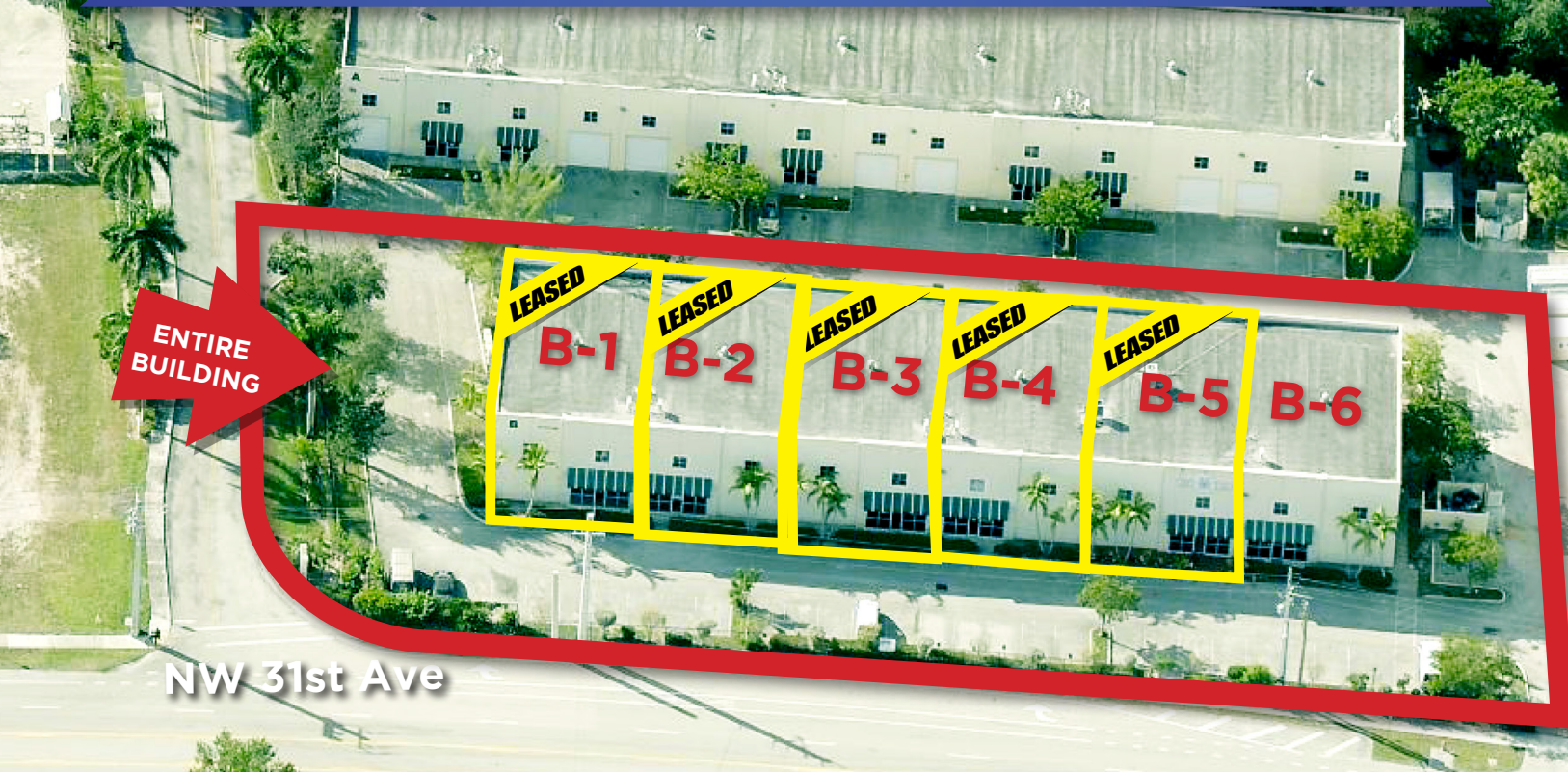


# POMPANO INDUSTRIAL PARK CONDO



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

OFFICE | WAREHOUSE

- 6 Bays / Concrete Wall Partitions
- Fenced Gated Business Complex
- Zoned B4 (Intensive Business)
- Warehouses/Storages
- Lots of Natural Lighting
- 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

FOR **SALE** FOR **LEASE**

UNIT	SQFT	LEASE	SALE
B-1	3,325	<b>LEASED</b> Month	\$498,750
B-2	3,300	<b>LEASED</b> Month	\$498,750
B-1-B-2	6,625	<b>LEASED</b> Month	\$992,500
B-3	3,300	<b>LEASED</b> Month	\$498,750
B-6	3,400	\$3,890/Month	\$519,453

