

# CONTRACTORS BUSINESS PARK +/- 14,911 SQUARE FOOT WAREHOUSE/OFFICE FOR SALE UNDER \$74 PER SQUARE FOOT!

**Priced To Sell -  
You Cannot Beat This Deal!**



**Home to contractors and  
distributors in construction trades**

**935 NW 31st Avenue Suite C  
Pompano Beach, FL 33069**



**Just Off Turnpike Between  
Atlantic & Coconut Creek Exits**



**On-site discount Fuel Station**

## **Class "A" Warehouse & Offices For Sale at Just \$1,100,000.00**

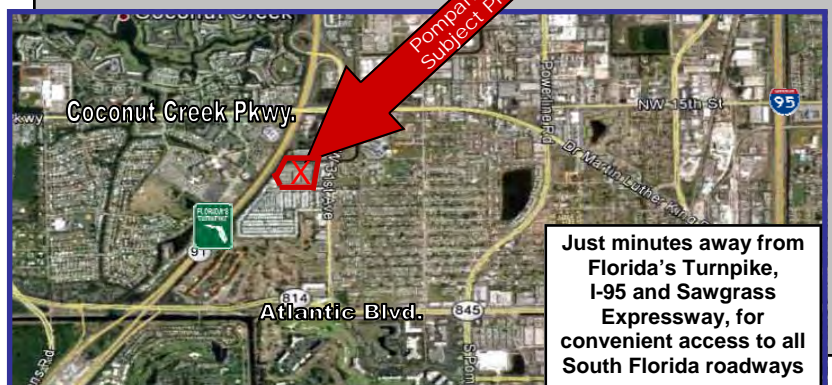
- ◆ 1st floor square feet:
  - ± 8,620 square feet warehouse
  - ± 2,718 square feet offices
- ◆ 2nd floor square feet:
  - ± 3,573 square foot concrete mezzanine
- ◆ Dock high, rear-loaded building with 200' truck turning radius, 50' concrete apron
  - (3) 10' x 10' dock-high loading doors
  - (1) 10' x 10' loading door with ramp
- ◆ ± 23 ft. clear ceiling height
- ◆ Electronic security gate
- ◆ Roaming guard service
- ◆ Adjacent unit also available

**100% LEASED THROUGH 9/30/2015**

**Exclusively Listed By:**  
**Infinity Commercial Real Estate**  
**Ted Konigsberg, SIOR**  
**Office: 305-947-9514**  
**ted@infinitycommercial.net**  
**John Dohm, SIOR, CCIM**  
**Cell: 954-557-3646**  
**john@jdohm.com**  
**www.infinitycommercial.net**



**Rear-loaded Building**



**Just minutes away from  
Florida's Turnpike,  
I-95 and Sawgrass  
Expressway, for  
convenient access to all  
South Florida roadways**

*This information is believed to be accurate and provided by sources deemed reliable. We are not responsible for misstatements of facts, errors or omissions, prior lease or sale, change of price or withdrawal from the market without notice.*



PARK ENTRANCE



OPEN OFFICES

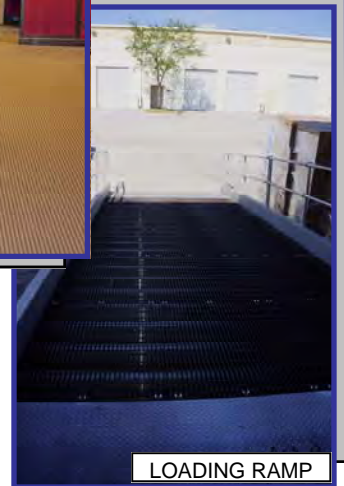


2ND FLOOR

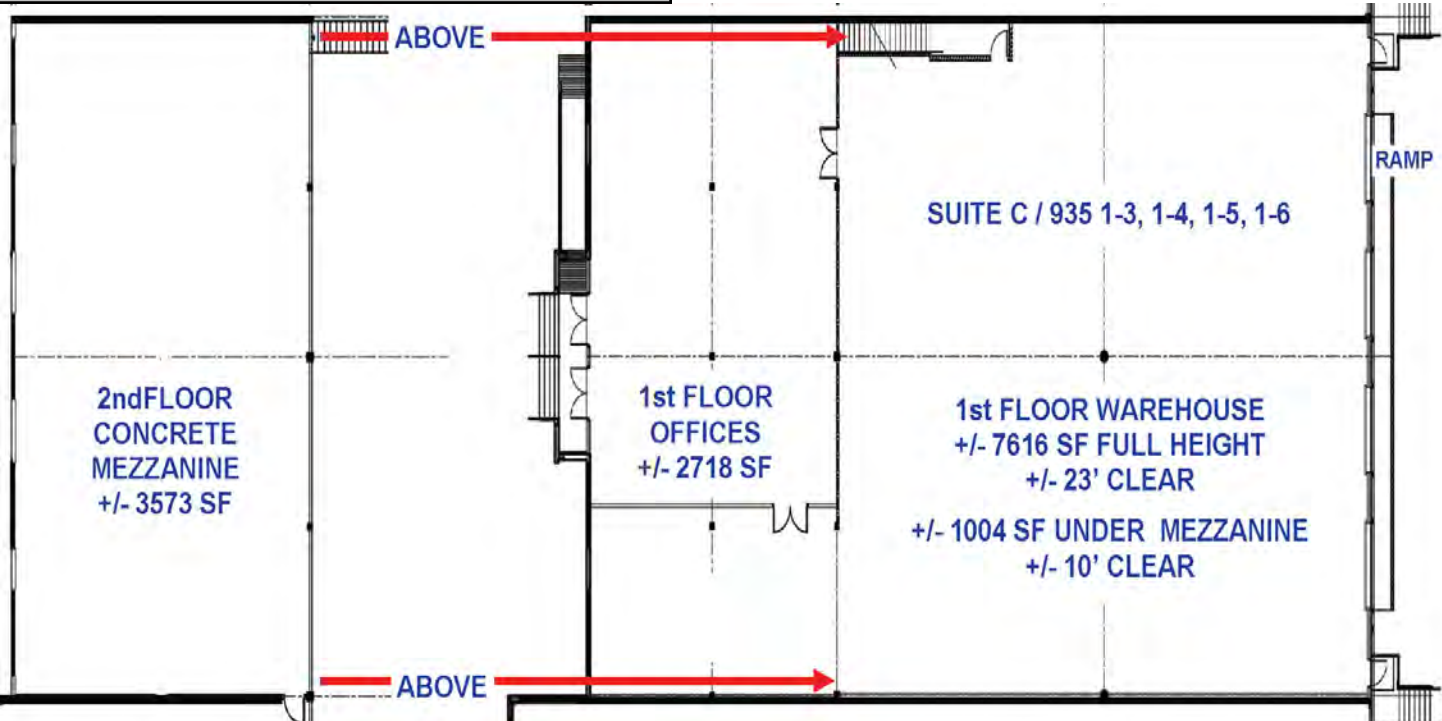


WAREHOUSE

**CURRENTLY LEASED  
THROUGH 9/30/2015  
WITH (1) 3-YEAR OPTION**



LOADING RAMP



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