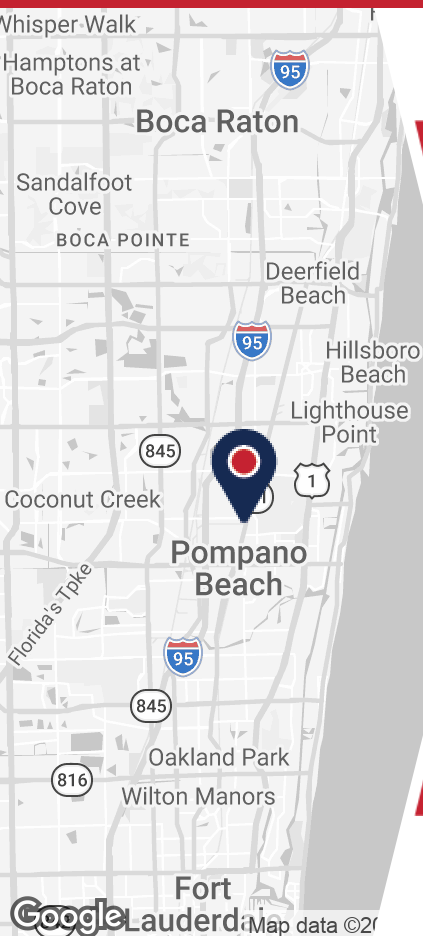


1241-1251 N DIXIE HWY

POMPANNO BEACH, FL 33060



PROPERTY DETAILS

- 1,200 - 3,600 SF Units Available
- Signage Available on Dixie Highway
- One (1) 10' x 12' Grade Level Loading Door per Unit
- 15' Clear Height
- Zoning: B-4, Heavy Business
- Conveniently located on Dixie Highway, less than a mile east of I-95, between Copans Road and Atlantic Boulevard

ABOUT PROPERTY



PRICE

\$23.65 / SF/ Yr (MG)



YEAR BUILT

1986



AVAILABLE SF

1,200 - 3,600



PARKING

Surface



LOCATION

Pompano Beach, FL

For more information:

