

Completely Renovated Flex Warehouse

For Sale \$1,500,000
2521 NE 4 Ave.
Pompano Beach, FL 33064



FOR SALE	10,000 Sq. Ft. Building on 15,000 Sq. Ft. Property
DESCRIPTION	Completely renovated in 2015. This office/warehouse includes reception/ waiting area, 4 separate offices, 6 work stations, spacious lunch & break room, state of the art security camera system and 2 separate bathrooms. Centrally located in the highly desirable East Coast Industrial Center and close to all major arteries.
VIDEO TOUR	https://www.youtube.com/embed/JEli7Qucebq?rel=0
LOCATION	Northeast corner of Copans Rd. and Dixie Hwy.
PRICING	At \$1,500,000 reflecting \$150/ sq. ft. building and \$100/ sq. ft. lot.
YEAR BUILT/ RENOVATED	1969 Renovated 2015
CEILING HEIGHT/ ELECTRIC	15" Ceiling Height/ 3 Phase Power
PARKING/ LOADING	Up to 30 Surface Spaces are available; Ratio of 3/1,000 SF/ 2 Dock High and 1 Grade Level
ZONING/ FOLIO	I-1 Pompano Beach 4842 24 27 0030
SPACE CONFIGURATION	25% Office to Warehouse Percentage. 75% Air Conditioned.

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

1233 E. Hillsboro Blvd
Deerfield Beach, FL
33441

954.427.8686 T.
954.427.0117 F.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

John D. McQuestion

john@johnmcquestion.com • 561-706-7721 (cell)

www.johnmcquestion.com

Location Map

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FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

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