

# Class A Industrial Warehouse For Sale

1440 SW 28th Avenue Pompano Beach, FL 33069

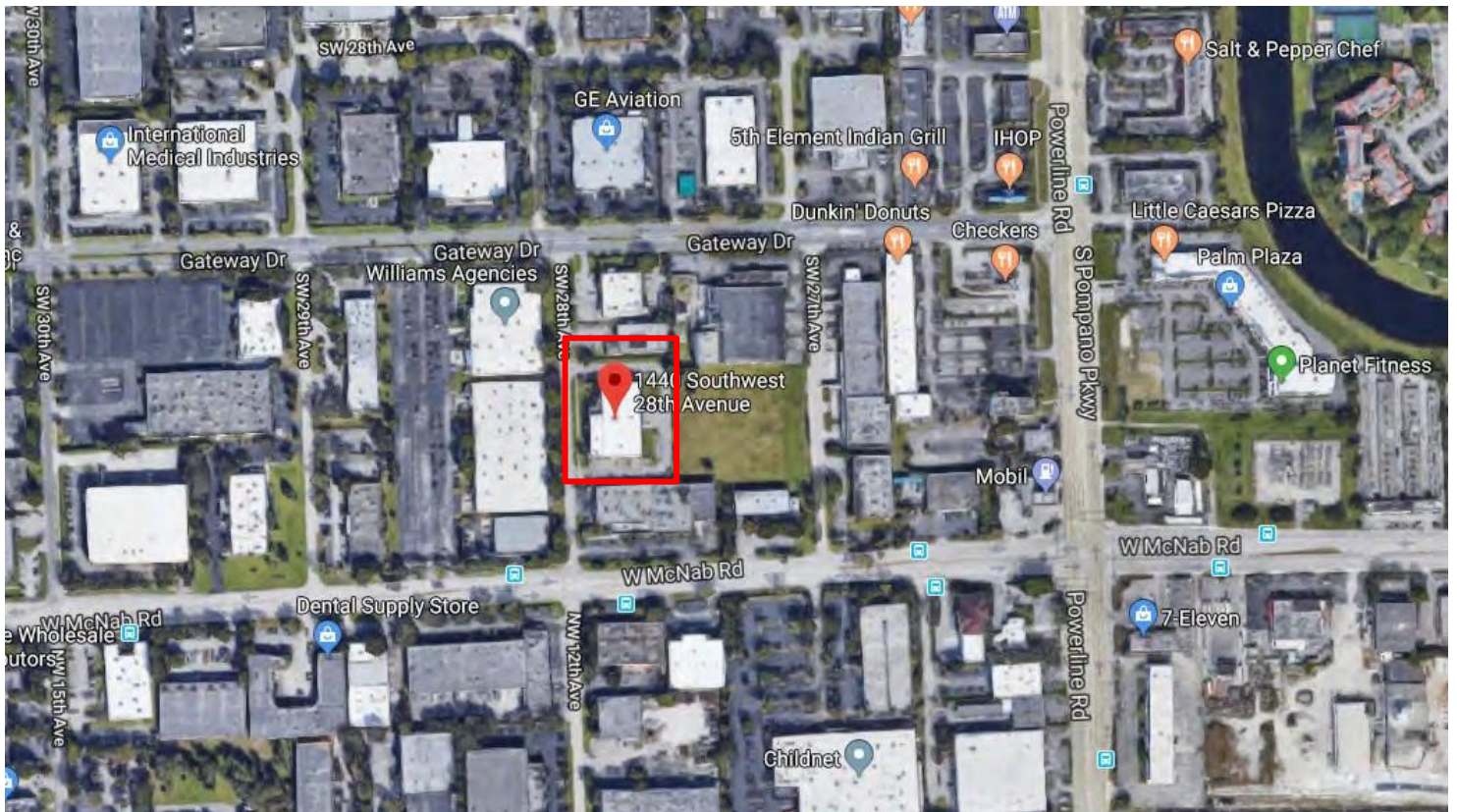
Asking \$7.99M



TOTAL SQ FT:	25,695 SF
	<ul style="list-style-type: none"><li>• 4,111 SF (1st Floor)</li><li>• 3358 SF (2nd Floor)</li><li>• 18,226 SF (WH)</li></ul>
LOT SIZE:	+/- 1.7 ACRES
ZONING:	I-1
CEILING HEIGHT:	22-24 FT (WH)
ELECTRIC:	3-PHASE, (2) 800 AMP
PARKING:	36 to 40 SPACES
YEAR BUILT:	2010

