

I-95 Owner-User Site

980 SW 13th Street
Pompano Beach, Florida 33069

1.79 Acres With I-95 Frontage



Contact Us

Larry Genet

Executive Vice President

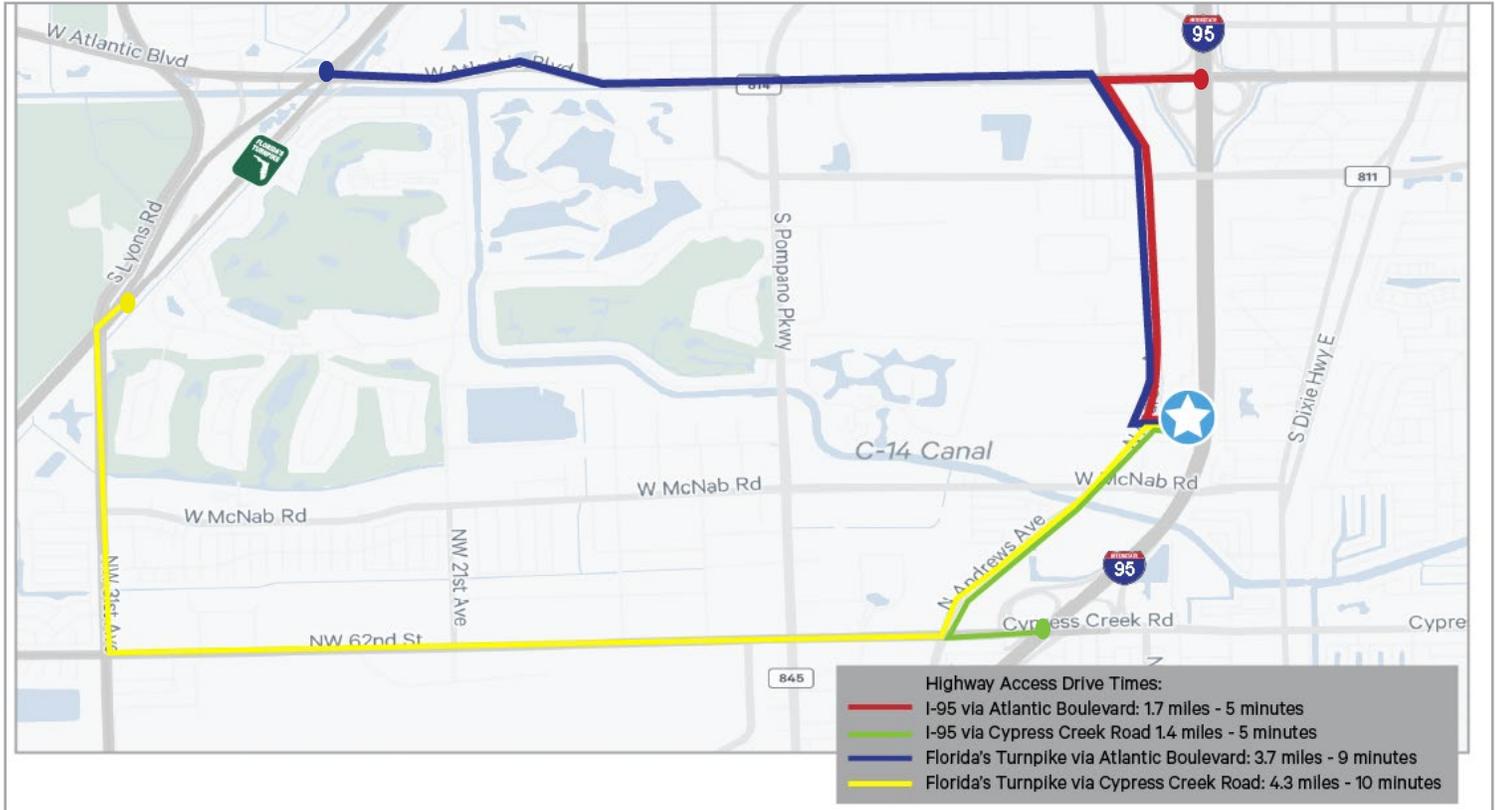
+1 305 807 0004

larry.genet@cbre.com

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Property Location



Investment Highlights

- + For Sale: \$3,200,000
- + Delivered vacant
- + Access to I-95 via Atlantic Boulevard and Cypress Creek Road
- + Improved site with pearock and lighting
- + Zoned I-1, City of Pompano Beach
- + Convenient access to main thoroughfares - 1.4 miles from Florida's Turnpike and I-95
- + Located in preferred, widely-recognized industrial submarket Pompano/Lauderdale location within north Broward County region that allows for efficient distribution patterns
- + ±80% of South Florida's 6.5 million population live within a 60-minute drive-time of the portfolio
- + Excellent surrounding amenity base

