12' to 19' clear ceilings, and a fenced yard. It is zoned and permitted for food processing and automotive use. Rail access available and less than a half mile to I-95 Expressway. Zoned I-1 for light industrial.

PROPERTY HIGHLIGHTS

- 41,240 SF units B and C
- 31,240 SF cold storage warehouse
- Fenced lots and 3 phase heavy power
- 12'-19' clear ceiling in warehouse
- Rail access available
- Zoned I-1 for light industrial
- Permitted for automotive use
- Zoned and permitted for food processing facility



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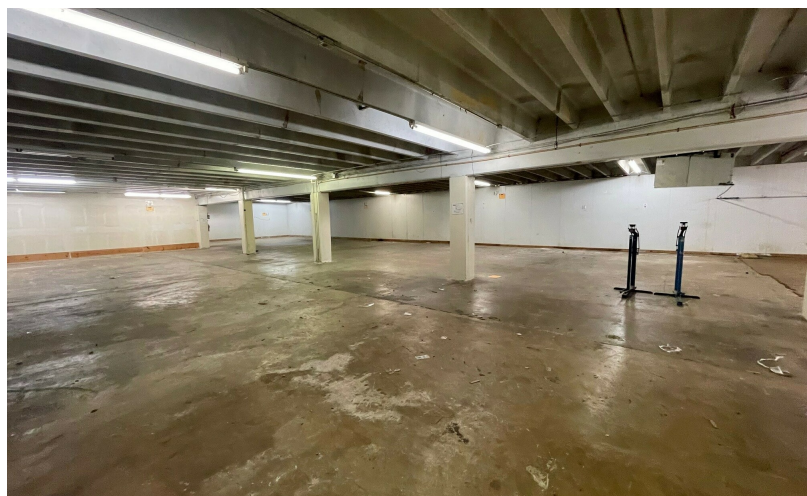
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1400 SW 1ST CT UNITS B AND C ADDITIONAL PHOTOS



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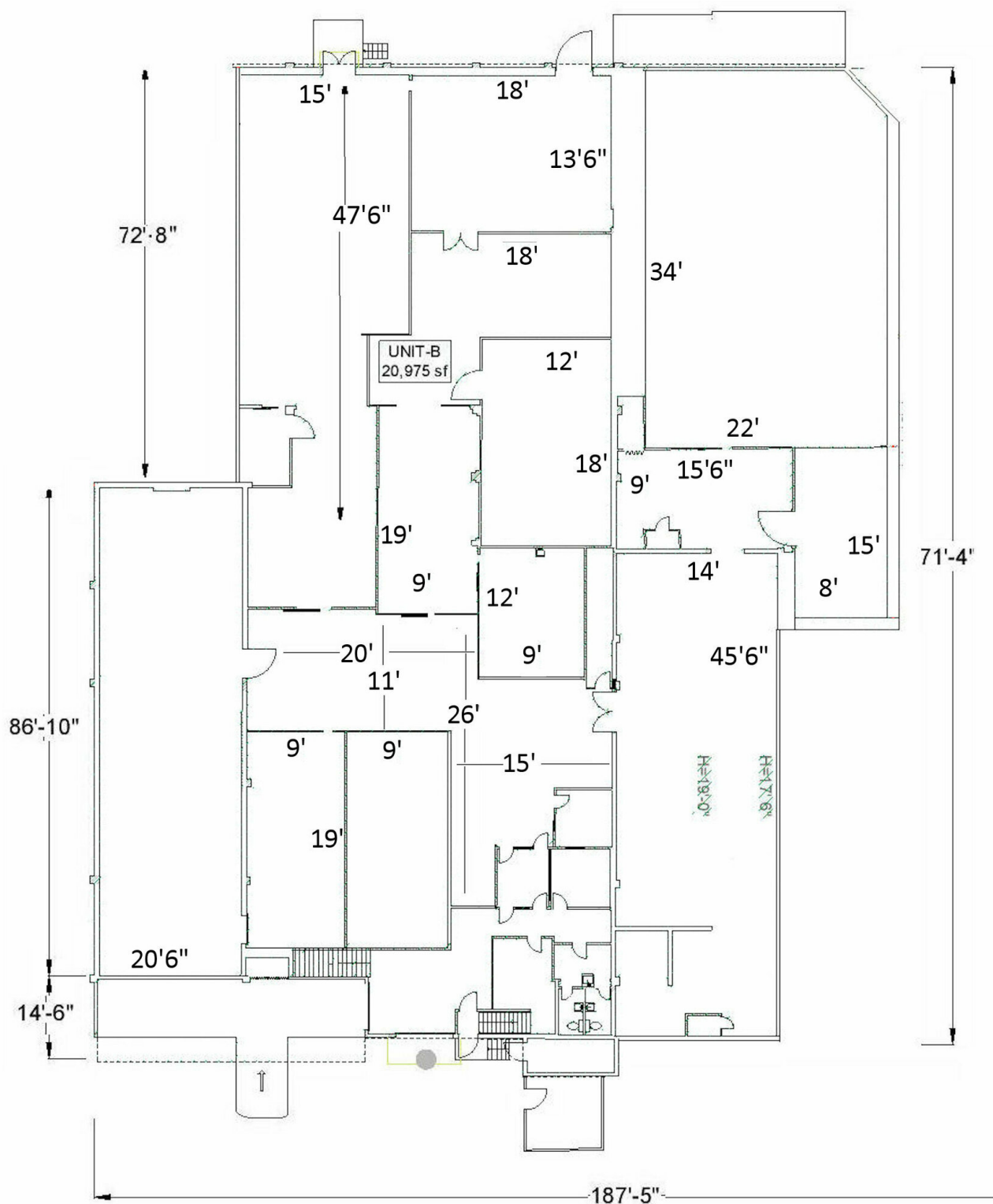
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UNIT B - FIRST FLOOR COLD STORAGE SPACE 20,975 SF



