



2301 NW 33 Court, #108,  
Pompano Beach, FL 33069

## FOR SALE OFFICE WAREHOUSE



### WOW! Great Location

- Close proximity to I-95, Florida's Turnpike & Sawgrass Expy
- Zoned O-IP, City of Pompano Beach
- 23' Clear Ceiling Height
- 2 Offices / 2 Bathrooms / Kitchenette with modern finishes
- Mezzanine: +/-1,255 SQFT
- +/- 350 SQFT of Open Pen Area in the Warehouse
- Enclosed Dock High Door
- Seller & Broker do not represent the legality of the improvements

**+/- 8,510 SQFT**

**\$ 1,150,000**



**CHRISTIAN PERLINI, P.A.**

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**TREC** Total Real Estate  
Consultants Inc.  
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Top Firm  
Ranked on sales & leasing transactions

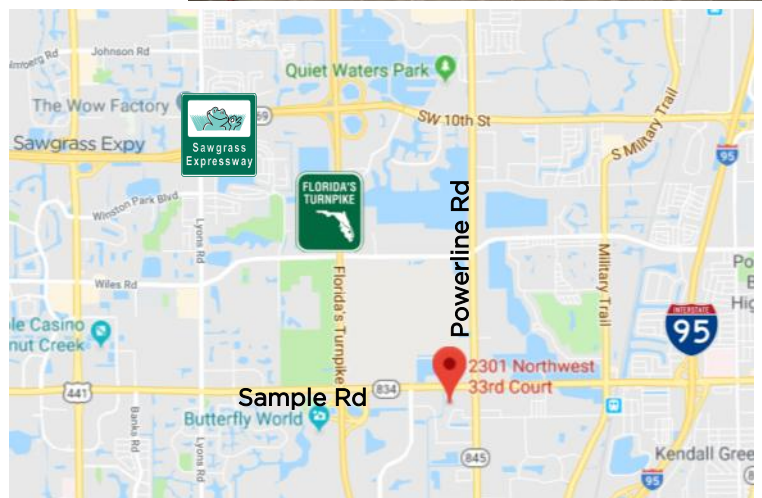
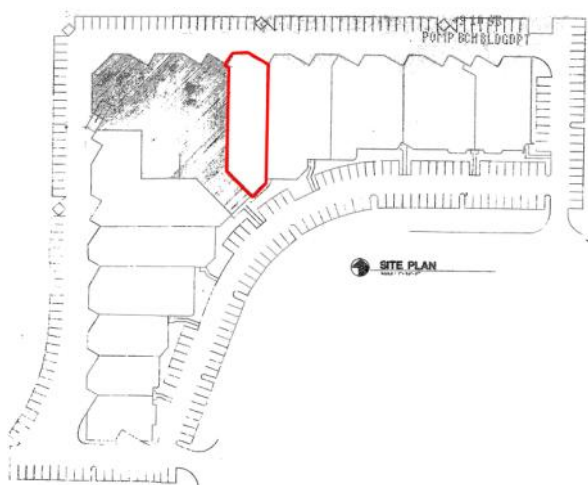


NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice





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