

INCOME PRODUCING FOR SALE



NW 31st Ave

**POMPANO INDUSTRIAL
PARK CONDO**

1071 NW 31st Ave, Pompano Beach, FL, 33069

OFFICE | WAREHOUSE

FOR SALE

- Zoned B4 (Intensive Business)
- Built 2010
- 5 Bays / Concrete Wall Partitions
- Fenced Gated Business Complex
- Concrete Tilt Up Walls
- Twin "T" Roof
- 21 ft. Clear Ceilings
- 1 Roll Up Door per Unit (12'W x 14'H)
- Direct access to the Florida's Turnpike

UNIT	SQFT	PRICE
B-1	3,325	\$595,175
B-2	3,325	\$595,175
B-3	3,325	\$595,175
B-4	3,296	\$589,984
B-5	3,450	\$617,550

16,600 ±SQFT
\$2,993,059



JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773

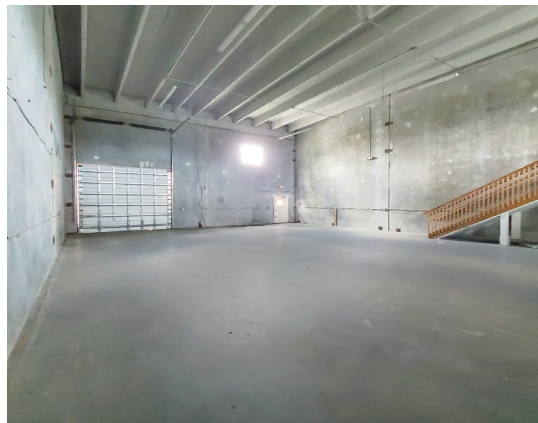


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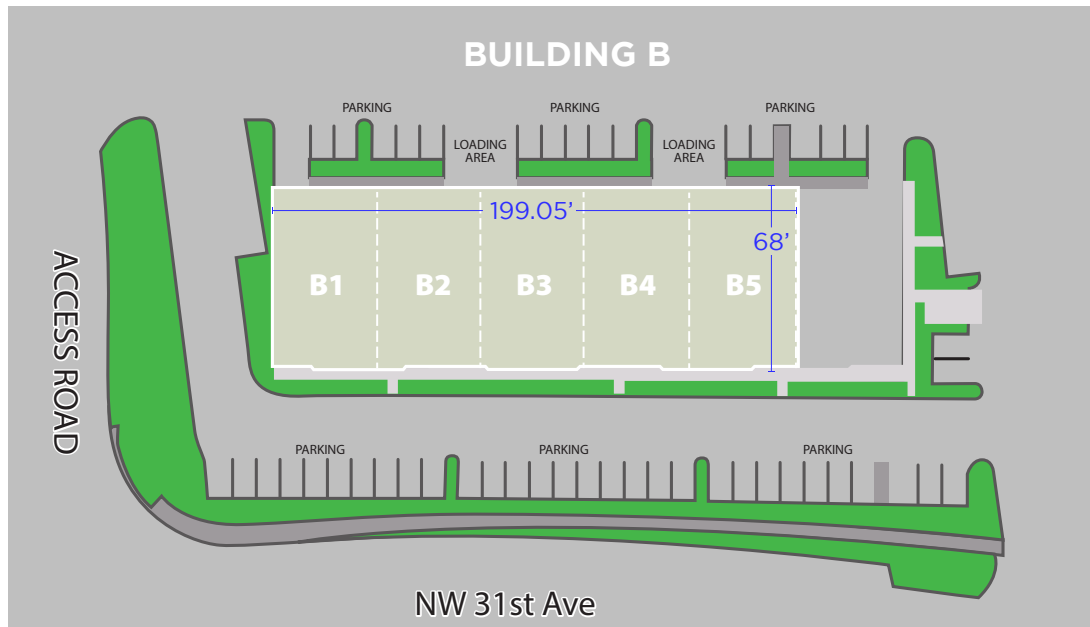
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Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.



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