

# OFFERING MEMORANDUM

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**601 NW 12th Ave., Pompano Beach FL 33069**  
**77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres**

## FOR SALE



**ia**

Island Associates Real Estate, Inc.

[www.islandassociates.com](http://www.islandassociates.com)

# EXECUTIVE SUMMARY

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**601 NW 12th Ave., Pompano Beach FL 33069**  
**77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres**

**Sale Price: \$14,995,000**  
**Taxes: \$122,082.08**

**Parcel 48-42-34-26-0010**

Building Size: 77,265 SF

Lot Size: 3.03 Acres

Ceiling Height: 22 Feet

Doors: 16 Grade Level overhead doors + 2 Dock High overhead doors

Parking: +/- 60 Vehicles

Zoning: I-1

Building Service: Built in 3 phases at 3 different times. Each Building has separate service:

Building 1: 600amps/3 phase/240-120

Building 2: 600amps/3 phase/240-120

Building 3: 800amps/3 phase/240-120

Perfect opportunity for investor/user to acquire a building that has future use/rental potential. Seller occupied space of 45,501 sf will be delivered vacant at closing.

Tenant 1 – 24,788 sf

Tenant 2 – 6,976 sf

Owner occupied – 45,501 sf

**Exclusively represented by:**



**Roger A. Delisle, Jr. CCIM**  
[Roger@islandassociates.com](mailto:Roger@islandassociates.com)



**Robert Monahan**  
[Robert@IslandAssociates.com](mailto:Robert@IslandAssociates.com)

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# PROPERTY HIGHLIGHTS:

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**601 NW 12th Ave., Pompano Beach FL 33069**

**77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres**

- 7% office space (5,434 sf) / 93% warehouse/industrial area (71,831 sf)
- 3.03 acres (building sits on 2.59 acres and separate parking lot of 0.44 acres)
- Proximity to major transportation thoroughfares including Interstate Highway 95, Florida's Turnpike, Federal Highway (US1), and West Atlantic Boulevard.
- Permitted uses include light and moderate manufacturing, distribution, warehousing, research & development along with other industrial uses.
- Doors – 16 Grade Level overhead doors + 2 Dock High overhead doors



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# PROPERTY PHOTOS

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601 NW 12th Ave., Pompano Beach FL 33069  
77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres



# PROPERTY PHOTOS

601 NW 12th Ave., Pompano Beach FL 33069  
77,265 SF Manufacturing Warehouse on 3.03 Acres



# AERIAL VIEW OF PROPERTY

601 NW 12th Ave., Pompano Beach FL 33069  
77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres



# BUILDING LAYOUT

601 NW 12th Ave., Pompano Beach FL 33069  
77,265 SF Warehouse/Industrial/Manufacturing on 3.03 Acres

