

Class A Industrial Warehouse For Sale

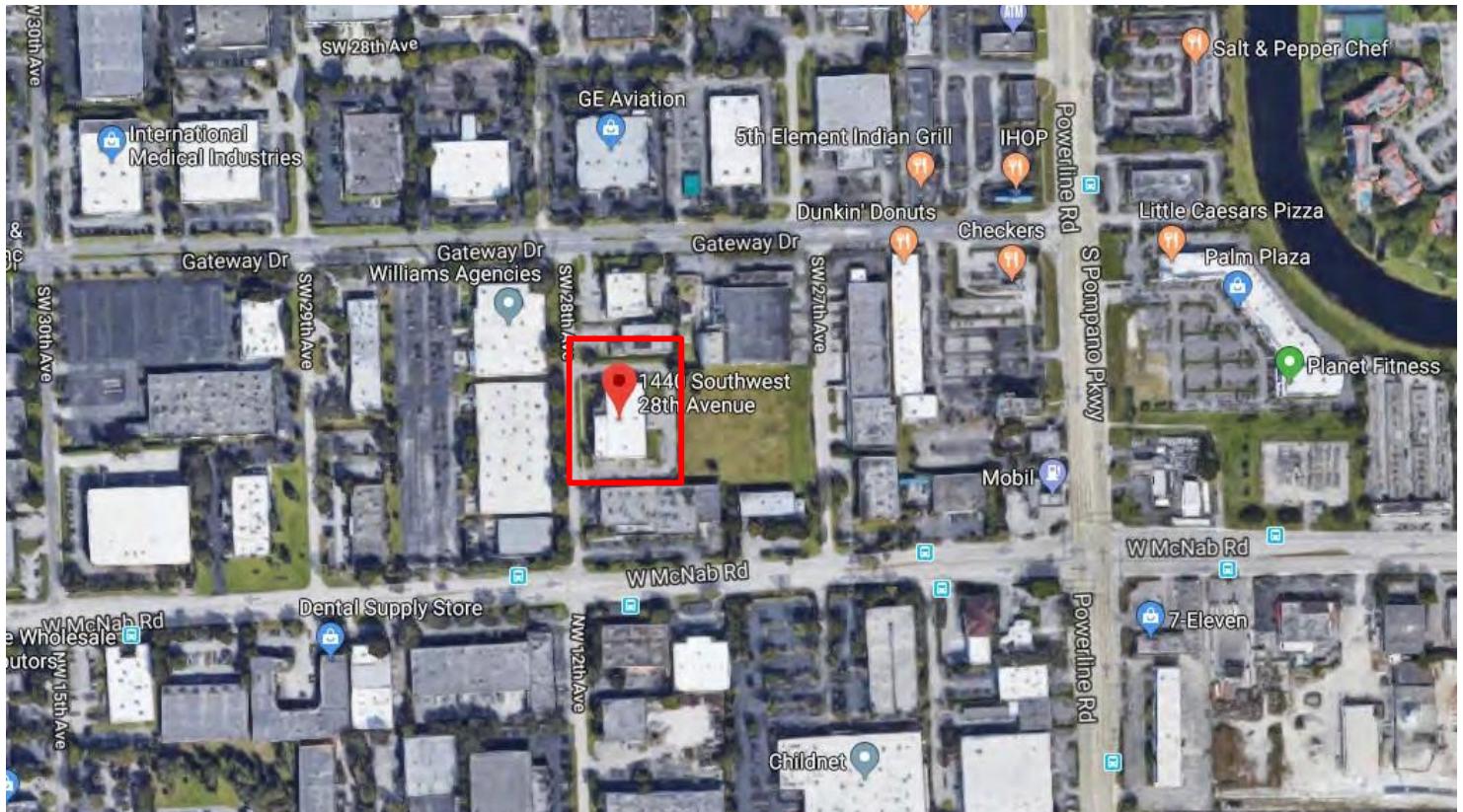
1440 SW 28th Avenue Pompano Beach, FL 33069

