

## POMPANO DIXIE WAREHOUSE

1400 S Dixie Highway, Pompano Beach, FL 33060

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## Executive Summary



## OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.3 Acres
Year Built:	1956
Building Size:	6,281
Renovated:	2008
Zoning:	B-4 Heavy Business
Market:	Pompano Beach
Submarket:	South Pompano
Price / SF:	\$147.27

## PROPERTY OVERVIEW

6,281 square foot freestanding warehouse building located on S. Dixie Highway just north of Cypress Creek Road. Property features 2 14' X 14' roll up overhead doors, 16' foot clear ceiling heights and a light storage mezzanine above office area. Property also has a fenced outside yard area comprising 6,700 SF that can be used for additional parking or outside storage.

## PROPERTY HIGHLIGHTS

- Ideal Owner/User warehouse
- Quick and easy access to I-95 and the Florida Turnpike
- Flexible B-4 Zoning (multiple uses permitted)
- 25% office/75% warehouse configuration with two bathrooms
- Extra land available for parking or outside storage
- Light storage mezzanine located above office area
- Well-maintained and in move in condition

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[Additional Photos](#)



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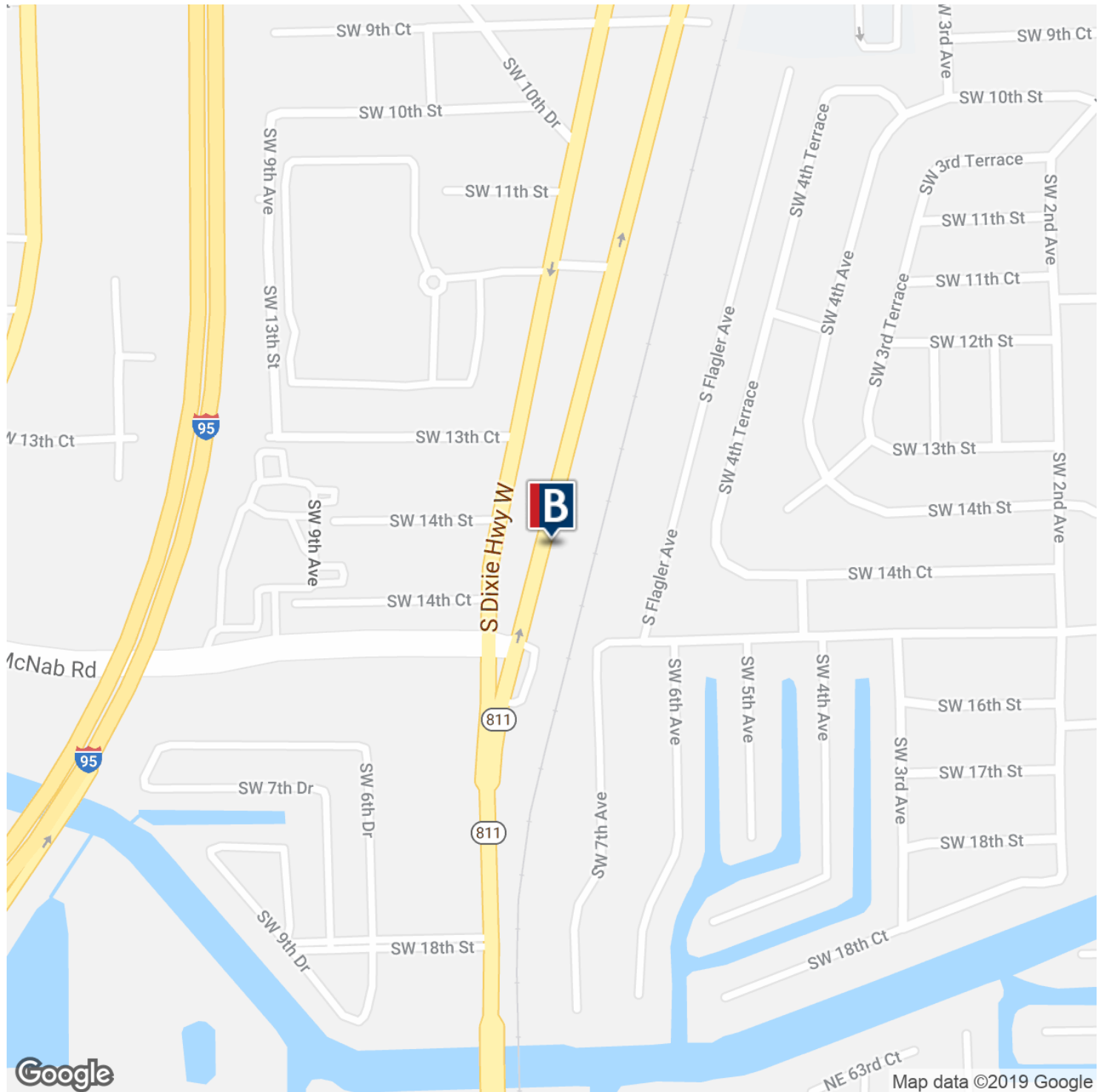
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## Location Maps



