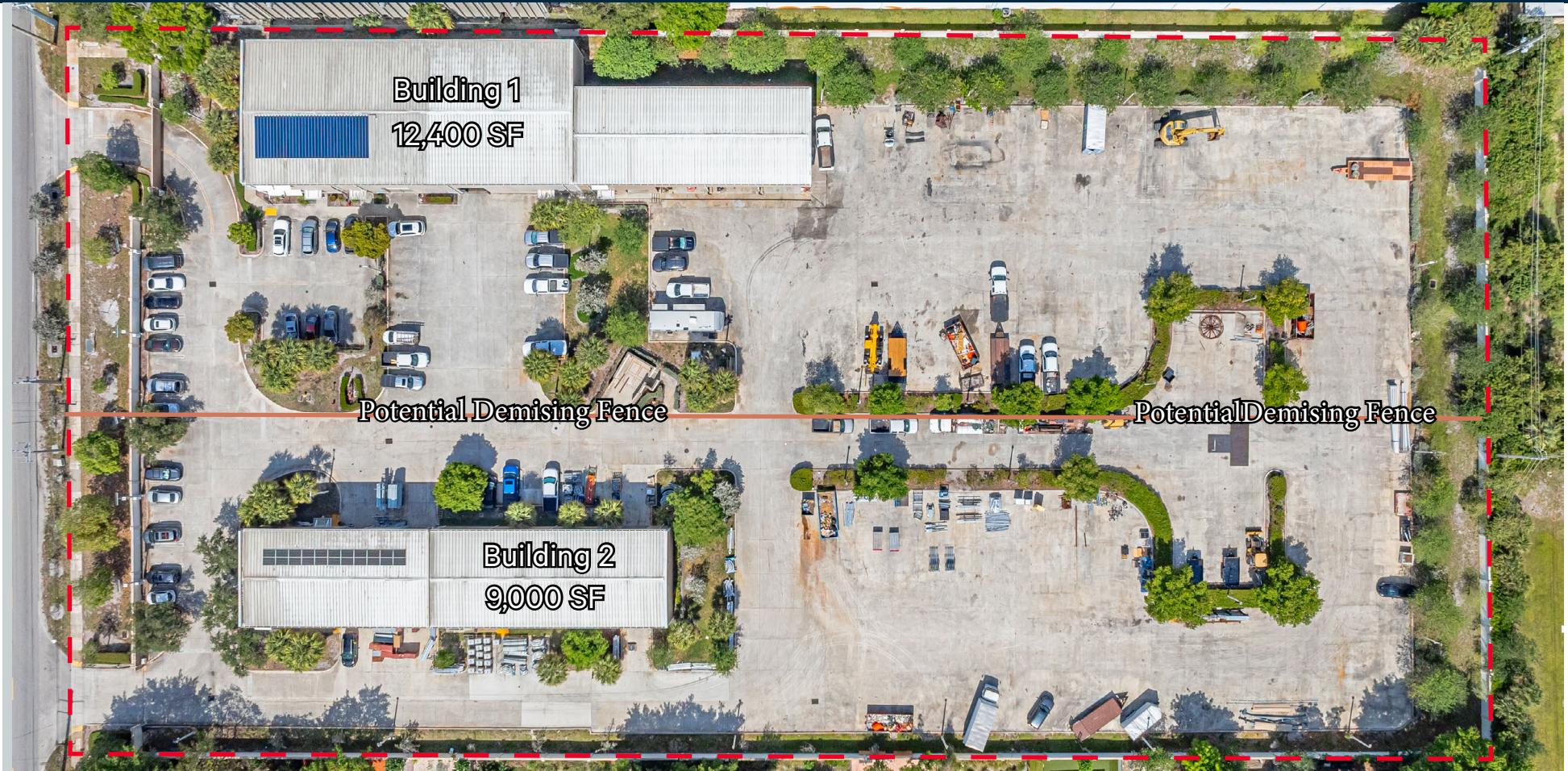


# Alterra Pompano IOS

1645 NW 33rd Street  
Pompano Beach, FL 33064



Owned by

Alterra  
PROPERTY GROUP

Contact Us

Tom O'Loughlin  
Vice Chairman  
+1 954 817 3919  
[tom.oloughlin@cbre.com](mailto:tom.oloughlin@cbre.com)

Michael Oretsky  
Vice President  
+1 954 798 4284  
[michael.oretsky@cbre.com](mailto:michael.oretsky@cbre.com)



## Highlights

- + 2 - 4.75 acres with 21,499 SF (Two buildings)
- + Available immediately - will subdivide
- + Fully fenced, lit, drained with remote control access
- + Site is poured concrete (heavy loads)
- + Clear height 27'
- + Class A office finishes
- + Zoned I-1, City of Pompano Beach
- + Parcel ID: 4842 2258 0010

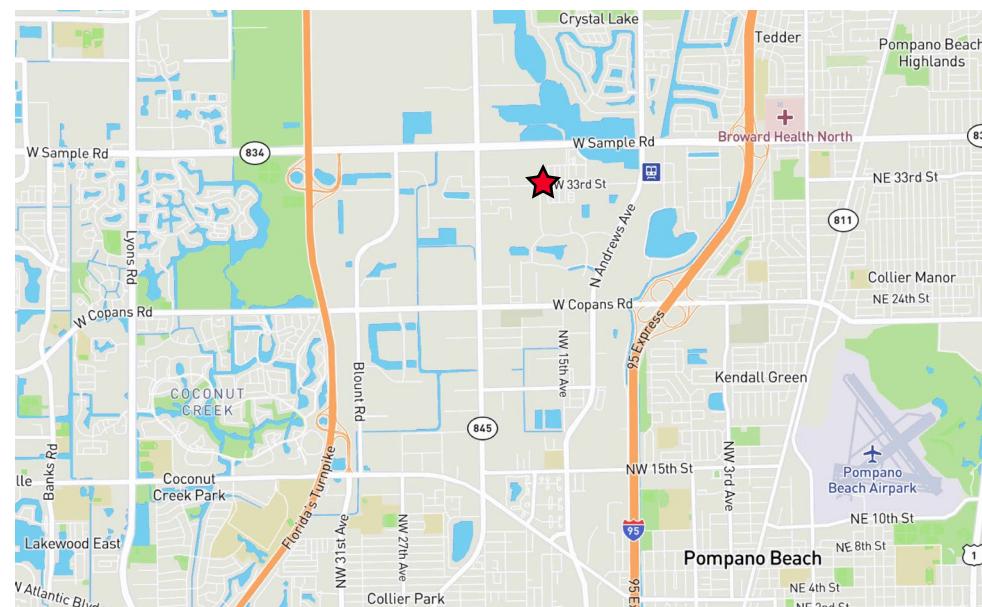
## Building Information

### Building 1: 12,400 SF

- + 4,000 SF - Office
- + 4,900 SF - Warehouse
- + 3,500 SF - Service Area (3 Double Bays)

### Building 2: 9,000 SF

- + 1,500 SF Office
- + 7,500 SF Warehouse
- + 6 Grade Level Doors (12'x14')
- + 480v/3-Phase/225 Amps



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