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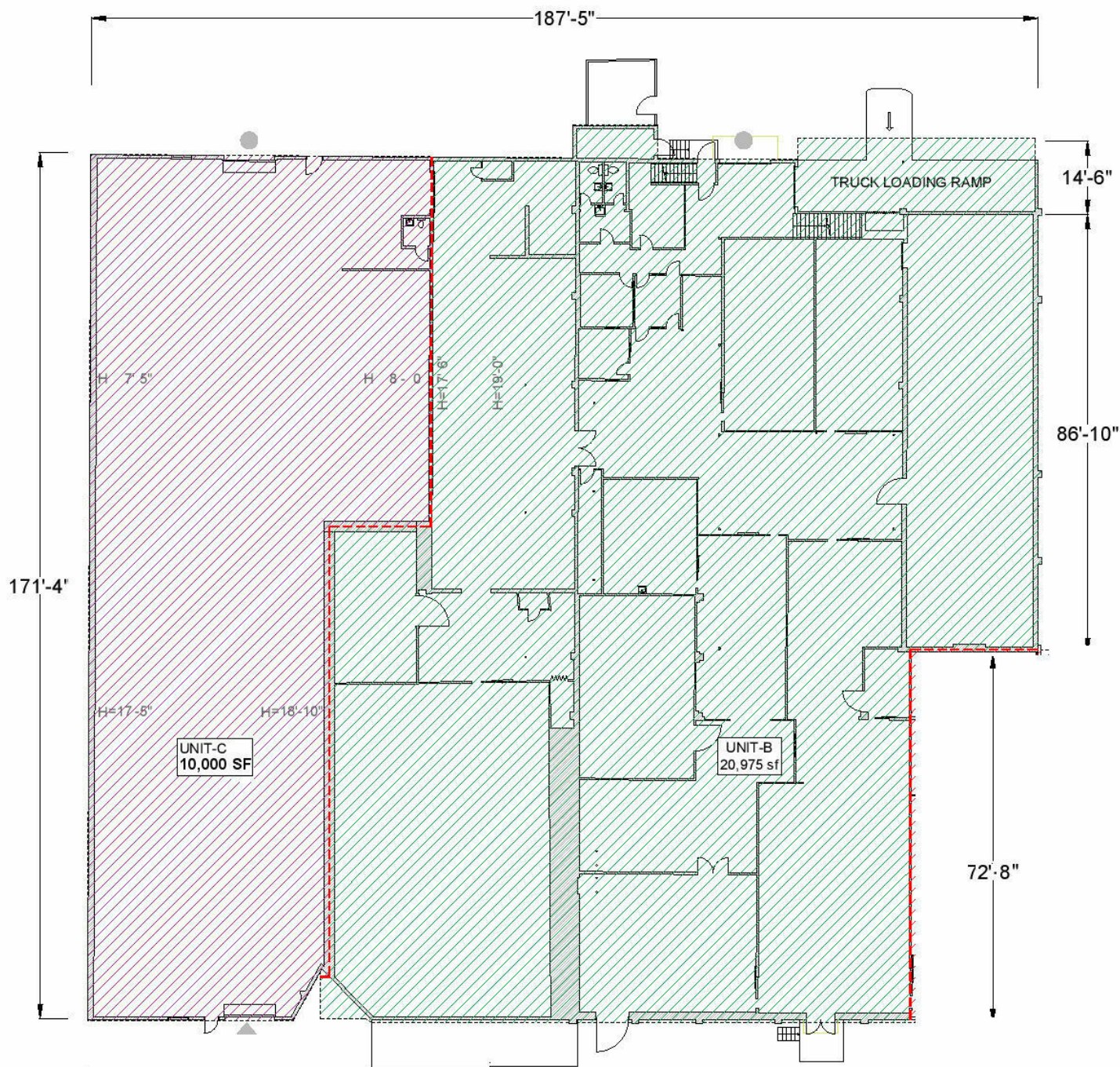
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B AND C FLOOR-UP TO 41,240 SF CONTIGUOUS INCLUDING SECOND FLOOR