Property Description

Total Property Area: 1.79 Acres (78,074 SF)

Sales Price: \$3,200,000

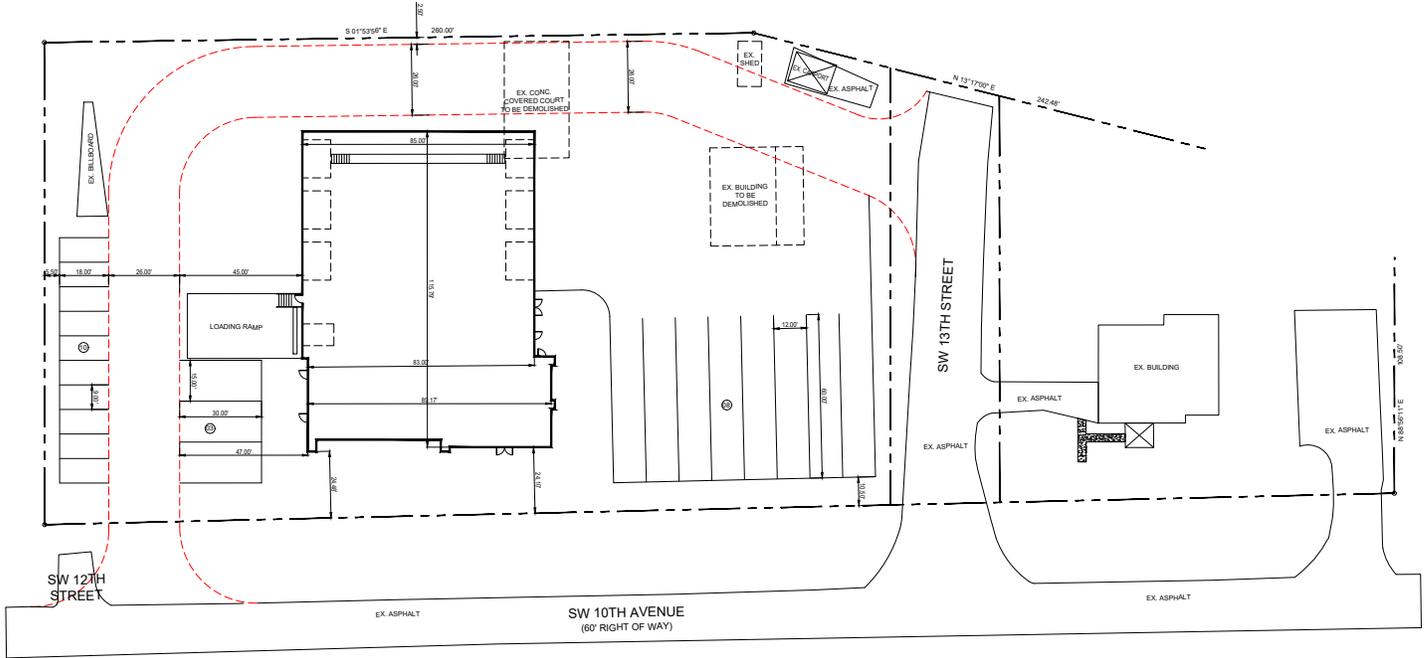
Parcel Information:

- 4942 02 01 0500: 980 SW 13th Street
- 4942 02 01 0660: 981 SW 13th Street
- 4942 02 01 0881: SW 12th Street
- 4942 02 01 0710: 1200 SW 10th Avenue

Zoning: Zoning I-1, City of Pompano Beach



Conceptual Site Plan



Aerials



Zoning Analysis

I-1 - GENERAL INDUSTRIAL

A. Purpose.

The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses—but not heavy or hazardous manufacturing processes. The district may also include some uses that are ancillary to industrial development (e.g., vocational schools, business support services) or provide convenience services to industrial employees (e.g., child care facilities, gasoline filling stations, banks), as well as some uses that may be inappropriate in residential or commercial districts (e.g., animal shelter, kennel, sport shooting range).

