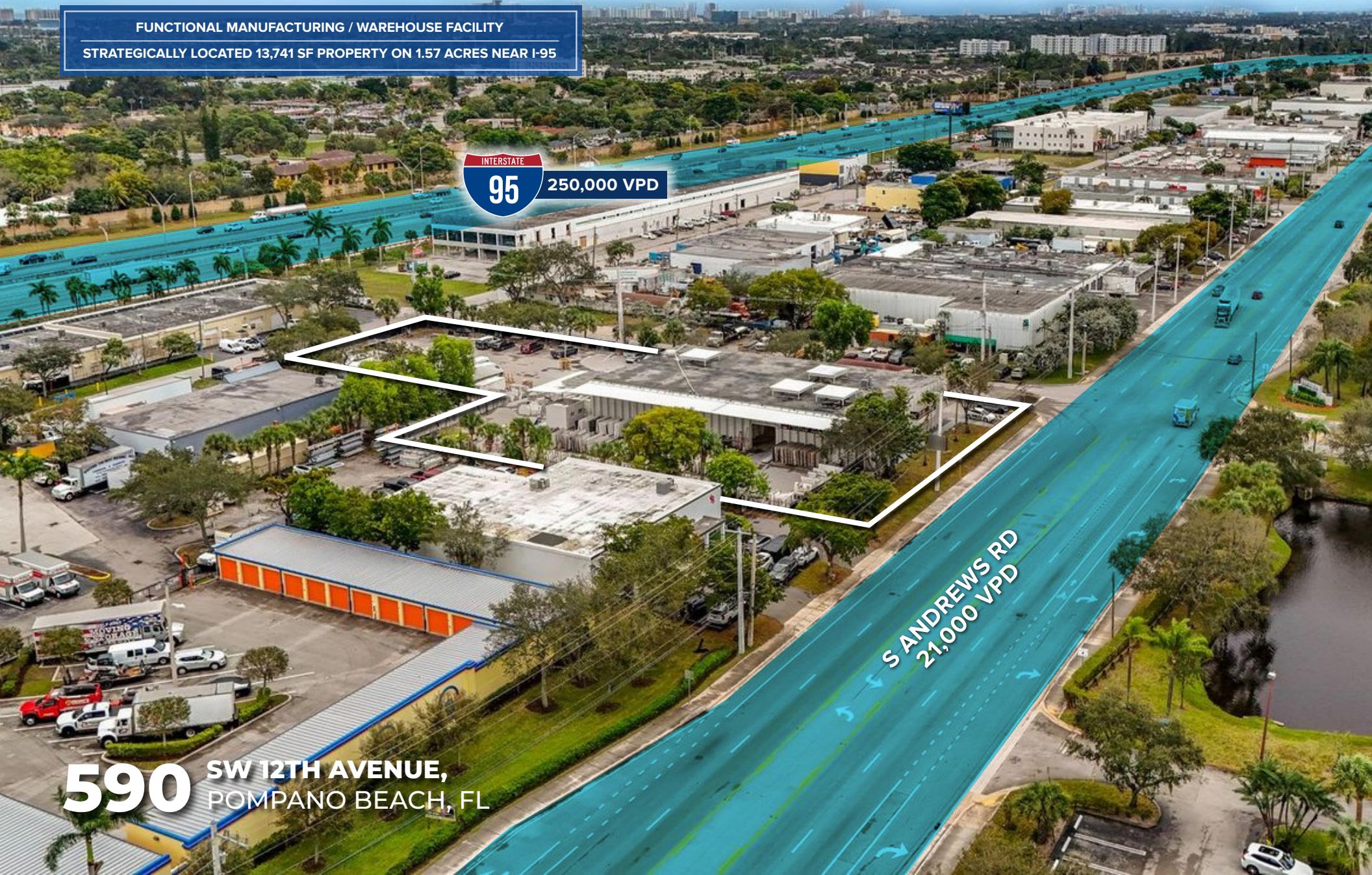


INDUSTRIAL OWNER-USER OPPORTUNITY

VERO
CAPITAL GROUP

FUNCTIONAL MANUFACTURING / WAREHOUSE FACILITY

STRATEGICALLY LOCATED 13,741 SF PROPERTY ON 1.57 ACRES NEAR I-95



590 SW 12TH AVENUE,
POMPANO BEACH, FL

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EXECUTIVE SUMMARY



Vero Capital Group is pleased to exclusively present the opportunity to purchase 590 SW 12th Avenue, a freestanding commercial building located in the heart of Pompano Beach, Florida. The property consists of a 13,741 square foot single-tenant building situated on a 1.57-acre parcel, offering a low coverage ratio and excess land that provides flexibility for a range of owner-user or redevelopment strategies.

