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**Industrial | For Sale**

# East Coast Industrial Park

**461 - 481 NE 27 STREET**  
Pompano Beach, FL 33064

**8,000 SF Office/Warehouse building for sale**

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**By:**  
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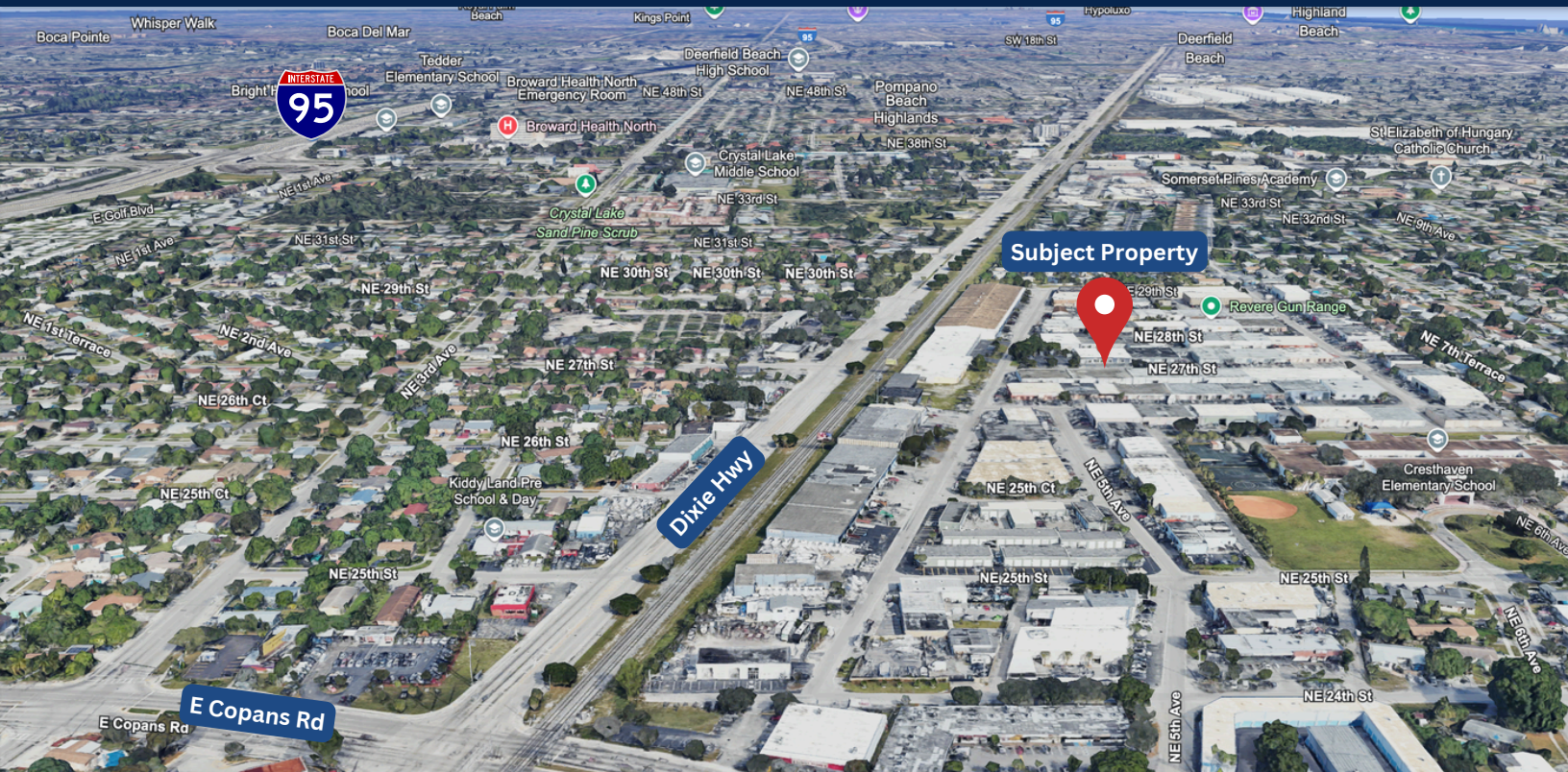


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REAL ESTATE DEVELOPERS

## PROPERTY SUMMARY



## SUMMARY

- **SALE PRICE:** \$2,775,192
- **BUILDING SIZE:** 8,000 SF
- **LOT SIZE:** 0.24 ACRES
- **ZONING:** I-1
- **APN:** 4842 24 27 0490

## PROPERTY HIGHLIGHTS

- **Zoning:** Permitted for automotive repair and paint.
- **Building Layout:** Two bays, one 2,000 SF and another 6,000 SF.
- **Ceiling Clearance:** 11'-4" clear height.

- **Office Space:** 900 SF, fully air-conditioned for comfort. Loading Features: Five (5) grade-level overhead doors for easy access.
- **Electrical Setup:** Equipped with 400 Amps (3-Phase) and 600 Amps (Single-Phase).
- **Existing Equipment:** Includes a high-capacity industrial air compressor with air lines running throughout.
- **Recent Improvements:**
  1. Brand-new roof installation.
  2. Updated exterior with fresh stucco, paint, and modernized doors.
  3. Spray Booth: Comes with an approved spray booth ready for use.
  4. Restrooms: Four (4) bathrooms. available.

ADITIONAL PHOTOS



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## ADDITIONAL PHOTOS



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