B. Use.

| Use Type | Code |
|---|------|
| Dwelling, live/work | |
| Dwelling, mobile home | |
| Dwelling, multifamily | |
| Dwelling, single-family | |
| Dwelling, single-family (zero lot line) | |
| Dwelling, two-family | |
| Dwelling, mixed-use | |
| Family Community Residence | |
| Mobile home park | |
| Transitional Community Residence | |
| Assisted living facility | |
| Community residential home with seven to 14 residents | |
| Continuing care retirement community | |
| Rooming or boarding house | |
| Newspaper or magazine publishing | P |
| Radio or television station | P |
| Telecommunications facility, collocated on existing structure other than telecommunications tower | P |
| Telecommunications facility, collocated on existing telecommunications tower | P |
| Telecommunications facility, on a new free-standing tower | P |
| Community center | |
| Library | |
| Museum | P |
| Senior center | S |
| Youth center | S |
| Adult day care center | S |
| Child care facility | S |
| College or university | |
| School, elementary | |
| School, high | |
| School, middle | |
| Specialty arts school | P |
| Vocational or trade school | P |
| Correctional facility | |
| Courthouse facility | |
| Fire or EMS station | P |
| Fire training facility | P |
| Government administrative offices | |
| Government maintenance, storage, or distribution facility | P |
| Police station | P |
| Post office | |
| Medical office | P |
| Specialty medical facility | P |
| Urgent care facility 24 hours | P |
| Specialty hospital | P |
| General hospital | P |
| Medical or dental lab | P |
| Nursing home facility | |
| Medical marijuana health care establishment | S |
| Medical marijuana treatment center (MMTC) related industrial establishment | S |
| Arboretum or botanical garden | |
| Cemetery or mausoleum | |
| Community garden | P |
| Park or plaza | P |
| Civic center | |
| Halfway house or Shelter | |
| Lodge or club | |
| Place of worship | |
| Aircraft or aviation equipment sales or rental | P |
| Aviation related uses | |
| Helicopter landing facility | |
| Transportation passenger station/terminal | P |
| Solar energy collection system (as a principal use) | P |
| Utility use, major | P |
| Utility use, minor | P |
| Animal grooming | |
| Animal shelter or kennel | P |
| Pet hotel | |
| Pet shop | |

| Use Type | Code |
|--|------|
| Veterinary hospital or clinic | |
| Boat dry storage facility | |
| Boat or marine parts sales without installation | |
| Boat or marine parts sales with installation | |
| Boat or marine repair and servicing | P |
| Boat sales or rental | P |
| Boat towing service | |
| Docking facility, barge | |
| Docking facility, commercial fishing boat | |
| Docking facility, recreational boat | |
| Marina | |
| Yacht club | |
| Business service center | P |
| Conference or training center | P |
| Day labor service | P |
| Employment agency | P |
| Parcel services | P |
| Telephone call center | P |
| Travel agency | |
| Amusement arcade | |
| Arena, stadium, or amphitheater | |
| Auditorium or theater | |
| Bowling alley or skating rink | |
| Gaming establishment | |
| Golf course | |
| Golf driving range | |
| Miniature golf course | |
| Motion picture theater | |
| Racing facility, dog or horse | |
| Racquet sports facility | |
| Sport shooting and training range | P |
| Other indoor commercial or membership recreation/ entertainment use | P |
| Other outdoor commercial or membership recreation/ entertainment use | S |
| Bar or lounge | P |
| Brewpub | |
| Hall for Hire | P |
| Nightclub | |
| Restaurant | P |
| Specialty eating or drinking establishment | P |
| Automotive painting or body shop | P |
| Automotive parts sales without installation | P |
| Automotive parts sales with installation | P |
| Automotive repair and maintenance facility | P |
| Automotive wrecker service | P |
| Battery exchange station | P |
| Car wash or auto detailing | P |
| Gasoline filling station | P |
| New Automobile and Light Truck sales | P |
| Used Automobile and Light Truck sales with indoor display only | P |
| Used Automobile and Light Truck sales with outdoor display | S |
| Automobile and Light Truck rental | |
| Muffler/transmission sales and installation | P |
| Parking deck or garage (as principal use) | P |
| Parking lot (as principal use) | P |
| Taxi or limousine service facility | P |
| Tire sales and mounting | P |
| Heavy Truck/recreational vehicle/trailer repair and servicing | P |
| Heavy Truck/recreational vehicle/trailer sales | P |
| Heavy Truck/recreational vehicle/trailer rental | P |
| Limited Auto Dealership; Fleet Automobile Sales | P |
| Contractor's office | P |
| Professional Office | P |
| Art, music, dance studio | |
| Bank or financial institution | |
| Check cashing or payday loan store | |
| Crematory | P |
| Dry cleaning or laundry drop-off establishment | |
| Fortune-telling establishment | |
| Funeral home or mortuary | |
| Laundromat | |

