

Contractors Business Park Warehouse Condominium

For Sale \$2,745,000
For Lease \$16.00 Gross
917 NW 31 Ave
Pompano Beach, FL 33069



FOR SALE	10,716 SF Industrial Condominium Building
DESCRIPTION	Immaculate office/warehouse for sale located in an Opportunity Zone in Contractors Business Park. Conveniently located 1 mile from FL Turnpike and 2 miles from I-95. This 10,716 sq. ft. warehouse condo includes ample office area with 3 private offices, and ADA 2 restrooms and kitchen, newer HVAC system, 2 grade level doors, 24' clear ceiling height, 3,582 Sq. Ft. load bearing concrete mezzanine and alarm system. Development has shared conference room entry gate with off hours code access for your security. Permitted uses would include light manufacturing, distribution, and a variety of contractor uses.
PROPERTY VIDEO	https://www.youtube.com/embed/G_h-g2hy0JQ?rel=0
LOCATION	Located on NW 31 Ave. between Atlantic Blvd. and Hammondville Rd. in Contractors Business Park.
PARKING/ YEAR BUILT	6 Designated Parking Spaces Plus 32 Common Parking Spaces. Built in 2002
PRICING/ CONDO FEES	\$2,745,000 (\$256.15/ Sq. Ft. Building) Condo Fees are \$12,398 per Quarter.
CEILING HEIGHT/ ELEC.	24' Approximate 3 Phase 240V Electric
ZONING/ FOLIO	B-4/ PCB Folio 4842-32-AA-0030
LOADING	2 Grade Level Doors 14' H x 12' W

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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

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1233 E. Hillsboro Blvd
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Location Map

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Additional Photos

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Warehouse from Mezzanine



Street View



Warehouse



Office



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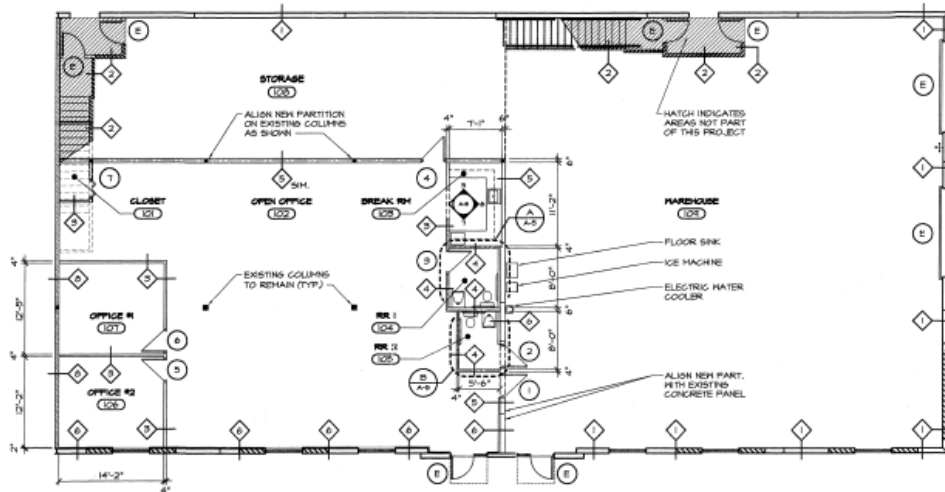
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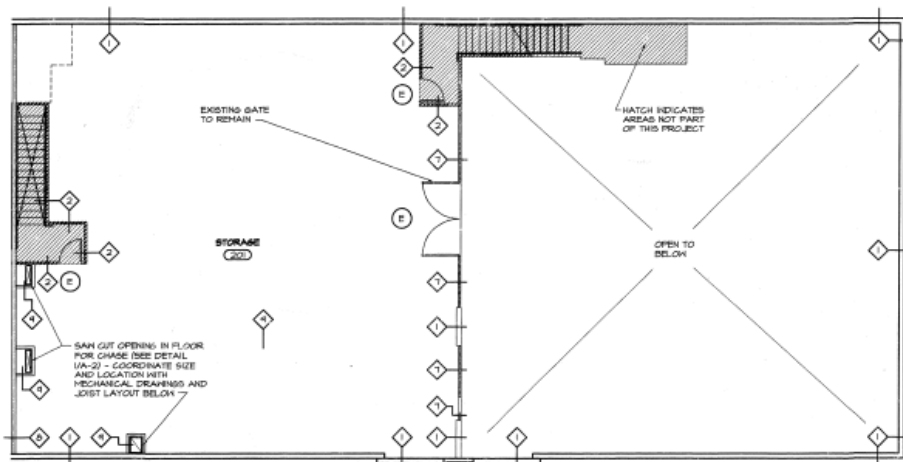
Floor Plan

