# **OFFERING MEMORANDUM**



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THE PROPERTY EXCEPT AS EXPRESSLY STATED IN THIS DOCUMENT. IF THE RECIPIENT OF THIS OFFERING MEMORANDUM ELECTS NOT TO PURSUE
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NEITHER THE PROPERTY OWNER NOR FLORIDA REALTY FUSION, NOR ANY OF THEIR RESPECTIVE AFFILIATES, AGENTS, OFFICERS, OR EMPLOYEES,
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COMMUNICATION—IS HEREBY EXPRESSLY DISCLAIMED.

RECIPIENTS ARE ADVISED TO PERFORM THEIR OWN INDEPENDENT INVESTIGATION AND ANALYSIS OF THE PROPERTY. THIS OFFERING
MEMORANDUM IS SUBJECT TO CHANGE, UPDATE, OR WITHDRAWAL AT ANY TIME WITHOUT NOTICE, AND NEITHER THE OWNER NOR FLORIDA
REALTY FUSION SHALL BEAR ANY RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS.

THIS OFFERING MEMORANDUM IS A SOLICITATION OF INTEREST ONLY AND DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY THE PROPERTY. THE PROPERTY OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME, WITH OR WITHOUT NOTICE. NO LEGAL OBLIGATION OR COMMITMENT SHALL EXIST UNLESS AND UNTIL A FINAL, WRITTEN, AND FULLY EXECUTED PURCHASE AGREEMENT IS DELIVERED AND ACCEPTED BY THE OWNER, ON TERMS SOLELY ACCEPTABLE TO THE OWNER AND IN ITS SOLE DISCRETION.

ANY CORRESPONDENCE OR DISCUSSIONS WITH THE OWNER OR ITS REPRESENTATIVES SHALL NOT BE CONSTRUED AS BINDING ON THE OWNER.

ONLY A FULLY EXECUTED PURCHASE AGREEMENT SHALL BIND THE PROPERTY OWNER. ANY PARTY REVIEWING THIS OFFERING MEMORANDUM OR SUBMITTING AN OFFER DOES SO ENTIRELY AT ITS OWN RISK AND SHALL BE DEEMED TO HAVE ACKNOWLEDGED AND ACCEPTED THE TERMS SET FORTH HEREIN, INCLUDING THE RELEASE OF THE OWNER AND FLORIDA REALTY FUSION FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE INFORMATION PROVIDED.

