

601 NW 12th Ave., Pompano Beach FL 33069
77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres

FOR SALE



EXECUTIVE SUMMARY

601 NW 12th Ave., Pompano Beach FL 33069
77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres

Sale Price: \$14,995,000

Taxes: \$122,082.08

Parcel 48-42-34-26-0010

Building Size: 77,265 SF Lot Size: 3.03 Acres

Ceiling Height: 22 Feet Doors: 16 Grade Level overhead doors + 2 Dock High overhead doors

Parking: +/- 60 Vehicles Zoning: I-1

Building Service: Built in 3 phases at 3 different times. Each Building has separate service:

Building 1: 600amps/3 phase/240-120 Building 2: 600amps/3 phase/240-120 Building 3: 800amps/3 phase/240-120

Perfect opportunity for investor/user to acquire a building that has future use/rental potential. Seller occupied space of 45,501 sf will be delivered vacant at closing.

Tenant 1 - 24,788 sf

Tenant 2 - 6,976 sf

Owner occupied – 45,501 sf

Exclusively represented by:





Robert Monahan
Robert@IslandAssociates.com



PROPERTY HIGHLIGHTS:

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- 7% office space (5,434 sf) / 93% warehouse/industrial area (71,831 sf)
- 3.03 acres (building sits on 2.59 acres and separate parking lot of 0.44 acres)
- Proximity to major transportation thoroughfares including Interstate
 Highway 95, Florida's Turnpike, Federal Highway (US1), and West Atlantic
 Boulevard.
- Permitted uses include light and moderate manufacturing, distribution,
 warehousing, research & development along with other industrial uses.
- Doors 16 Grade Level overhead doors + 2 Dock High overhead doors



PROPERTY PHOTOS

601 NW 12th Ave., Pompano Beach FL 33069
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PROPERTY PHOTOS









601 NW 12th Ave., Pompano Beach FL 33069 77,265 SF Manufacturing Warehouse on 3.03 Acres







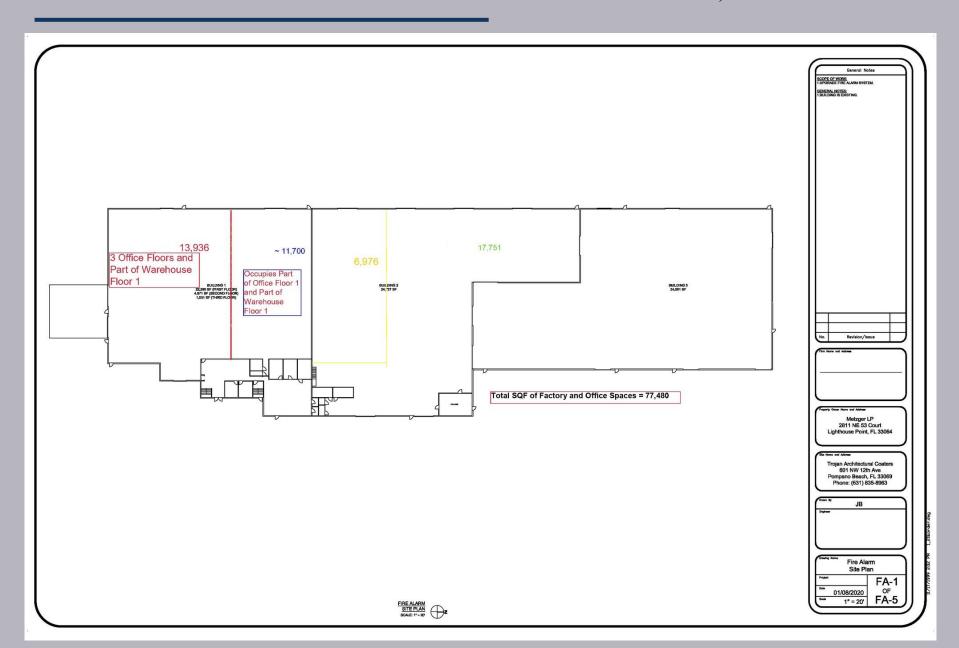
AERIAL VIEW OF PROPERTY

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Island Associates Real Estate, Inc.