

FOR SALE



INDUSTRIAL CONDOMINIUM UNIT - STE # 410

1775 BLOUNT ROAD

POMPANO BEACH, FL 33069



EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present the opportunity to acquire a versatile industrial condominium unit located at 1775 Blount Road, Unit #410, in the established Pompano Beach industrial market. The subject property consists of approximately ±870 square feet across two floors, ±435 square feet each, offering an efficient, open layout that allows an owner-user to seamlessly allocate space between office and operations while maximizing functionality within a compact footprint.

Zoned I-1 (General Industrial), the unit accommodates a wide range of uses including light manufacturing, storage, distribution, and service-oriented businesses.

The property features an electric roll-up bay door for convenient loading, ample on-site parking, and prominent signage directly above the unit, enhancing both accessibility and business visibility. Its strategic location provides immediate access to the Florida Turnpike (less than a 5-minute drive), I-95, and major Broward roadways including West Copans Road and West Atlantic Boulevard.

This is a compelling opportunity for an owner-user to establish or expand operations in a well-located, functional, and highly visible industrial asset.

PROPERTY HIGHLIGHTS

- ➔ Great signage above unit bay door
- ➔ 1 Electric Bay Door
- ➔ Ample parking
- ➔ 1 Ada restroom
- ➔ 2 Floors
- ➔ Open layout
- ➔ 2 Storage rooms