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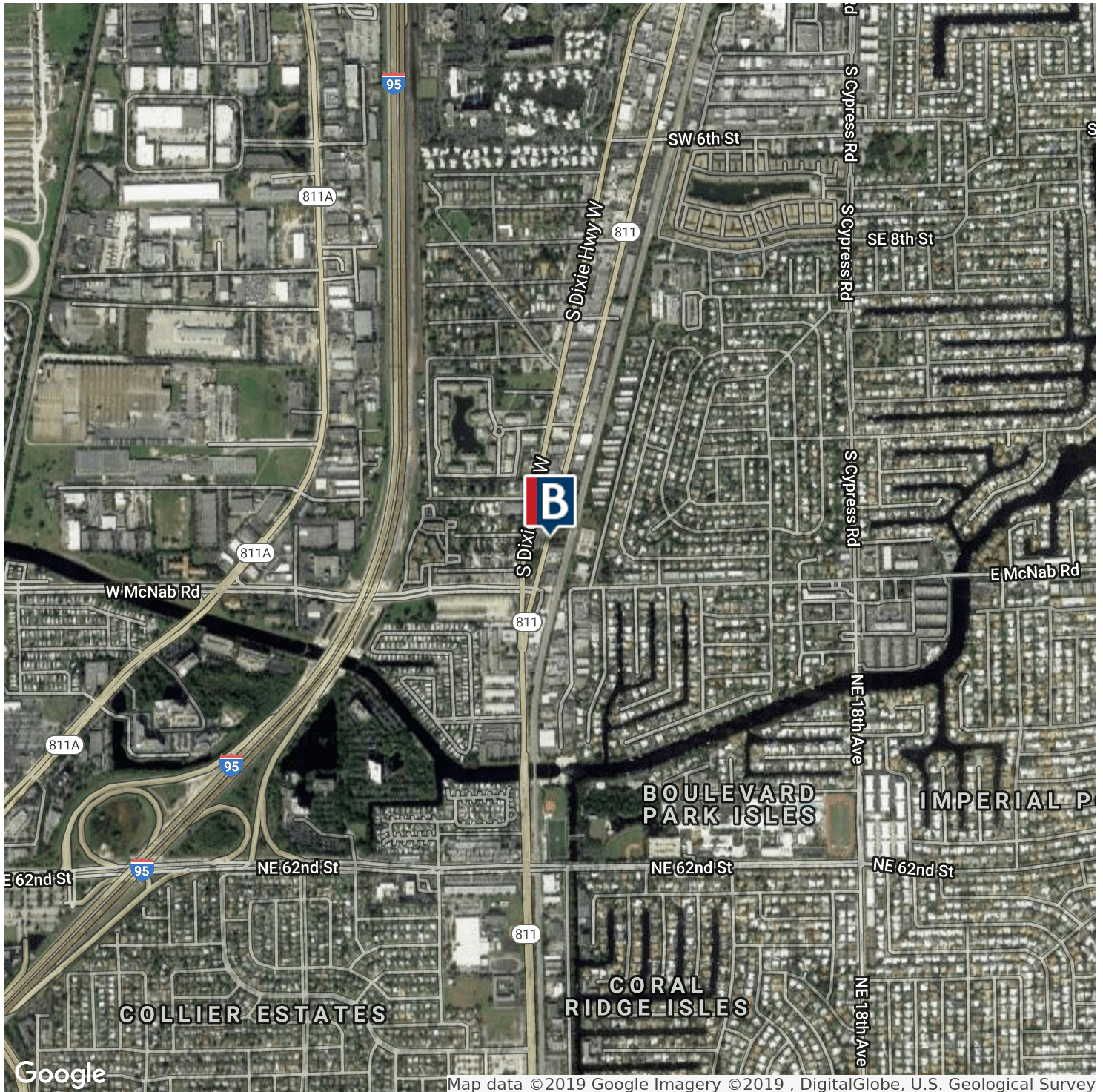
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## Aerial Maps



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Google

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