

**SALE / LEASE**

# 18,000 SF on 2.19 Acres Rare I-1X Zoning

**1820 NORTHWEST 21 STREET**

Pompano Beach, FL 33069

**PRESENTED BY:**

**STEVE DAVIS**

C: 954.650.7824  
steve@svncr.com

**KEITH KIDWELL, SIOR, CCIM**

C: 954.234.8777  
keith@svncr.com

**LES BYRON, SIOR, CCIM**

C: 954.401.4713  
les@svncr.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,950,000
<b>LEASE RATE:</b>	\$40,000.00 per month (NNN)
<b>BUILDING SIZES:</b>	
<b>BUILDING 1:</b>	10,000 SF
<b>BUILDING 2:</b>	8,000 SF
<b>TOTAL SF:</b>	18,000 SF
<b>LOT SIZE:</b>	2.19 Acres
<b>ZONING:</b>	I-1X
<b>MARKET:</b>	Broward County
<b>SUBMARKET:</b>	Pompano Beach

## PROPERTY OVERVIEW

The property features two metal butler buildings. The first building is a +/- 10,000 square feet, 100% air-conditioned office/showroom/manufacturing building with a commercial kitchen. Landlord will consider gutting or removing the building from the property. The second building is +/-8,000 square feet and includes +/- 1,175 square feet of office area.

## PROPERTY HIGHLIGHTS

- OUTSIDE STORAGE IS PERMITTED, RARE I-1X (HEAVY INDUSTRIAL ZONING)
- Fully paved parking lot
- LED site lighting
- Clear Height: 13' - 14'
- Perimeter fencing
- Heavy 3 Phase power
- Two Grade level loading doors Building 2 - (10' H x 12' W) & (13.5' H x 13" W)
- Landlord will consider dividing the property

**STEVE DAVIS   KEITH KIDWELL, SIOR, CCIM   LES BYRON, SIOR, CCIM**  
C: 954.650.7824   C: 954.234.8777   C: 954.401.4713  
steve@svnrcr.com   keith@svnrcr.com   les@svnrcr.com