UNIT SIZE	870 SF
ZONING	I-1
ASKING PRICE	\$250,000

INTERIOR PHOTOS

Bay Door View



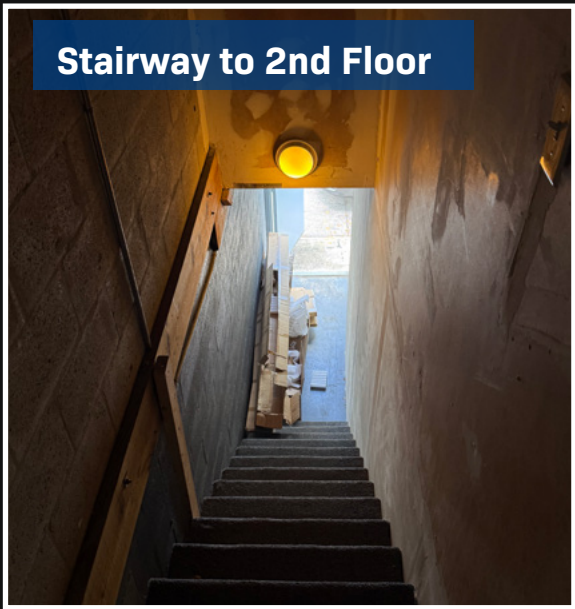
First Floor



Storage #1



Stairway to 2nd Floor



INTERIOR PHOTOS

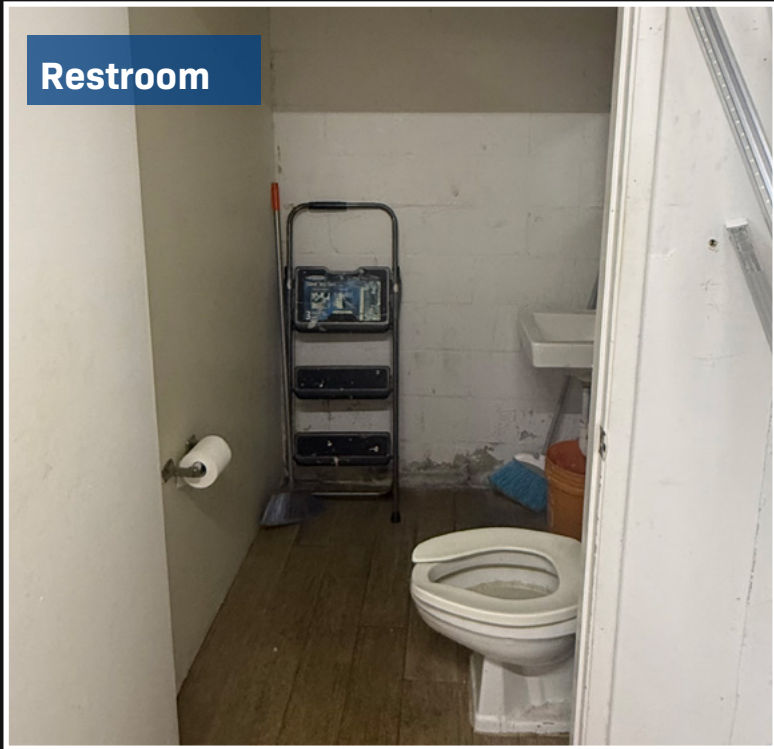
2nd Floor Front View



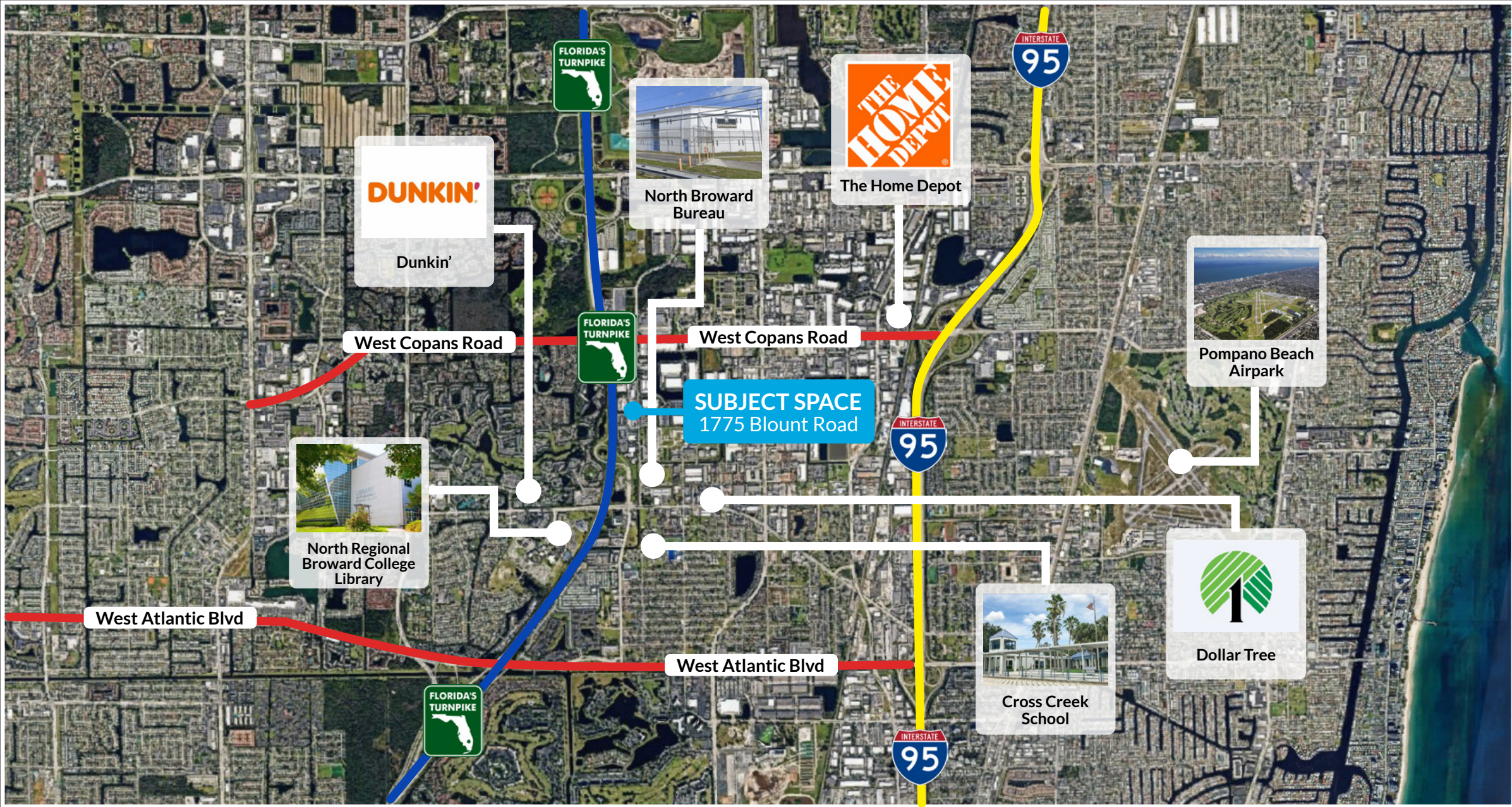
2nd Floor Rear View



Restroom



LOCATION MAP



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand in hand with our clients in order to reach optimal results.



ADVISOR CONTACT



BLAISE PRONESTI

COMMERCIAL ADVISOR

(954) 429-5441

BLAISE@APEXCAPITALREALTY.COM