The property is centrally located in Broward County with immediate access to I-95 and major transportation corridors serving South Florida. Zoned I-1 (Light Industrial), the site supports a wide variety of industrial, service, and commercial uses, making it well suited for owner-users seeking functionality, accessibility, and long-term upside. This opportunity combines scale, land value, and a strong infill location in a supply-constrained market.

AERIAL OVERVIEW



INVESTMENT HIGHLIGHTS

OWNER-USER INDUSTRIAL OPPORTUNITY

590 SW 12th Avenue offers a rare opportunity to acquire a functional industrial facility in an established Pompano Beach industrial corridor. The Property is well suited for an owner-user seeking to control occupancy costs while operating within close proximity to South Florida's primary transportation infrastructure.

LARGE FOOTPRINT BUILDING ON OVERSIZED INDUSTRIAL SITE

The property features a large 13,741 square foot building footprint positioned on an oversized 1.57-acre parcel, creating a low coverage ratio and a flexible site layout that is difficult to replicate in this infill submarket. The expansive lot allows for ample parking, maneuvering, outdoor storage, or potential future expansion, while the building's high ceiling heights support a wide range of industrial, flex, and service-oriented uses. Together, the scale of the improvements and the land component make the property well suited for owner-users seeking functionality and long-term optionality.

LOW SITE COVERAGE WITH FLEXIBILITY

Situated on 1.57 acres with approximately 28% site coverage, the Property provides meaningful yard area, circulation, and parking. This configuration is attractive to manufacturing, fabrication, construction, and service-oriented users that require outdoor storage or operational flexibility.

INDUSTRIAL ZONING (I-1)

The Property is zoned I-1 (Industrial) under the City of Pompano Beach zoning code, allowing for a wide range of industrial, warehouse, manufacturing, and service uses. This zoning supports continued industrial occupancy or repositioning based on buyer needs.

STRATEGIC ACCESS TO I-95 & REGIONAL CONNECTIVITY

590 SW 12th Avenue is located just minutes from Interstate 95, South Florida's primary north-south transportation corridor. I-95 carries in excess of 200,000 vehicles per day through Broward County, supporting efficient movement of goods, services, and labor throughout the region.

The location provides convenient access to major roadways serving Broward and Palm Beach Counties, allowing owner-users to efficiently reach job sites, customers, suppliers, and regional distribution hubs. Port Everglades and major airports are within practical driving distance.

LIMITED INDUSTRIAL LAND SUPPLY

Industrial land in Broward County remains constrained, particularly sites with usable yard area and established zoning. This scarcity continues to support long-term value for well-located owner-user industrial assets.



PROPERTY DATA



PROPERTY TYPE
INDUSTRIAL/OWNER-USER

LIST PRICE
\$4,100,000

PRICE PER BUILDING SF
\$298.50

PRICE PER LAND SF
\$59.96

BUILDING & SITE INFORMATION

TOTAL BUILDING AREA	13,741 SF
LAND AREA	68,365 SF (1.57 Acres)
BUILDINGS	3
STORIES	1
YEAR BUILT	1972
EFFECTIVE YEAR BUILT	1977
CONSTRUCTION	Concrete block
ROOF TYPE	Tar & gravel
FLOORING	Concrete

ZONING & USE

ZONING CODE	I-1 Industrial
LAND USE	Warehouse / Industrial
SUBDIVISION	Bon Air Industrial Center

PARCEL INFORMATION

PARCEL ID (APN)	4942-02-00-0250
COUNTY	Broward
MUNICIPALITY	Pompano Beach
FRONTAGE	Approximately 419 feet

COVERAGE & PRICING METRICS

LOT COVERAGE RATIO	~27.8%
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LOCATION & DEMOGRAPHICS

Pompano Beach, Florida

Pompano Beach sits in the heart of northern Broward County, positioned between Fort Lauderdale and Boca Raton. The city benefits from strong population growth, a business-friendly environment, and direct access to South Florida's primary transportation corridors. Its central location makes it a practical base for industrial, service, and owner-user businesses serving Broward, Palm Beach, and Miami-Dade counties.

Pompano Beach offers immediate access to Interstate 95, Florida's Turnpike, and U.S. Highway 1, providing efficient north-south and east-west connectivity throughout South Florida. The area is within a short drive of Fort Lauderdale-Hollywood International Airport and Port Everglades, supporting logistics, distribution, and trade-oriented users. This access is a key driver of continued industrial and commercial demand.

The city has a well-established industrial base with a mix of light manufacturing, warehousing, contractor services, marine-related businesses, and trade-oriented users. Industrial zoning near major highways has become increasingly scarce, contributing to strong occupancy and rising values. Pompano Beach continues to attract owner-users and small to mid-sized businesses seeking functional space with reliable access rather than high-rise or CBD locations.

