

POMPANO INDUSTRIAL WAREHOUSE

1301 SW 2ND ST, POMPANO BEACH, FL 33069

33,150 SF ASKING \$7.8M

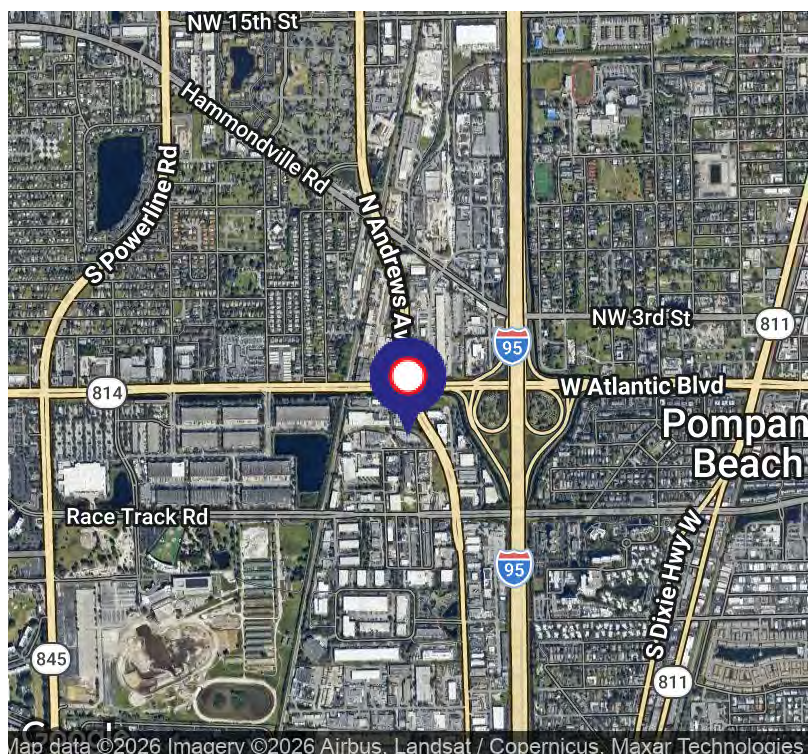


PROPERTY DESCRIPTION

Perfect for an Owner User. The Pompano Industrial Warehouse was built in 1985 and is a 33,150 square foot industrial warehouse located at 1301 SW 2nd Street in Pompano Beach, right next to the entrance of Atlantic Boulevard and the I-95 Expressway. Ideal location for an Owner User in the sectors of manufacturing, wholesale, and distribution. Fenced yard for outside storage, 3 phase power, 18' clear ceilings, 12' x 14' grade level overhead doors and plentiful parking. Roadway Tire occupies 9,771 SF. The building is fully fire sprinklered. The property is zoned I-1 for Light Industrial.

PROPERTY HIGHLIGHTS

- 33,150 SF
- ASKING \$7.8M
- Perfect for an OWNER USER
- Roadway Tire occupies 9,771 SF
- 12' x 14' grade level overhead doors, 18' clear ceilings & 3 phase power
- Outside fenced storage yard & Fire Sprinklered
- Tax Folio #49420303001
- Taxes in 2025 \$94,187
- Land Parcel 72,000 SF



ALAN LEVY

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JOSH LEVY

Chief Operating Officer
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FOR SALE

