

# East Coast Industrial Center Automotive Warehouse Property

**For Sale \$699,000**  
2880 NE 7 Ave.  
Pompano Beach, FL 33064



<b>FOR SALE</b>	<b>6,000 Sq. Ft. Building on 10,000 Sq. Ft. Property</b>
<b>DESCRIPTION</b>	This 6,000 sq. ft. automotive/ warehouse building includes 22" clear ceiling height, 3 bay doors, storage mezzanine and 1,800 sq. ft. of office space. Centrally located in the highly desirable East Coast Industrial Center and close to all major arteries. Part of a 5 building portfolio of similar properties all located in Pompano Beach and available for \$3,472,000.
<b>LOCATION</b>	Northeast corner of Copans Rd. and Dixie Hwy.
<b>PRICING</b>	\$699,000 reflecting \$116.50/ sq. ft. building and \$69/ sq. ft. lot.
<b>YEAR BUILT/ RENOVATED</b>	1985/1995
<b>CEILING HEIGHT/ ELECTRIC</b>	22" Ceiling Height/ 3 Phase Power
<b>PARKING/ LOADING</b>	Up to 8 Surface Spaces are available; 3 Grade Level Doors.
<b>ZONING/ FOLIO</b>	I-1 Pompano Beach 4842 24 27 0660
<b>SPACE CONFIGURATION</b>	30% Office to Warehouse Percentage.

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

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Deerfield Beach, FL  
33441

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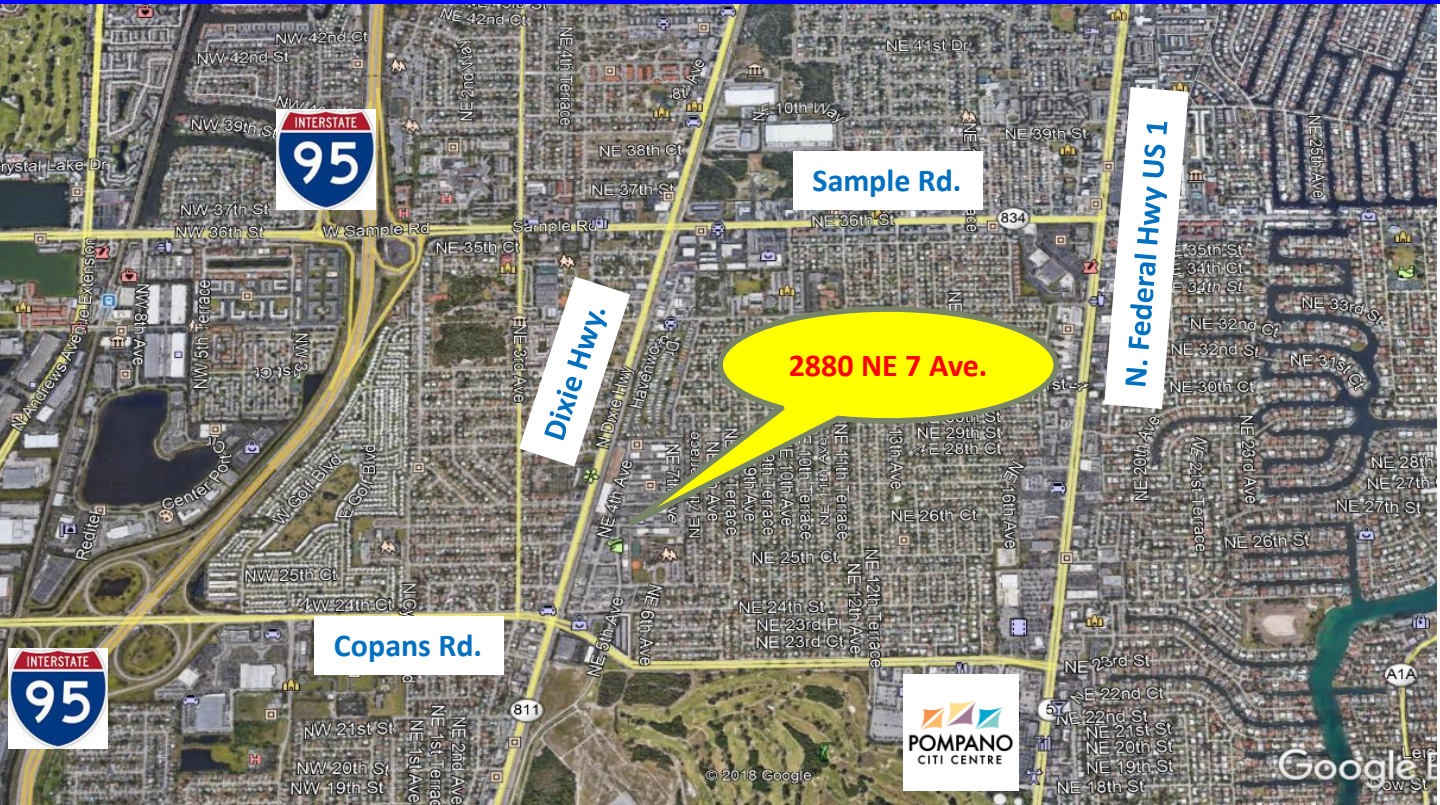
**John D. McQuestion**

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# Location Map

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FOR MORE INFORMATION:

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