

**FOR SALE OR LEASE**  
**78,764 SF INDUSTRIAL BUILDING**  
**POMPANO BEACH, FLORIDA**



**ATLANTIC WESTERN REALTY CORPORATION**  
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414

**561-832-3400**

[www.atlantic-western.com](http://www.atlantic-western.com)

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









**DESCRIPTION:** 78,764 SF Industrial Building with 8,000 sf of office, and multiple loading docks located just off I-95 in Pompano Beach, Florida.

**LOCATION:** 601 NW 12<sup>th</sup> Ave., Pompano Beach, Florida: situated at the northwest corner of NW 12<sup>th</sup> Ave. and NW 6<sup>th</sup> St. located just west of I-95 and offering convenient access to Hammondville Rd/MLK Blvd., N. Andrews Ave., Atlantic Blvd. and both I-95 and Turnpike interchanges.

**IMPROVEMENTS:** 78,764 sf contiguous divisible into three phases with fire walls/doors. Features include:

- 8,000 sf three story office space
- 20-22' ceiling height with overhead 15 ton/54' span crane
- Permitted paint booths and aluminum treatment tanks
- Utilities: 3 phase power with 220v & 440v service & natural gas
- Multiple truck dock high loading platform and on-grade building access
- 71 parking spaces including adjacent lot
- Roof recently replaced

**ZONING:** I-1 Pompano Beach, accommodating a wide range of manufacturing, assembly, fabrication, distribution and warehouse uses.

**LEASE RATE:** \$5.50 PSF NNN (estimated pass thru expenses \$2.00 psf) Spaces ranging from appx. 24,000 sf to 29,000 sf available October 1, 2014

**SALE PRICE:** \$5,500,000 (\$69 psf)



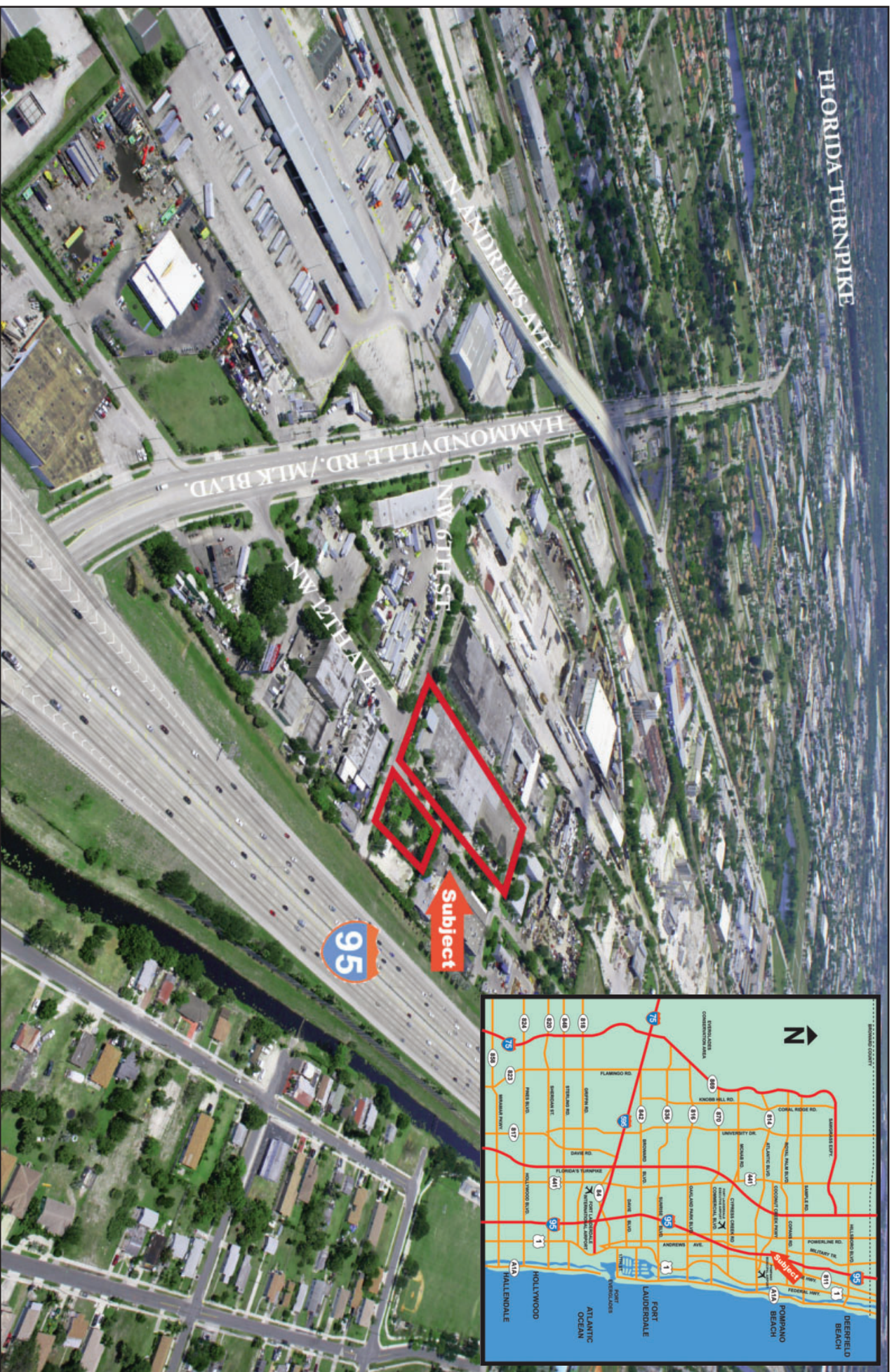
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FLORIDA TURNPIKE

N ANDREWS AVE

HAMMONDVILLE RD./MK BLVD.

NY 6TH ST  
NVA 11TH AVE

Subject

95



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