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ADDITIONAL PHOTOS



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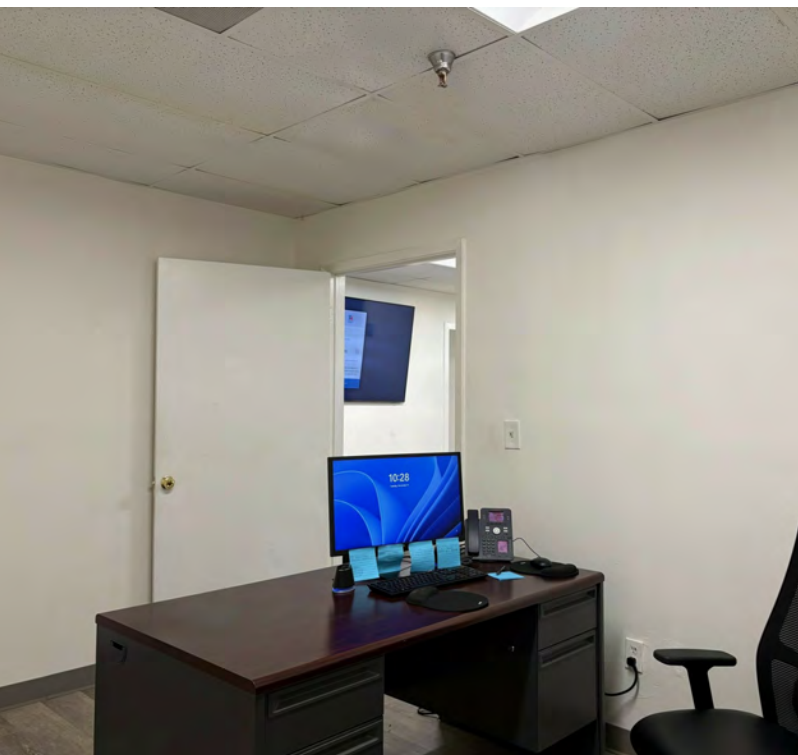
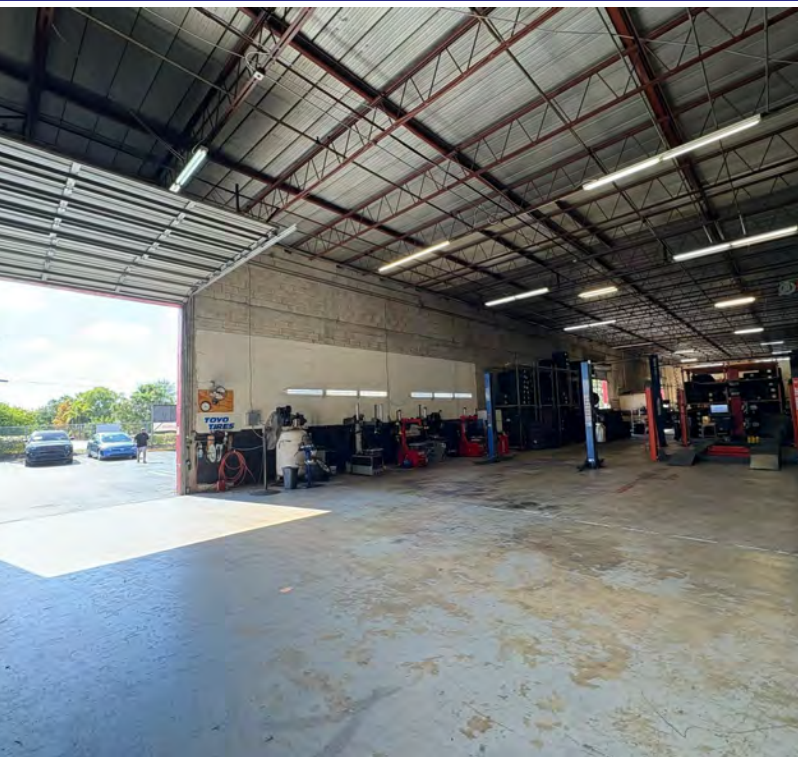


