

FOR SALE / LEASE

1290 NW 15th Street

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Pompano Beach, FL 33069

PRESENTED BY:

LES BYRON, SIOR, CCIM

C: 954.401.4713
les@svncr.com

KEITH KIDWELL, SIOR, CCIM

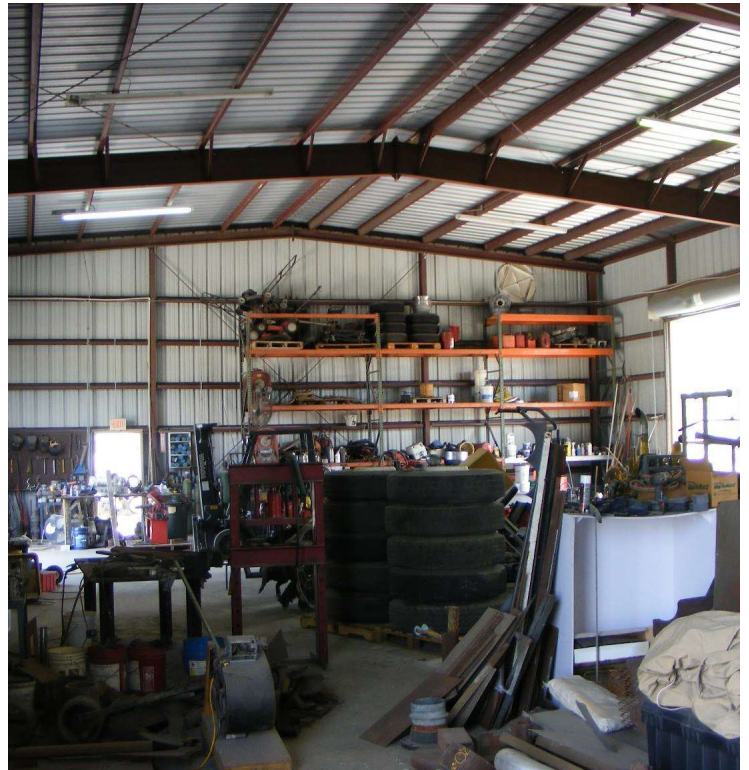
C: 954.234.8777
keith@svncr.com

STEVE DAVIS

C: 954.650.7824
steve@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	2.9 Acres
BUILDING SIZE:	+/- 5,000 SF
YEAR BUILT:	2002
ZONING:	I-1
MARKET:	Broward
SUBMARKET:	Pompano Beach
APN:	4842 34 21 0010 & 4842 34 21 0020
LAND LEASE RATE:	\$4.95 SF/yr (NNN)
SALE PRICE:	\$8,750,000

PROPERTY OVERVIEW

Great 5,000 square foot warehouse/service building located on approximately 2.9 acres. Ideal location between Andrews Avenue/I-95 and Atlantic Blvd / Copans Road. Easy access to I-95 and the Florida Turnpike.

PROPERTY HIGHLIGHTS

- +/- 5,000 SF Office/Warehouse Building.
- Total of +/- 2.9 Acres.
- Four (4) oversized grade level doors.
- 3 Phase Power with 200 Amps.
- No columns in warehouse area.
- 18' clear ceiling height.
- Easy access to I-95 and the Florida Turnpike.

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