

# Contractors Business Park Warehouse Condominium

For Sale \$2,750,000  
For Lease \$16.00 Gross  
917 NW 31 Ave  
Pompano Beach, FL 33069



<b>FOR SALE</b>	<b>10,716 SF Industrial Condominium Building</b>
<b>DESCRIPTION</b>	Immaculate office/warehouse for sale located in an Opportunity Zone in Contractors Business Park. Conveniently located 1 mile from FL Turnpike and 2 miles from I-95. This 10,716 sq. ft. warehouse condo includes ample office area, newer HVAC system, 2 grade level doors, 24' clear ceiling height, 3,582 Sq. Ft. load bearing concrete mezzanine and alarm system. Development has entry gate off hours requiring entry card access for your security. Permitted uses would include light manufacturing, distribution, and a variety of contractor uses.
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/G_h-g2hy0JQ?rel=0">https://www.youtube.com/embed/G_h-g2hy0JQ?rel=0</a>
<b>LOCATION</b>	Located on NW 31 Ave. between Atlantic Blvd. and Hammondville Rd. in Contractors Business Park.
<b>PARKING/ YEAR BUILT</b>	6 Designated Parking Spaces Plus 32 Common Parking Spaces. Built in 2002
<b>PRICING/ CONDO FEES</b>	\$2,750,000 (\$256.62/ Sq. Ft. Building) Condo Fees are \$12,398 per Quarter.
<b>CEILING HEIGHT/ ELEC.</b>	24' Approximate 3 Phase 240V Electric
<b>ZONING/ FOLIO</b>	B-4/ PCB Folio 4842-32-AA-0030
<b>LOADING</b>	2 Grade Level Doors 14' H x 12' W

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

**John D. McQueston**

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# Location Map

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# Additional Photos

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**Warehouse from Mezzanine**



**Street View**



**Warehouse**



**Office**



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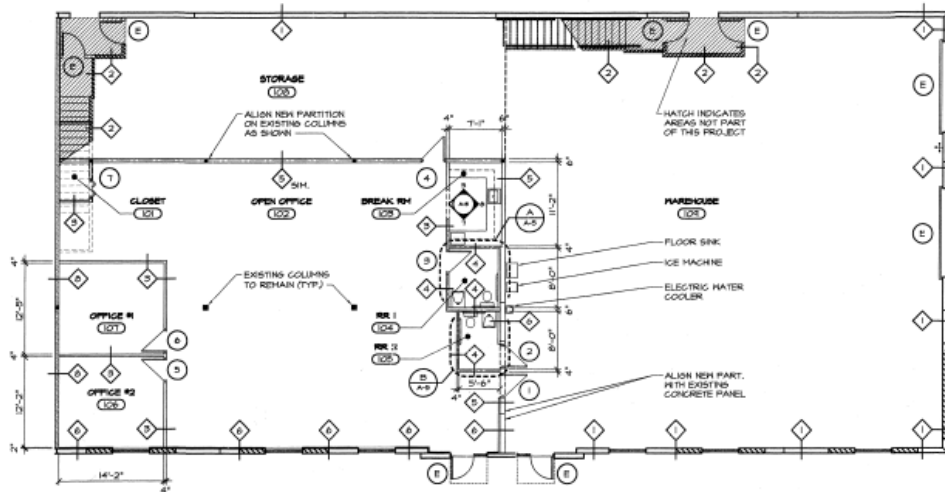
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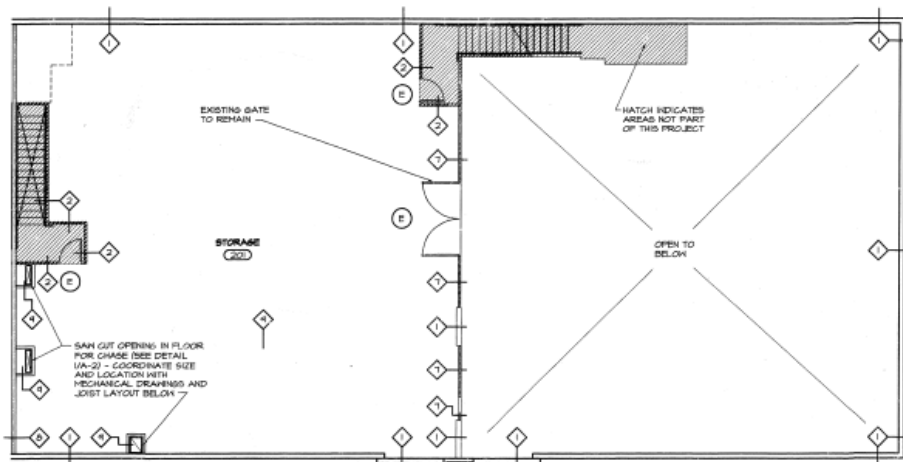
# Floor Plan