Calder Alfano

954.652.2041 | Calfano@Bergercommercial.Com
bergercommercial.com

Jordan Beck

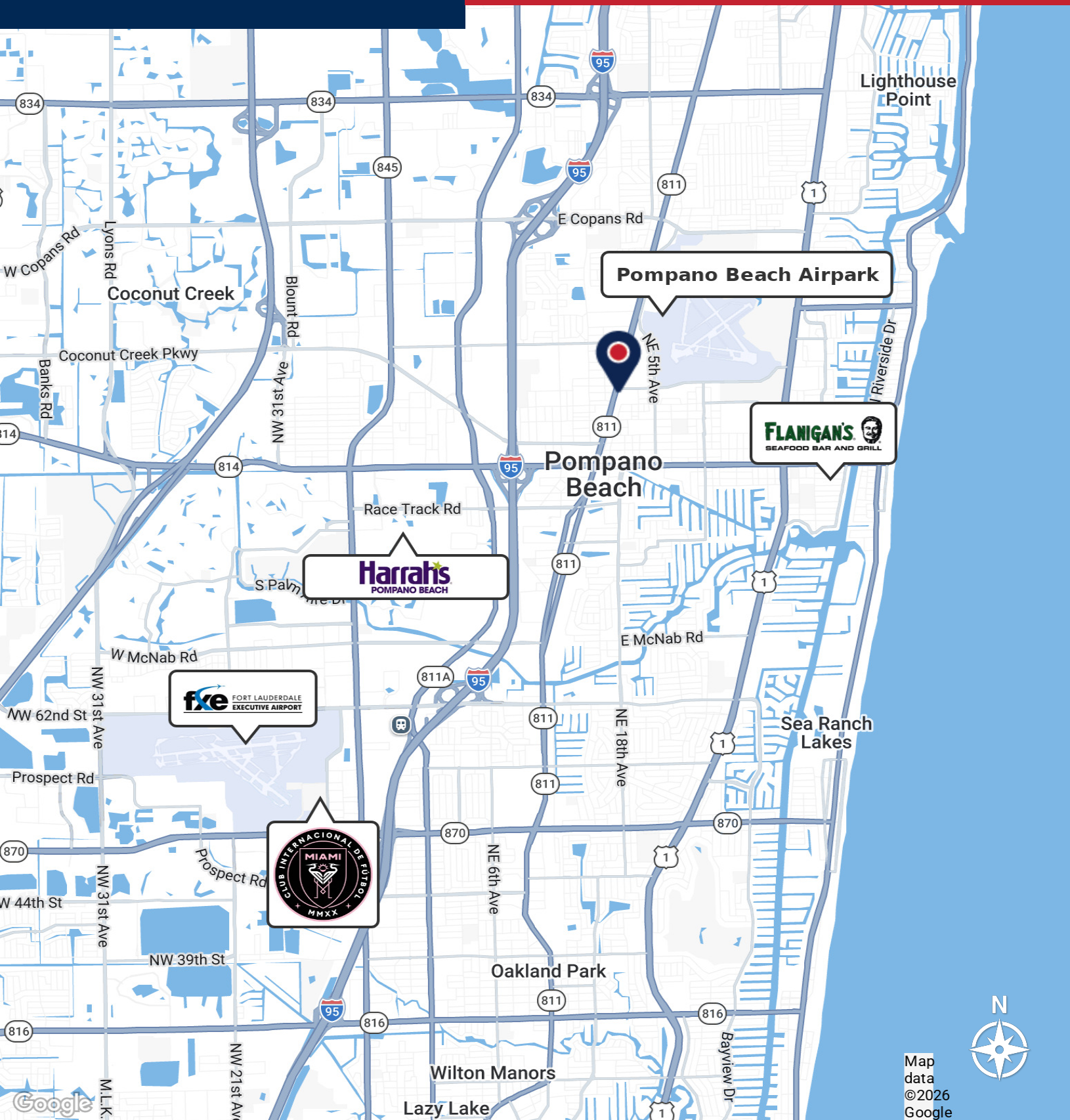
954.652.2033 | jbeck@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

1241-1251 N DIXIE HWY

LOCATION MAP



For more information:

Calder Alfano

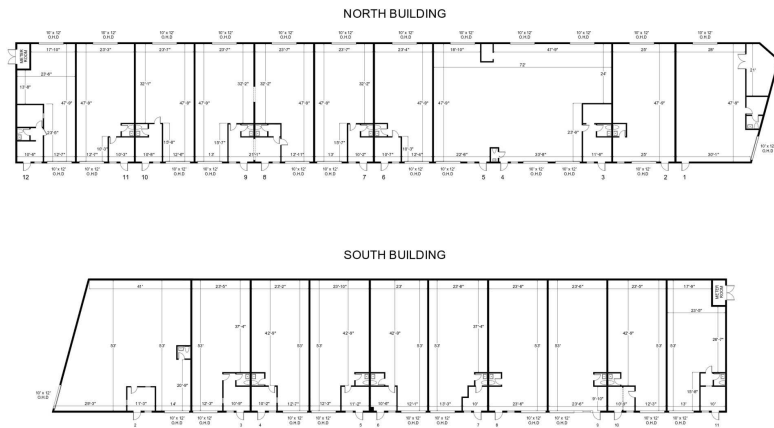
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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	3 - 5 Years
Total Space:	1,180 - 3,589 SF	Lease Rate:	\$23.65 / SF / Yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1251-7	Available	1,196 SF	Modified Gross	\$23.65 SF/yr	One (1) 10' x 12' Grade Level Loading Door. Small Office Buildout. 15' Clear Height.
1251-8&9	Available	2,393 SF	Modified Gross	\$23.65 SF/yr	Two (2) 10' x 12' Grade Level Loading Doors. Small Office Buildout. 15' Clear Height.
1251-11	Available	1,180 SF	Modified Gross	\$23.65 SF/yr	One (1) 10' x 12' Grade Level Loading Door. Small Office Buildout. 15' Clear Height.

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT