



# FOR SALE 2 FREESTANDING WAREHOUSES

OFFICE WAREHOUSE MANUFACTURING

Pompano Beach, FL 33064

- MUST HAVE APPOINTMENT TO SHOW UP. PLEASE DO NOT BOTHER THE OWNER OR THE TENANTS. -

## 23,000 +/- SQ FT

- Office: 5,000 SQ FT
- Warehouse: 18,000 SQ FT
- Lot size: 50,000+/- SQ FT
- 2 Cranes 7.5 tons
- 1 Crane 2.5 tons
- Year Built 1990
- Zoned I-1X (Metal/Concrete Block Construction)
- Great Opportunity for Owners/Investors
- Ideal Commercial Location
- 2 Buildings to be Sold Together
- Multiple Award Winner for Quality & Design

## 18,000 +/- SQ FT

- Warehouse Space Only
- Designed for Overhead Cranes
- Lot size: 49,348+/- SQ FT
- 6 Roll Up Doors
- Between I-95 & Turnpike
- Year Built 2004

|                         |                    |
|-------------------------|--------------------|
| TOTAL SQ FT:            | <b>+/- 41,000</b>  |
| REAL ESTATE ONLY:       | <b>\$5,800,000</b> |
| REAL ESTATE & BUSINESS: | <b>\$7,500,000</b> |



video tour

<http://bit.ly/2Gb1brt>



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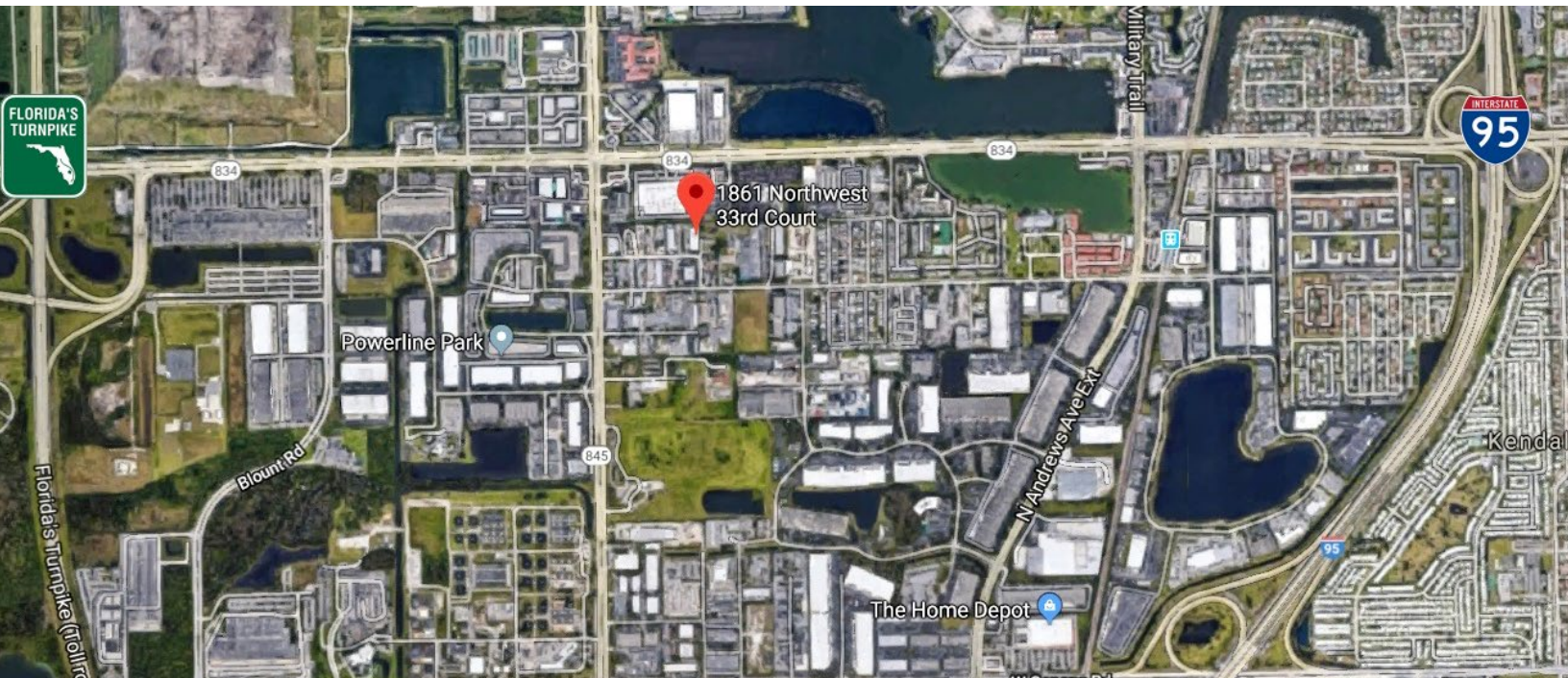


*Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.*





# SOUTH FLORIDA



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