

SALE / LEASE

18,000 SF on 2.4 Acres Rare I-1X Zoning

1820 NORTHWEST 21 STREET

Pompano Beach, FL 33069

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,950,000
LEASE RATE:	\$40,000.00 per month (NNN)
BUILDING SIZES:	
BUILDING 1:	10,000 SF
BUILDING 2:	8,000 SF
TOTAL SF:	18,000 SF
LOT SIZE:	2.4 Acres
ZONING:	I-1X
MARKET:	Broward County
SUBMARKET:	Pompano Beach

PROPERTY OVERVIEW

The property features two metal butler buildings. The first building is a +/- 10,000 square feet, 100% air-conditioned office/showroom/manufacturing building with a commercial kitchen. Landlord will consider gutting or removing the building from the property. The second building is +/-8,000 square feet and includes +/-1,175 square feet of office area.

PROPERTY HIGHLIGHTS

- OUTSIDE STORAGE IS PERMITTED, RARE I-1X (HEAVY INDUSTRIAL ZONING)
- Fully paved parking lot
- LED site lighting
- Clear Height: 13' - 14'
- Perimeter fencing
- Heavy 3 Phase power
- Two Grade level loading doors Building 2 - (10' H x 12' W) & (13.5' H x 13" W)
- Landlord will consider dividing the property

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