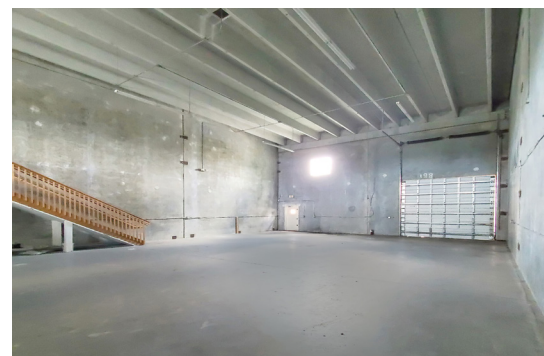
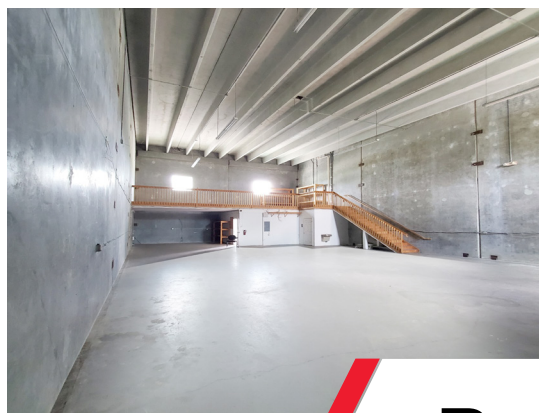




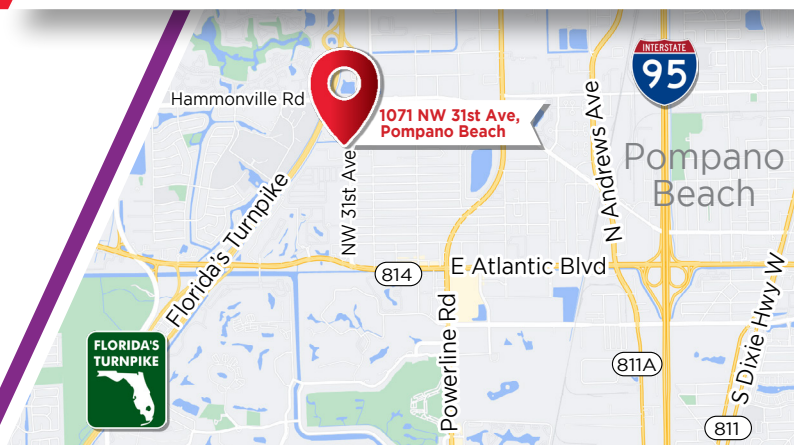
1071 NW 31ST AVE #B-4, POMPANO BEACH, FL, 33069



B-4 | 3,296 ±SQFT

POMPANO INDUSTRIAL PARK CONDO

- 1 Roll Up Door back load (12'W x 12'H)
- Direct access to the Florida's Turnpike
- Fenced Business Complex
- Zoned B-4 (Heavy Business)
- Lots of Natural Lighting
- Concrete Tilt Up Walls
- Twin "T" Roof
- 21 ft. Clear Ceilings
- Currently Rented



UNIT	Annual TAX	Association FEE
B-4	\$7,136.78	\$720 Monthly

\$789.000



JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773

TOP 10 BROKERS OF SOUTH FLORIDA

CONTACT US!

TREC
www.trecfl.com
954.341.3294

Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.

GEORGE PELAYO / RENE, MRP
georgetrec@joepelayo.com
954.482.1330

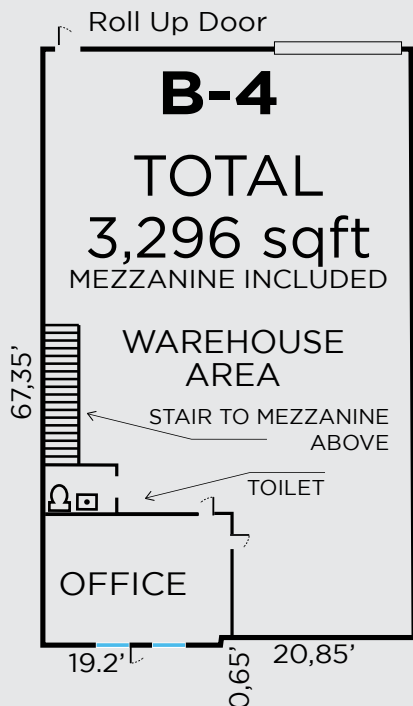
OFFICE AWARDS & RECOGNITIONS



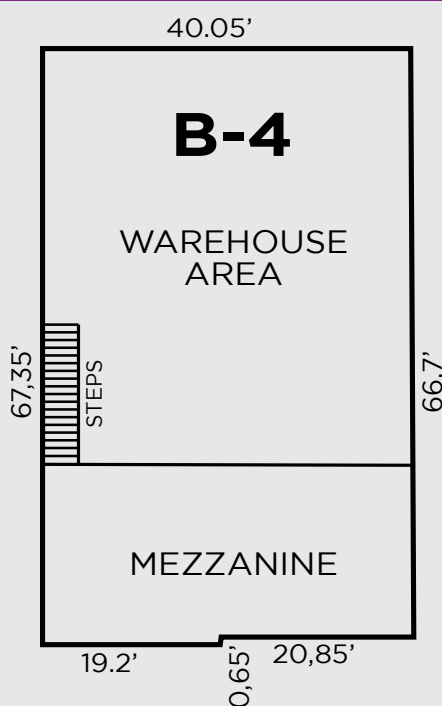


1071 NW 31ST AVE #B-4, POMPANO BEACH, FL, 33069

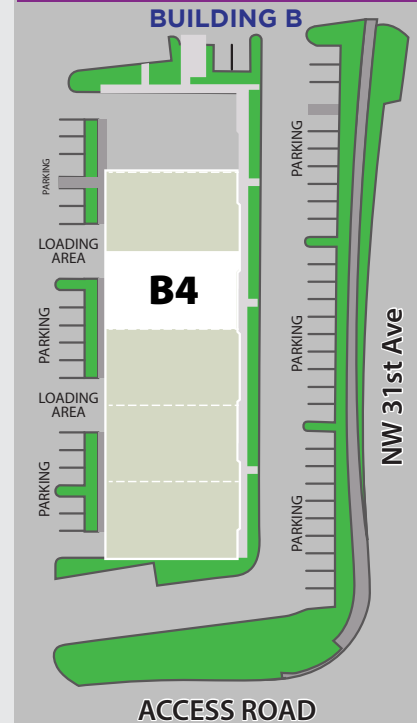
FIRST FLOOR



SECOND FLOOR



SITE PLAN





JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773

CONTACT US!

TREC
www.trecfl.com
954.341.3294

Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.

GEORGE PELAYO / RENE, MRP
georgetrec@joepelayo.com
954.482.1330

TOP 10 BROKERS OF SOUTH FLORIDA

OFFICE AWARDS & RECOGNITIONS



