

# OFFERING MEMORANDUM

## AQUATHIN INDUSTRIAL

950 SW 12<sup>TH</sup> AVE

POMPANO BEACH, FL 33069

ZONED INDUSTRIAL (I-1)





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**PRESENTED BY:**



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**FLORIDA REALTY FUSION,  
CORP.**

**ONE FINANCIAL PLAZA  
100 SE 3RD AVENUE, 10FL  
FORT LAUDERDALE, FL  
33394**





*BUILDING 2*  
*1,210 SF*

*TOTAL BUILDING*  
*23,938 SF*

*BUILDING 1*  
*19,472 SF*

*BUILDING 3*  
*3,256 SF*



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SOUTH ANDREWS AVE  
+/- 15,000 ADT



## **EXECUTIVE SUMMARY**

*AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE ONE OF POMPANO BEACH'S PREMIER COMMERCIAL PROPERTIES. SITUATED ON BUSTLING ANDREWS AVENUE WHICH IS BETWEEN I95 AND THE TURNPIKE. THIS EXPANSIVE 1.4-ACRE COMPOUND INCLUDES THREE FREESTANDING BUILDINGS, OFFERING VERSATILITY AND AMPLE SPACE FOR A VARIETY OF COMMERCIAL USES.*

### *MAIN BUILDING FEATURES:*

*MULTIPLE PRODUCTION ROOMS*

*LARGE CONFERENCE ROOM*

*DEDICATED EDUCATION/TRAINING ROOM*

*THREE FULLY EQUIPPED KITCHENS*

*NUMEROUS RESTROOMS*

*GENEROUS CEILING HEIGHT (14'-18' FT)*

*DRIVE-IN GRADE-LEVEL ACCESS*

*ROBUST POWER INFRASTRUCTURE WITH THREE-PHASE 480 VOLT OPEN DELTA POWER*

### *PROPERTY HIGHLIGHTS:*

*40-YEAR RECERTIFICATION COMPLETED IN 2008*

*ROOFS REPLACED BETWEEN 2003 AND 2005*

*STRATEGIC LOCATION NEAR "THE POMP", A MAJOR NEW MIXED-USE DEVELOPMENT*

*IDEAL FOR MANUFACTURING, TRAINING CENTERS, CREATIVE SPACES, OR INVESTMENT*

*THIS IS A RARE OPPORTUNITY TO SECURE A VERSATILE, WELL-EQUIPPED PROPERTY IN A RAPIDLY GROWING AREA OF POMPANO BEACH. WHETHER FOR OWNER-USER OR INVESTMENT PURPOSES, THIS OFFERING IS A MUST-SEE.*







## OFFERING SUMMARY

**SALE PRICE: \$6,4750,000**

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**TOTAL BUILDING SQUARE FOOTAGE: 23,938**

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**LOT SIZE: 1.425 (62,290 SQ)**

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**PRICE PER SQUARE FOOT: \$270.49**

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**ZONING: I-1**

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**CEILING CLEARANCE HEIGHT: 14'-18'**

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**GRADE LEVEL DOORS: 8**

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**POWER: 480 VOLT 3-PHASE POWER**

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FLORIDA  
REALTY FUSION®



# Pompano Beach City Map



Subject property



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**CITY OF POMPANO BEACH**  
BROWARD COUNTY, FLORIDA  
City Map of Pompano Beach







## PROPERTY DETAILS

STREET ADDRESS: 950 SW. 12th Ave.(Andrews Ave.),  
Pompano Beach, FL 33069

PARCEL/FOLIO NUMBER: 4942 02 00 0551

YEAR BUILT: 1968

ZONING: I-1

EXTERIOR BUILDING MATERIAL: C.B. Stucco, Twin T  
Construction

ROOF TYPE: Concrete, tar and gravel

FLOOR TYPE: Concrete, Tile

CEILING CLEARANCE HEIGHT: 14'-18'

GRADE LEVEL DOORS: 8

BUILDING POWER: 480 volt 3-phase

TOTAL BUILDING SQUARE FOOTAGE: 23,938 sf

BUILDING 1: 19,472 sf

BUILDING 2: 1,210 sf

BUILDING 3: 3,256 sf