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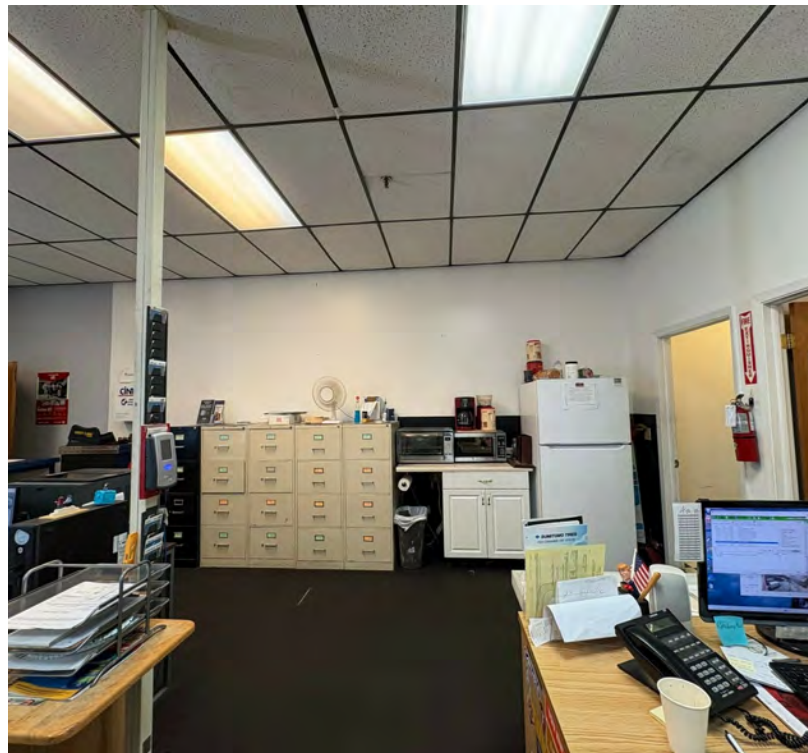
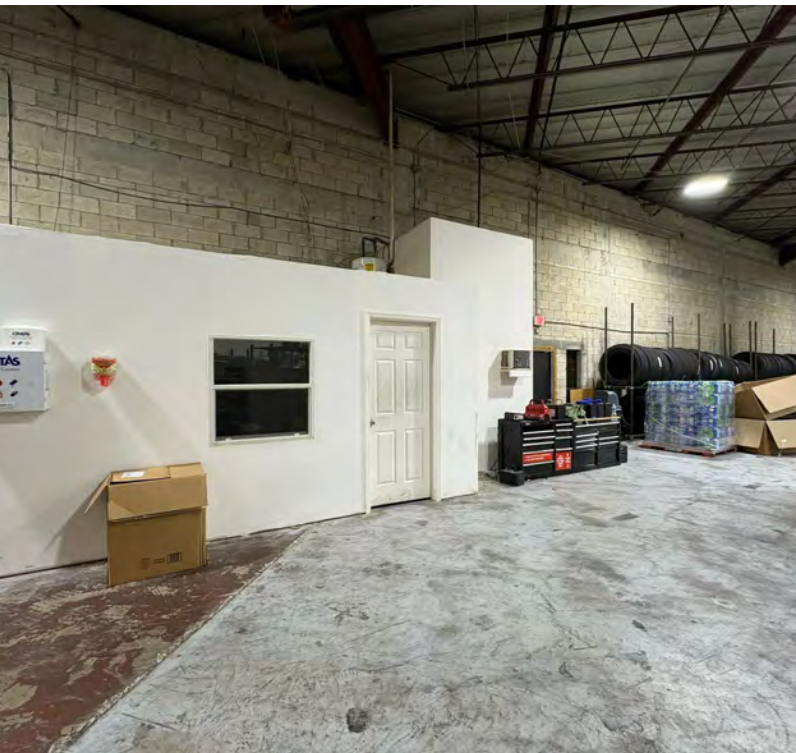