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FIRST FLOOR PLAN

1/8"=1'-0"



SECOND FLOOR PLAN

1/8"=1'-0"

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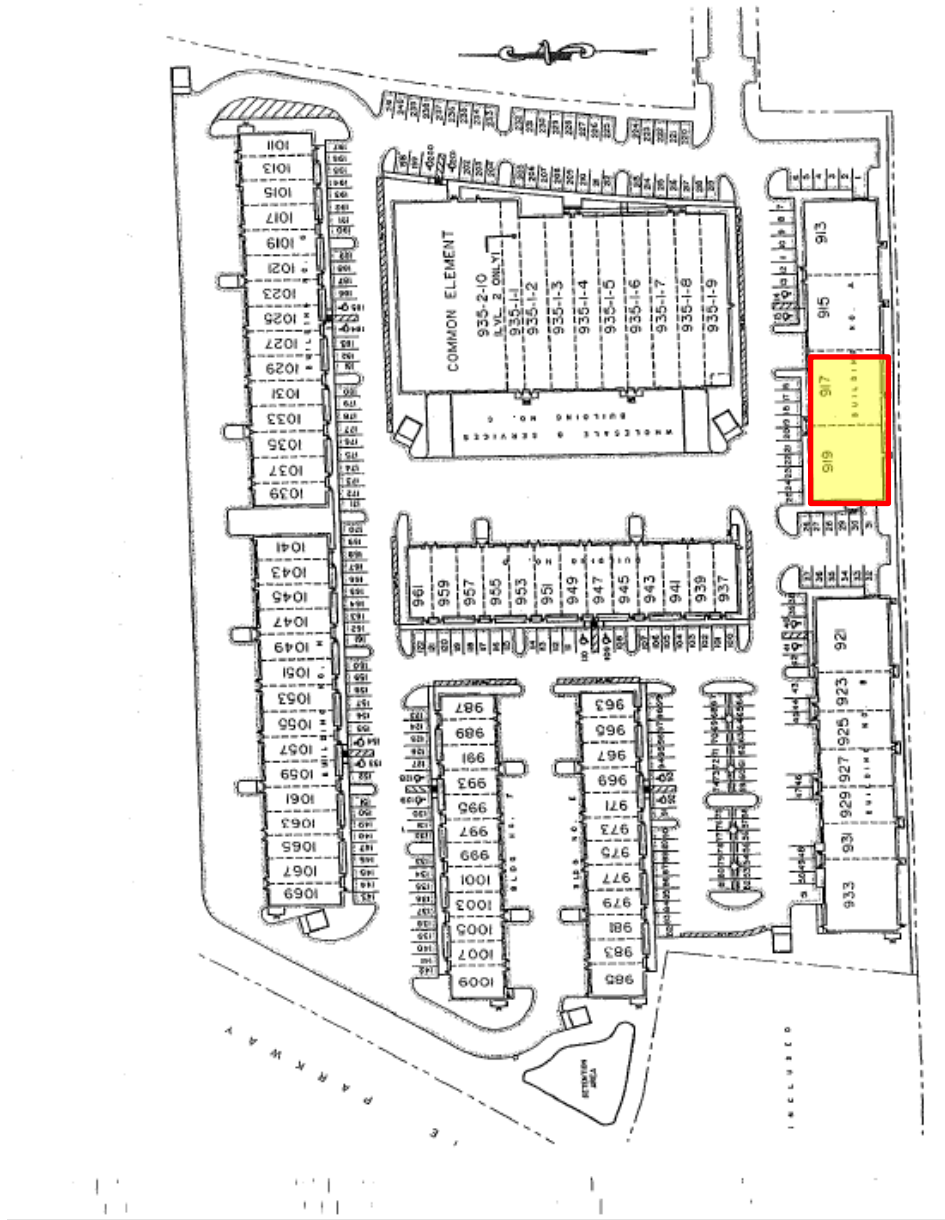
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# Site Plan

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