## **PRESENTED BY:**



HOWIE JAKOBI PH: 954-205-7467

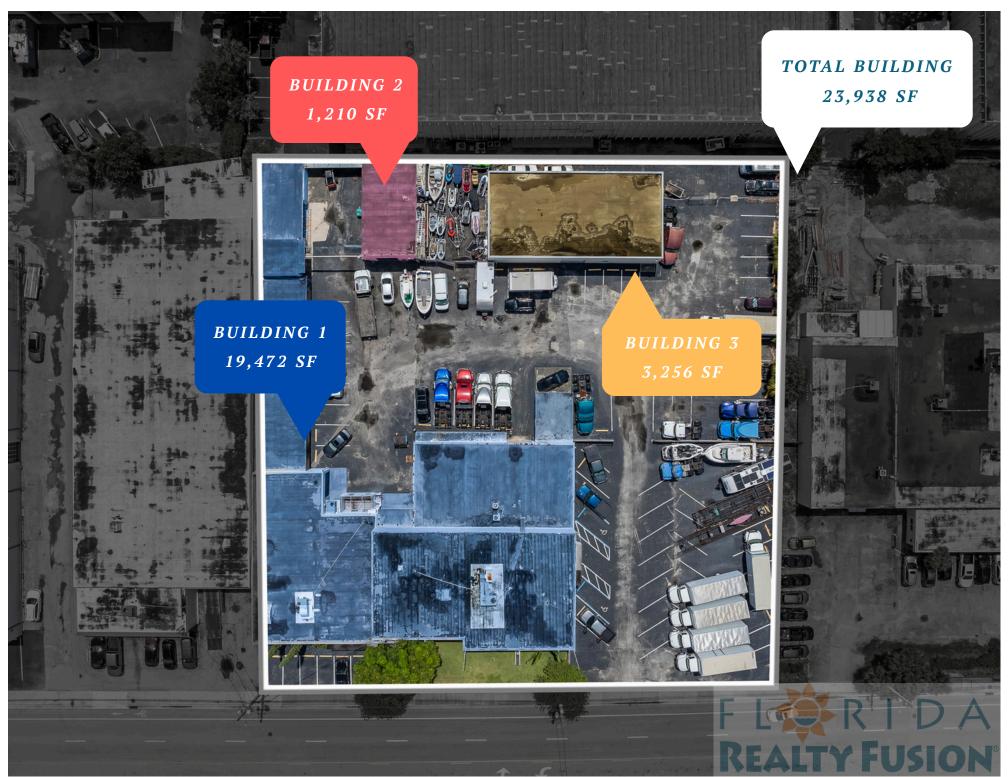


JASON ZIGANDER
PH: 954-591-2289

FLORIDA REALTY FUSION,
CORP.
ONE FINANCIAL PLAZA
100 SE 3RD AVENUE, 10FL
FORT LAUDERDALE, FL
33394



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#### **EXECUTIVE SUMMURY**

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE ONE OF POMPANO BEACH'S PREMIER COMMERCIAL PROPERTIES. SITUATED ON BUSTLING ANDREWS

AVENUE WHICH IS BETWEEN 195 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 SUMMURY

SALE PRICE: <u>\$6,4750,000</u>

TOTAL BUILDING SQUARE FOOTAGE: 23,938

LOT SIZE: 1.425 (62,290 SQ)

PRICE PER SQUARE FOOT: \$270.49

ZONING: I-1

CEILING CLEARANCE HEIGHT: 14'-18'

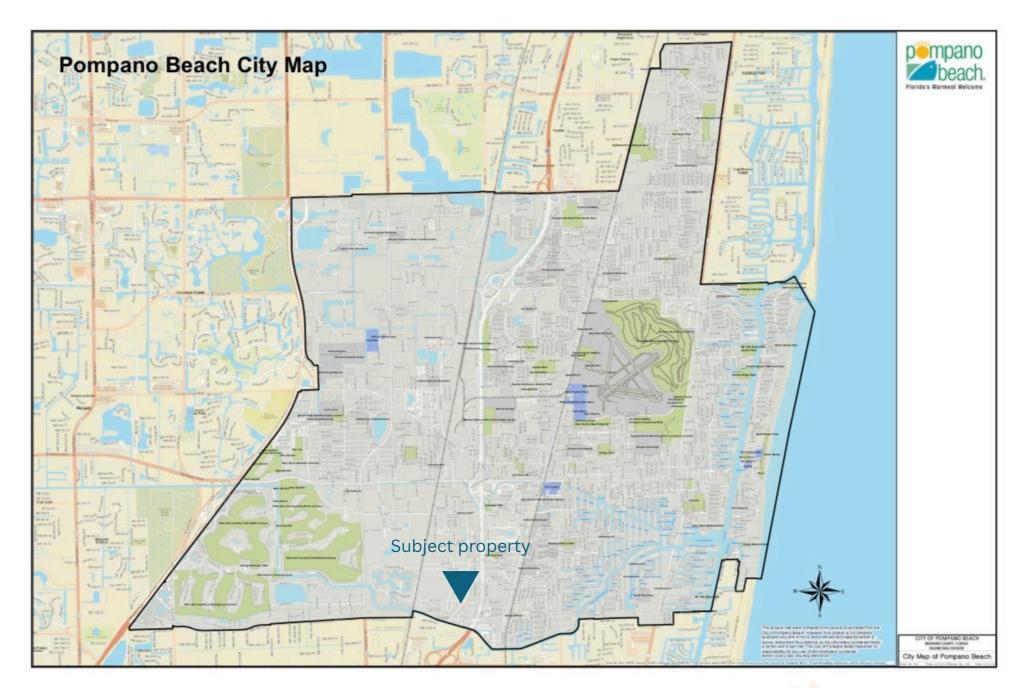
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**GRADE LEVEL DOORS: 8** 

POWER: 480 VOLT 3-PHASE POWER

REALTY FUSION









## **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

EXERIOR 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

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