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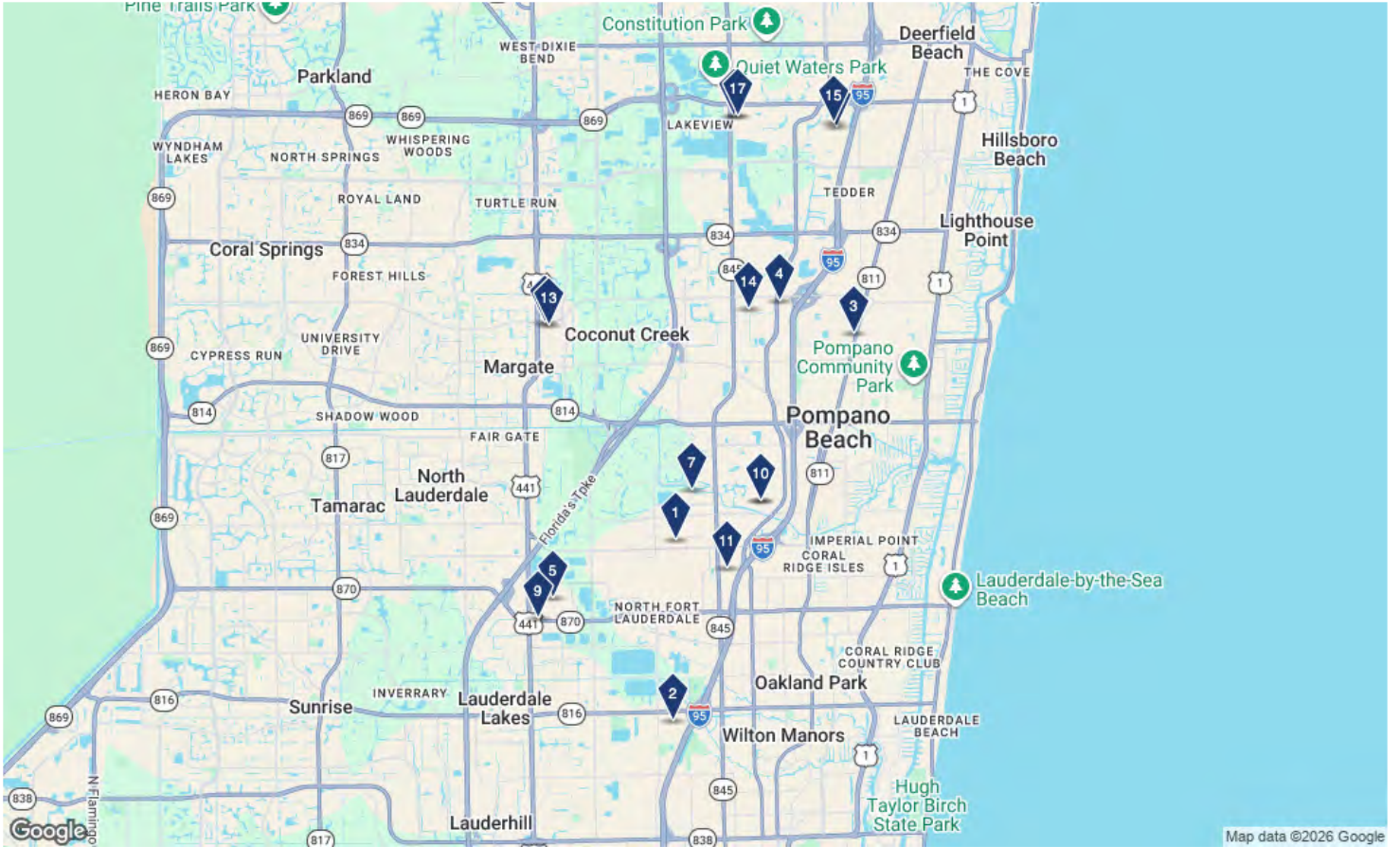
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Map with One Line Comp Info Report



Sale Comps List

Property Name Address	City	Type	Size	Sale Information
1 1751 W Cypress Creek Rd	Fort Lauderdale	Warehouse ★★★★☆	20,295 SF	Sold: \$5,300,000 (\$261.15/SF)
2 Oakland Industrial Park- Bld 29 1800-1838 NW 29th St	Oakland Park	Warehouse ★★★★☆	29,700 SF	Sold: \$7,000,000 (\$235.69/SF)
3 1661 N Dixie Hwy	Pompano Beach	Warehouse ★★★★☆	19,219 SF	Sold: \$6,000,000 (\$312.19/SF)
4 Copans Commerce Center 2200 N Andrews Ave	Pompano Beach	Warehouse ★★★★☆	16,592 SF	Sold: \$4,100,000 (\$247.11/SF)
5 Prospect Ind & Commercial Pk 3571-3575 NW 53rd St	Fort Lauderdale	Industrial ★★★★☆	26,044 SF	Sold: \$7,033,825 (\$270.07/SF)
6 Bldg K 1951-2005 NW 55th Ave	Margate	Industrial ★★★★☆	15,000 SF	Sold: \$3,599,193 (\$239.95/SF)
7 Gateway Industrial Center 1291 SW 29th Ave	Pompano Beach	Warehouse ★★★★☆	25,406 SF	Sold: \$5,805,250 (\$228.50/SF)
8 1660 SW 13th Ct	Pompano Beach	Warehouse ★★★★☆	18,975 SF	Sold: \$7,000,000 (\$368.91/SF)
9 Arthur Stone Building 3819 NW 49th St	Tamarac	Warehouse ★★★★☆	15,840 SF	Sold: \$3,960,000 (\$250.00/SF)

Sale Comps List (Continued)