LEASE Includes CAM/OPEX + Sales Tax

**SALE** **ENTIRE BUILDING**

20,000 ±SQFT  
**\$2,992,500**



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



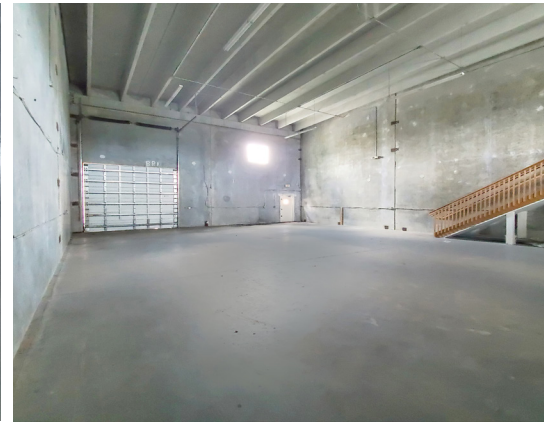
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**GEORGE PELAYO**  
georgetrec@joepelayo.com  
**954.482.1330**

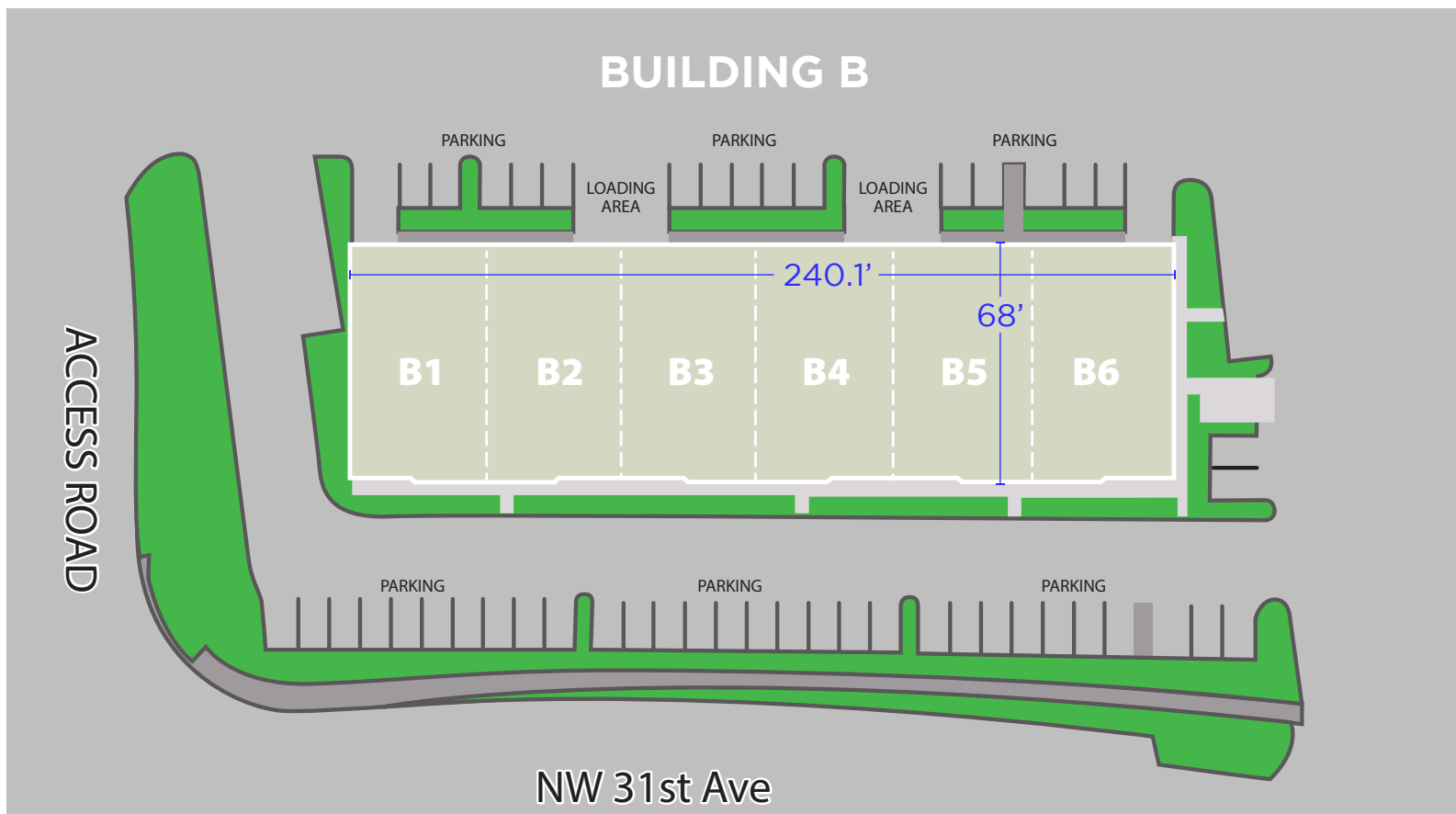


Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.





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