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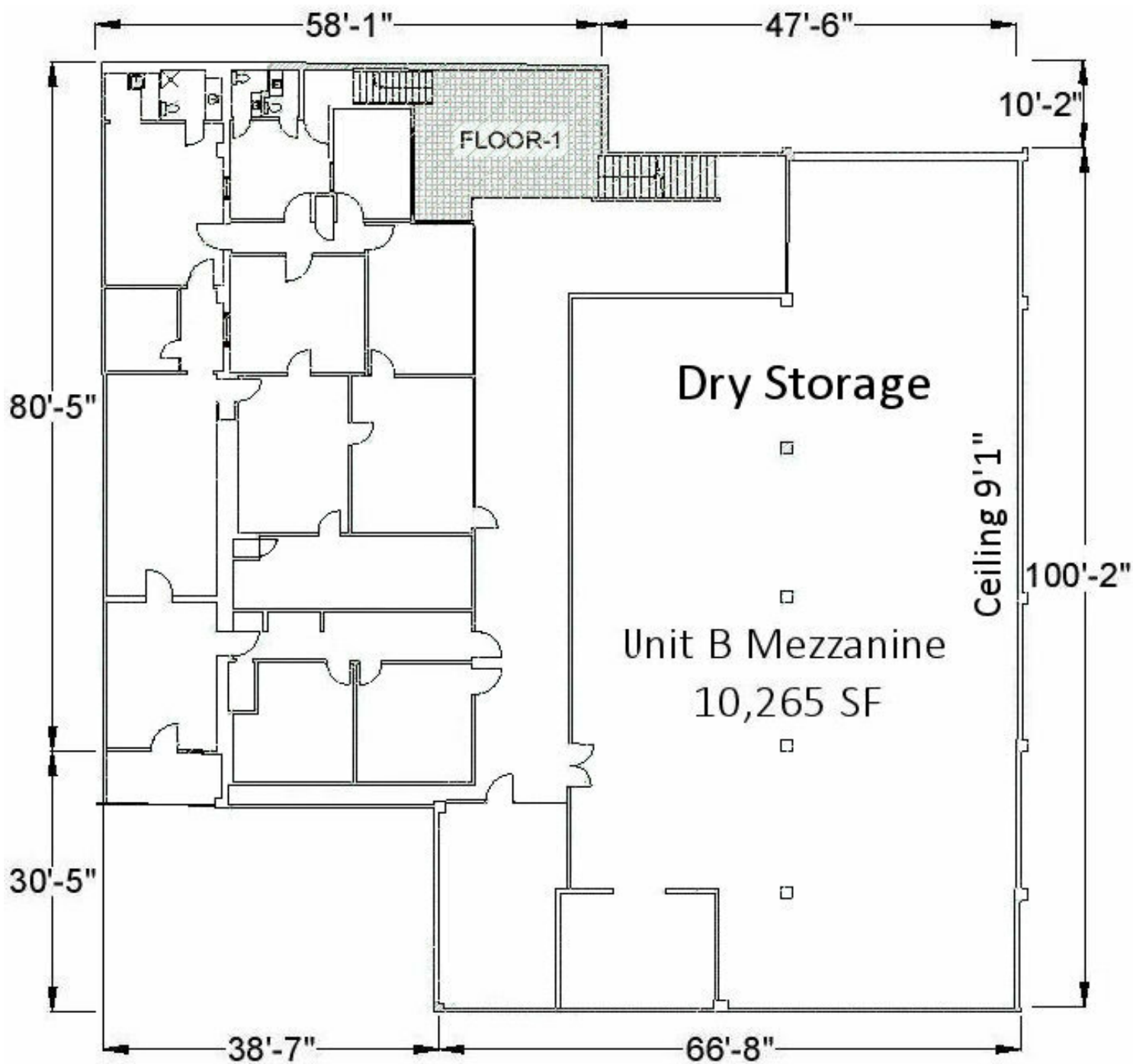
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UNIT B SECOND FLOOR 10,265 SF FLOOR PLAN