Asking \$7.99M



TOTAL SQ FT:	25,695 SF
	<ul style="list-style-type: none">• 4,111 SF (1st Floor)• 3358 SF (2nd Floor)• 18,226 SF (WH)
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

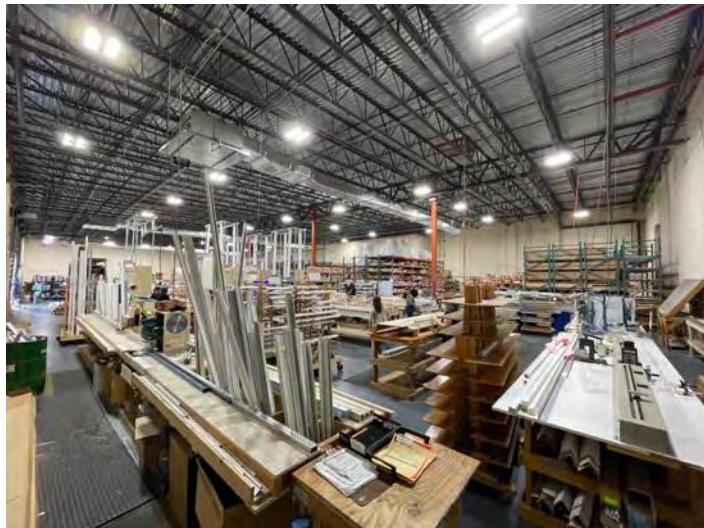
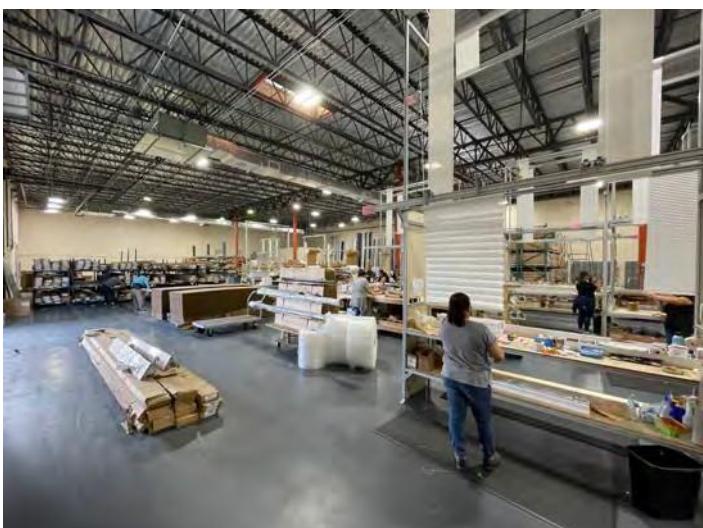
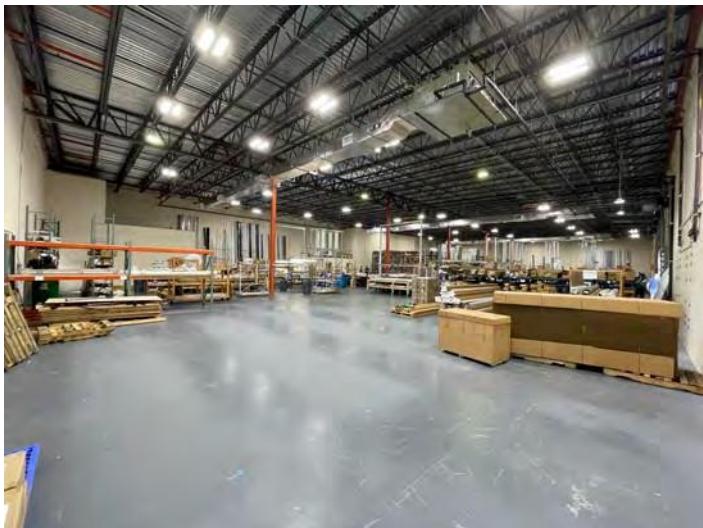
1st FLOOR OFFICE - 4,111 SF

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



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**