	Property Name Address	City	Type	Size	Sale Information
10	1660 SW 13th Ct	Pompano Beach	Warehouse ★★★★☆	18,975 SF	Sold: \$6,150,000 (\$324.11/SF)
11	Multi-Property Sale 810-818 NW 57th St	Fort Lauderdale	Industrial ★★★★☆	19,106 SF	Sold: \$5,925,041 (\$310.11/SF)
12	Newport Center 1455 W Newport Center Dr	Deerfield Beach	Warehouse ★★★★☆	15,290 SF	Sold: \$4,300,000 (\$281.23/SF)
13	Margate Industrial Park 1925-1947 Mears Pky	Margate	Industrial ★★★★☆	24,000 SF	Sold: \$8,108,691 (\$337.86/SF)
14	1820 NW 21st St	Pompano Beach	Warehouse ★★★★☆	18,000 SF	Sold: \$5,000,000 (\$277.78/SF)
15	Newport Center 1371 W Newport Center Dr	Deerfield Beach	Warehouse ★★★★☆	23,613 SF	Sold: \$6,250,000 (\$264.68/SF)
16	Multi-Property Sale 1250 S Powerline Rd	Deerfield Beach	Industrial ★★★★☆	24,000 SF	Sold: \$6,251,749 (\$260.49/SF)
17	Augieville 1280 S Powerline Rd	Deerfield Beach	Industrial ★★★★☆	20,253 SF	Sold: \$4,705,136 (\$232.32/SF)

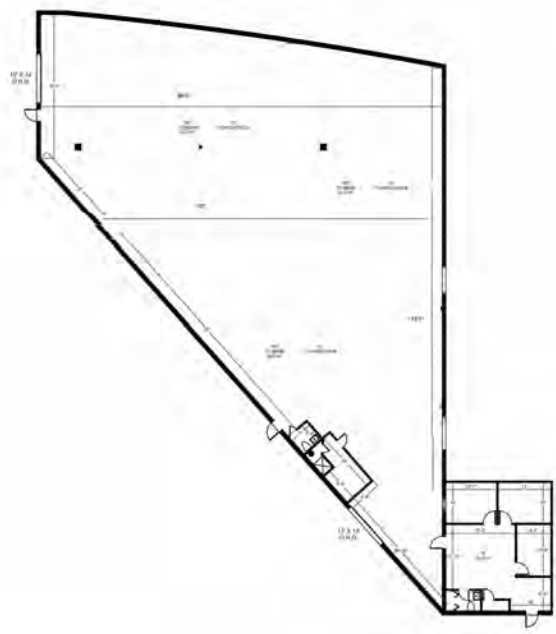
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FLOOR PLANS AND SITE PLAN

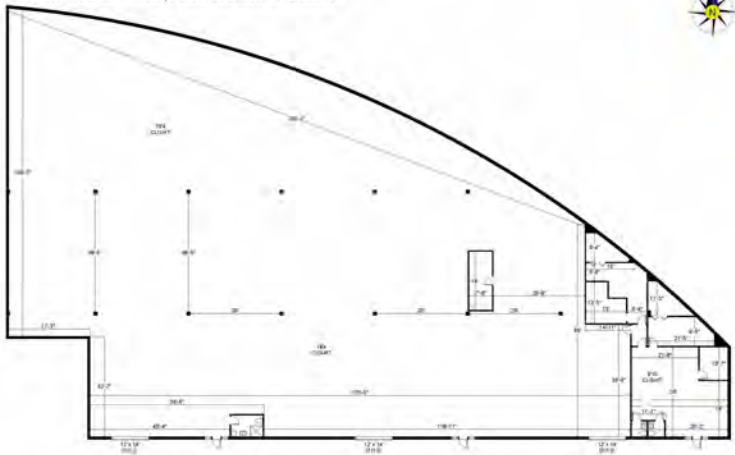
1301-D SW SECOND STREET | POMPANO BEACH, FL 33069



Office 890 Sq. Ft.
Warehouse 8,881 Sq. Ft.