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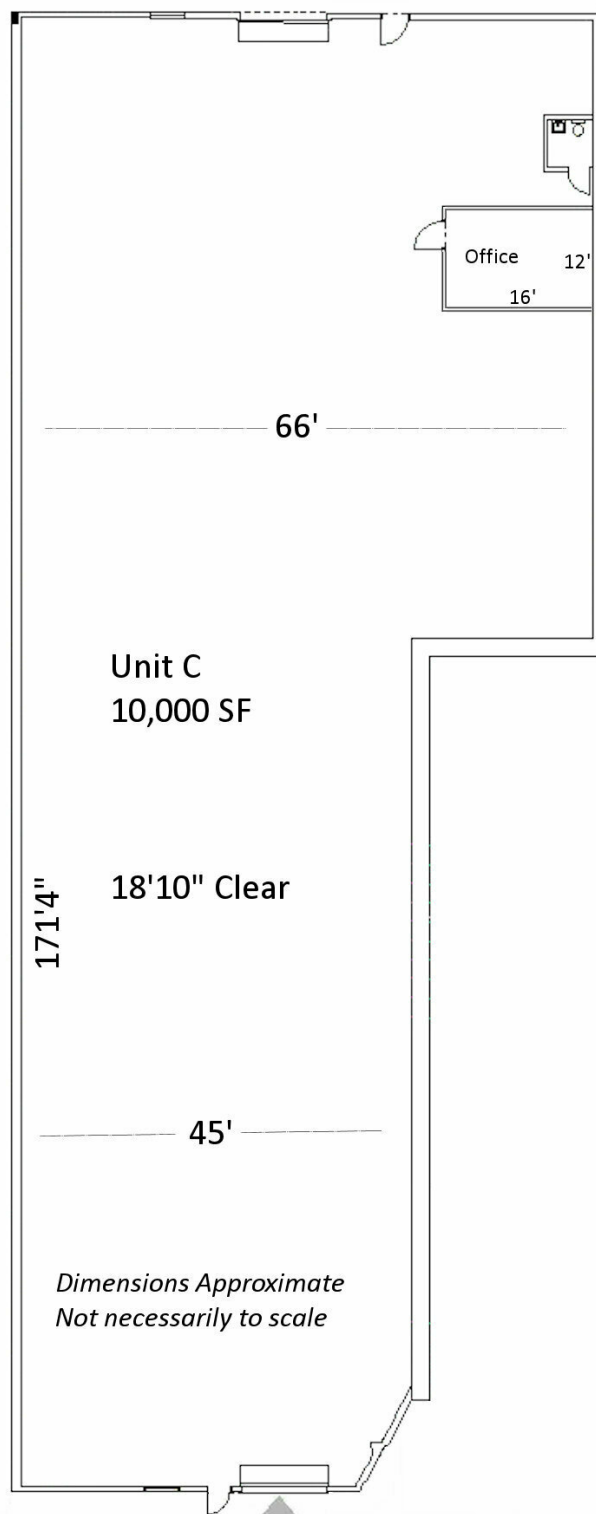
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UNIT C - 10,000 SF FLOOR PLAN



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