**ADA Compliant Elevator Lift**





**Just off McNab Road and Powerline Road**

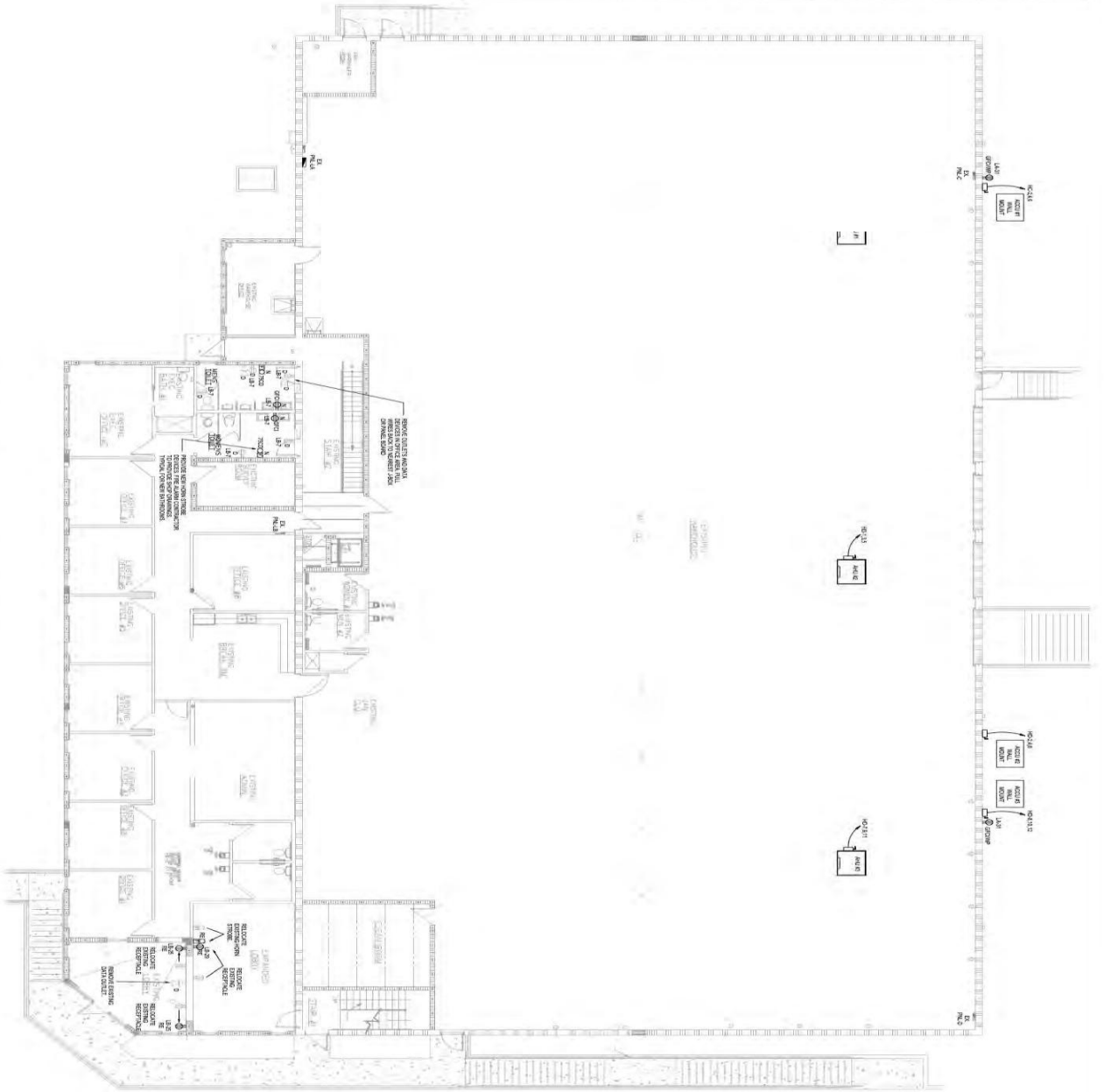


# 1st FLOOR OFFICE - 4,111 SF

**MULTIPLE OFFICES | CONFERENCE ROOM | KITCHEN | BREAK ROOM | 2 BATHROOMS WITH SHOWER | 1 ADA ELEVATOR**



## FLOOR PLAN - 1ST FLOOR

[illegible]

## 1 ELECTRICAL POWER PLAN

E-2 SCALE: 1/8" = 1'-0"

**PREMIER**  
CONSULTING ENGINEERS, LLC

**MECHANICAL | ELECTRICAL | PLUMBING**  
**ENGINEERING + CONSULTING**

COL # 28969

2799 NW 2ND AVE. SUITE H-202, BOCA RATON, FL 33431  
PH: 561.572.7344 FAX: 561.592.7700  
EMAIL: [PREMIERENGINEERS@GMAIL.COM](mailto:PREMIERENGINEERS@GMAIL.COM)

REGISTERED PROFESSIONAL ENGINEER  
No. 63978  
STATE OF FLORIDA  
EXPIRATION DATE 12/31/2011

ELECTRICAL POWER PLAN

project : INTERIOR RENOVATIONS — Q.T.PI, INC.  
1440 S.W. 28th AVENUE  
POMPANO BEACH, FL. 33069

 GREG A. JONES  
ARCHITECT  
ARCHITECTURE PLANNING INTERIOR DESIGN  
965 W. Commercial Blvd., Ft. Lauderdale, Florida 33309 (954) 270-8572  
STATE OF FLORIDA REGISTRATION No. AR-12185



**WAREHOUSE - 18,226 SF | 22'- 24' CEILINGS**

**4 LOADING DOCKS, 1 w/ RAMP | 4 BATHROOMS | 2 OFFICES**





## 2nd FLOOR OFFICE - 3,358 SF

**MULTIPLE OFFICES | 1 BATHROOM WITH SHOWER |  
CONFERENCE ROOM**