| Use Type | Code |
|--|------|
| Lawn care, pool, or pest control service | P |
| Personal and household goods repair establishment | |
| Personal services establishment | |
| Tattoo or body piercing establishment | |
| Antique store | |
| Art gallery | |
| Auction house | |
| Book or media shop | |
| Consignment boutique | |
| Grocery or convenience store | |
| Drug store or pharmacy | |
| Farmers' market | |
| Flea market | |
| Home and building supply center | |
| Local liquor or package store | |
| Regional liquor or package store | |
| Beer or wine store | |
| Pawn shop | |
| Thrift shop | |
| Retail sales establishment, large | |
| Indoor mall or marketplace | |
| Other retail sales establishment | |
| Self-storage or mini-warehouse facility | S |
| Sexually oriented businesses | |
| Condo hotel | |
| Bed and breakfast inn | |
| Hotel or motel | |
| Building, heating, plumbing, or electrical contractor's storage yard | P |
| Educational, scientific, or industrial research and development | P |
| Electric motor repair | P |
| Fuel oil or bottled gas distribution | P |
| Fuel oil storage | P |
| General industrial services | P |
| Heavy equipment establishments | P |
| Laundry, dry cleaning, carpet cleaning, or dyeing facility | P |
| Machine shop | |
| Metal-working, welding, plumbing, or gas, steam, or water pipe fitting | P |
| Audio and visual recording and production studio | P |
| Printing or other similar reproduction facility | P |
| Repair of scientific or professional instruments | P |
| Tool repair shop | P |
| Boat manufacturing | P |
| Cabinet or furniture manufacturing and woodworking | P |
| Cement concrete batching plant | |
| Cement concrete or brick products manufacturing | |
| Food and/or beverage products manufacturing (without slaughtering) | P |
| Manufacturing, assembly, or fabrication, heavy | |
| Manufacturing, assembly, or fabrication, light | P |
| Outdoor storage (as a principal use) | S |
| Truck or freight terminal | P |
| Warehouse, distribution or storage | P |
| Junkyard or salvage facility | S |
| Construction and demolition debris disposal facility | S |
| Land clearing debris disposal facility | S |
| Materials recovery facility | S |
| Solid waste transfer station | S |
| Tire disposal or recycling facility | S |
| Waste composting facility | S |
| Waste-to-energy plant | S |
| Plant nursery, wholesale | P |
| Showroom, wholesale | P |
| Other wholesale use | P |
| Accessory dwelling unit | |
| Amateur ham radio antenna | A |

| Use Type | Code |
|--|------|
| Automated teller machine (ATM) | A |
| Bike rack | A |
| Canopy, vehicular use | A |
| Clothesline (as accessory residential uses) | |
| Clubhouse | |
| Dock | A |
| Drive-through service | A |
| Drop-in child care | |
| Electric vehicle (EV) level 1 or 2 charging station | A |
| Electric vehicle (EV) level 3 charging station | A |
| Family child care home | |
| Family child care home, large | |
| Fence or wall | A |
| Garage or carport | A |
| Greenhouse | A |
| Green roof | A |
| Home based business | |
| Limited fuel/bottled gas distribution | |
| Outdoor display of merchandise | |
| Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments) | A |
| Outdoor storage (as an accessory use) | A |
| Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers in residential districts | |
| Parking or storage of commercial vehicles in residential districts | |
| Rainwater cistern or barrel | A |
| Recycling drop-off stations | A |
| Retail clinic | A |
| Retail sales (as accessory uses) | A |
| Satellite dish | A |
| Small wind energy system | A |
| Solar energy collection system | A |
| Storage shed | |
| Swimming pool or spa or hot tub | A |
| Television or radio antenna | A |
| Dormitory (As accessory to education use) | |
| Mechanical Equipment and similar features | A |
| Uncovered porches, decks, patios, terraces, or walkways | A |
| Flagpoles | A |
| Lighting fixtures, projecting or freestanding | A |
| Gazebo | |
| Screened Enclosures with Screened Roof | |
| Eating and drinking establishments (as an accessory use) | A |
| Bandshell or outdoor stage | |
| Limited mental health treatment facility | A |
| Alcoholic beverage sales as an accessory use to a brewery, winery or distillery | A |
| Package sales as an accessory use to a bar or lounge | A |
| Moving vendors on private property | A |
| Farmer's market (as a temporary use) | T |
| Temporary portable storage unit | |
| Temporary use of an accessory structure as a principal dwelling after a catastrophe | |
| Interim commercial use | |
| Interim industrial use | I |

Code Uses:

P = PERMITTED PRINCIPAL USE
 S = USE ALLOWED AS A SPECIAL EXCEPTION
 A = PERMITTED ACCESSORY USE
 T = TEMPORARY USE ALLOWED WITH A MAJOR TEMP USE PERMIT
 I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT
 BLANK CELL = PROHIBITED USE