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FIRST FLOOR PLAN

1/8"=1'-0"



SECOND FLOOR PLAN

1/8"=1'-0"

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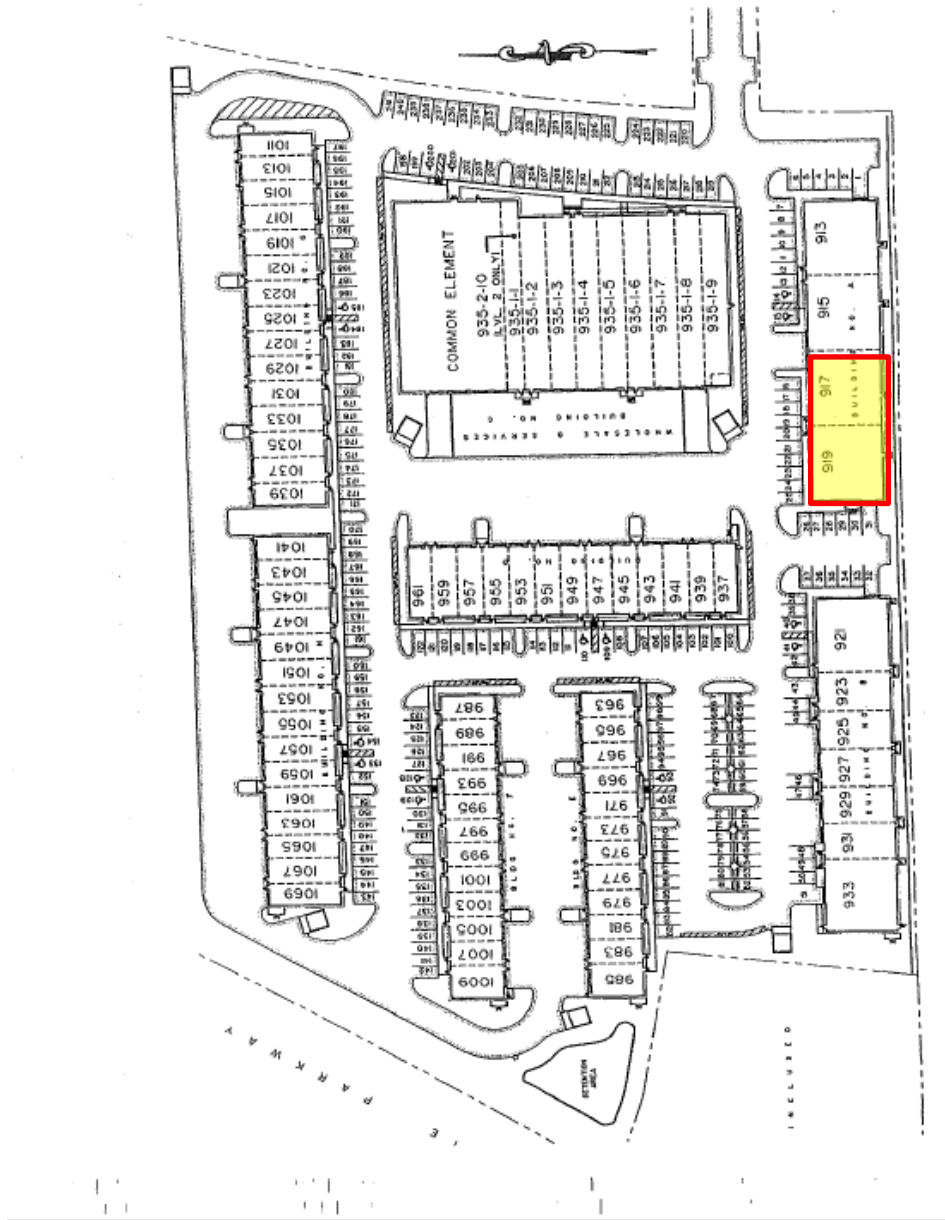
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Site Plan

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