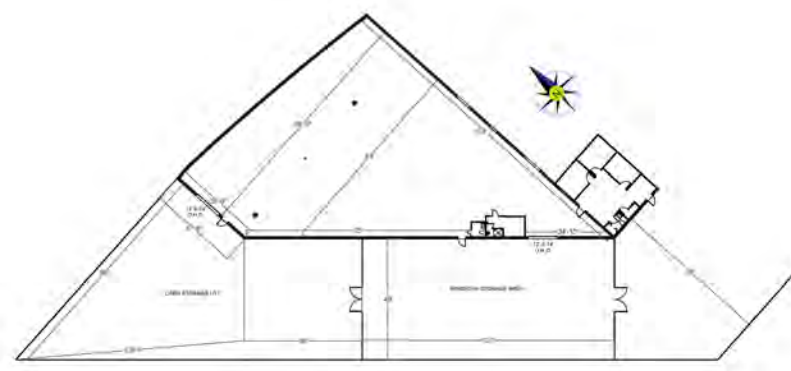
9,771 Rentable Sq. Ft.
www.LevyRealtyAdvisors.com

1301 SW SECOND STREET | POMPANO BEACH, FL 33069



Office - 1,825 Sq. Ft.
Warehouse - 21,554 Sq. Ft.

23,379 Rentable Sq. Ft.
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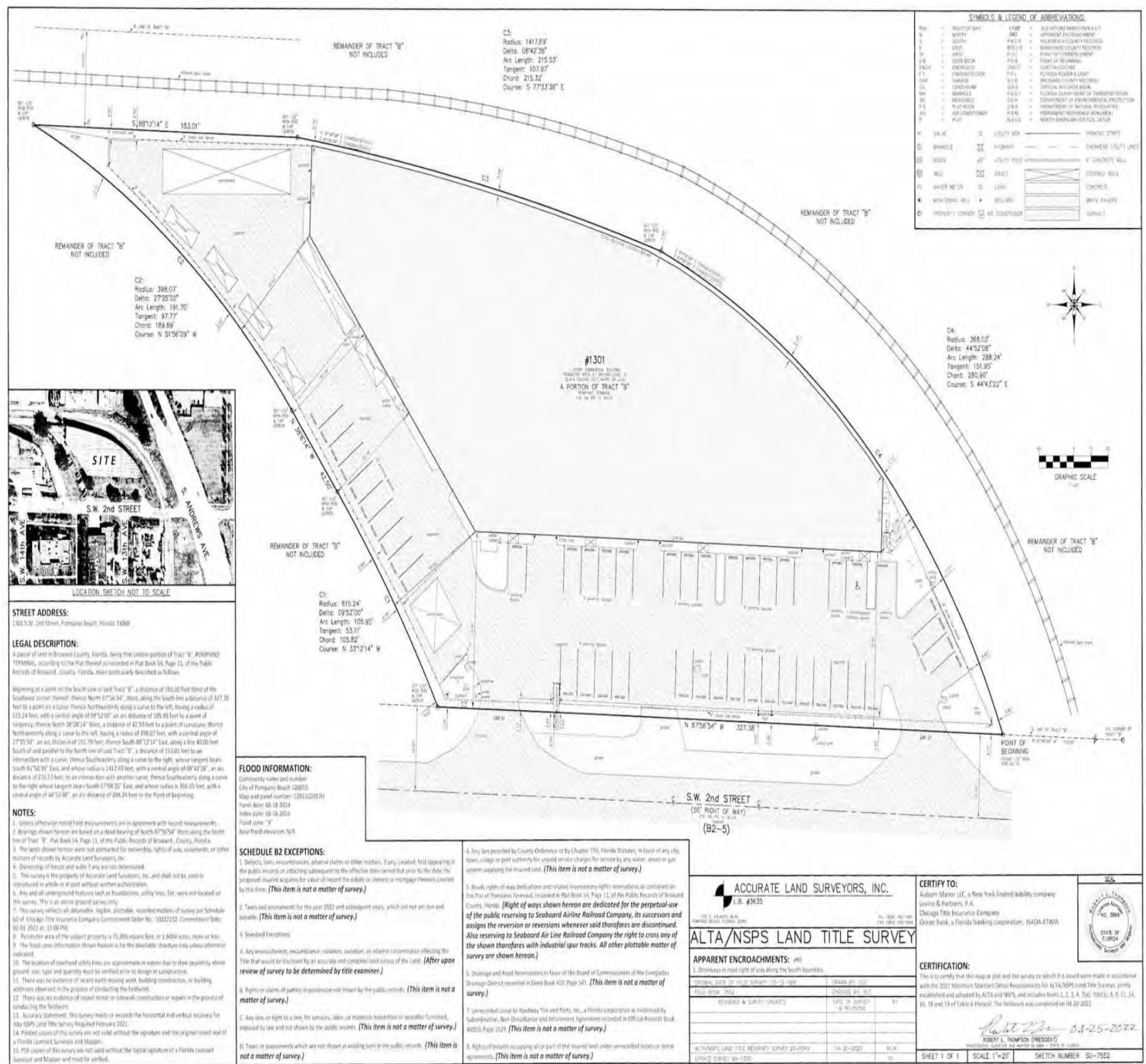
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SURVEY