Broward County provides a deep and diverse labor pool supported by ongoing in-migration and a strong regional economy. Pompano Beach benefits from proximity to major employment centers while maintaining more attainable real estate pricing compared to core Miami markets. This balance has made the area attractive to businesses focused on long-term occupancy and operational efficiency.

Public and private investment across Broward County continues to support infrastructure improvements, redevelopment, and business expansion. Pompano Beach's combination of central location, industrial zoning, and access to transportation corridors positions the city well for continued demand from owner-users and investors seeking stable, functional real estate in South Florida.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	34,200	167,100	423,900
MEDIAN HH INCOME	\$59,200	\$68,400	\$67,500

Household incomes across the broader trade area are projected to grow between **22% and 26% by 2028**, supporting continued economic and workforce stability.

EMPLOYEES	22,000	108,000	354,000
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Top Employment Sectors

- Public Administration
- Wholesale Trade
- Information Services
- Business and Industrial Services



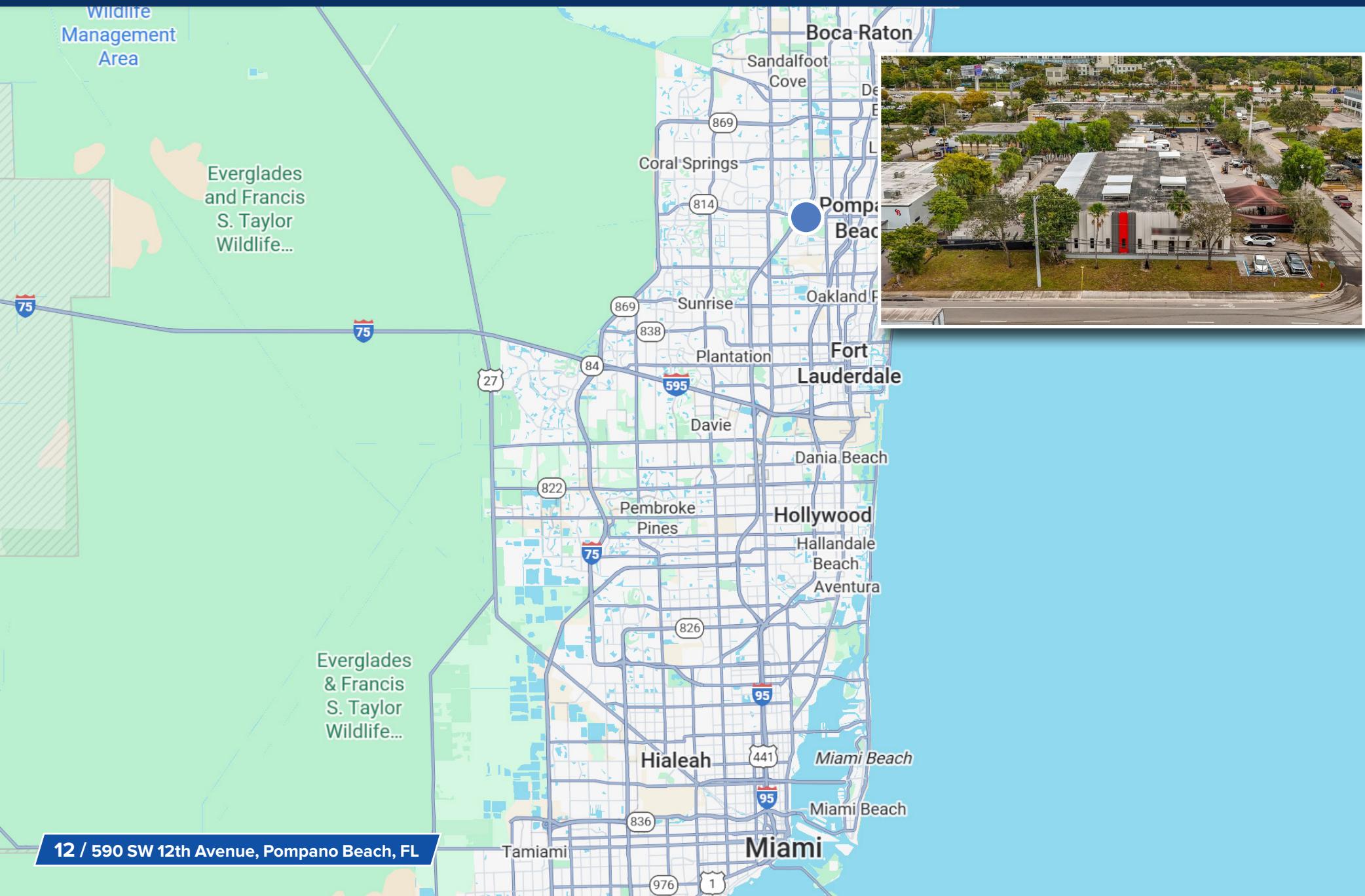








REGIONAL MAP



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