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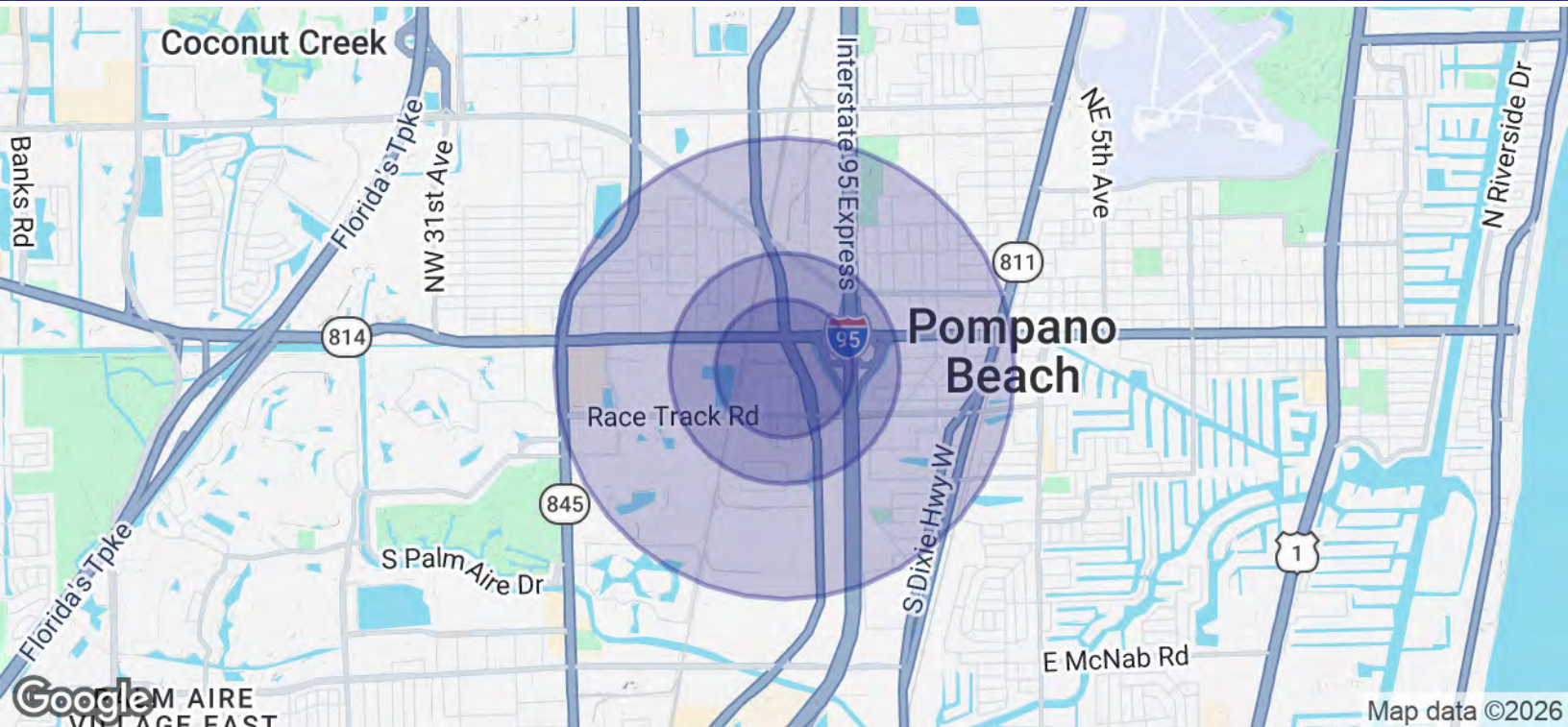
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	102	1,826	13,359
Average Age	33	40	38
Average Age (Male)	32	39	38
Average Age (Female)	34	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	628	4,872
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$65,413	\$62,716	\$60,998
Average House Value	\$289,519	\$269,168	\$274,825

Demographics data derived from AlphaMap

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