



FOR SALE OFFICE / WAREHOUSE

1721 Blount Road, Pompano Beach, FL 33069



- Zoned Light Industrial (I-1 Pompano Beach)
- Corner Lot on Blount Road
- 4 Dock High Doors / 2 Drive In Ramps
- 13,200 SQFT Rented Long Term Tenant
- 21 FT Clear Ceiling Height
- +/- 6,000 SQFT Office
- 50 Parking Spaces
- 100% Fire sprinkle system
- Heavy Power - 800 amp, 3 phase

33,300 +/- SQ FT

\$6,105,000

\$185 per SQFT



RICHARD ABRAHAM CCIM, SIOR
954.646.4000



CALL US!
ABRAHAM & Associates, Inc.
Commercial and Industrial Real Estate Services
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954.252.9800

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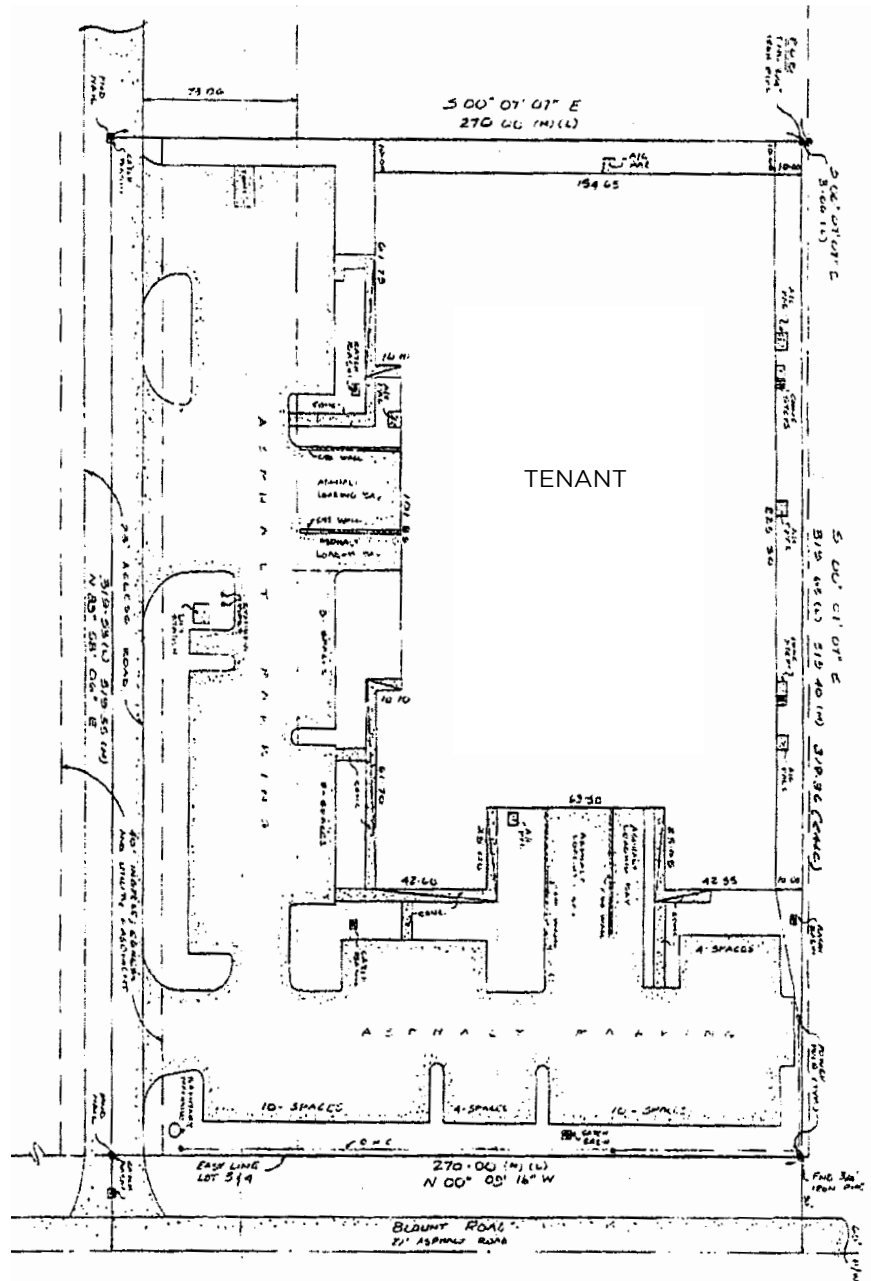
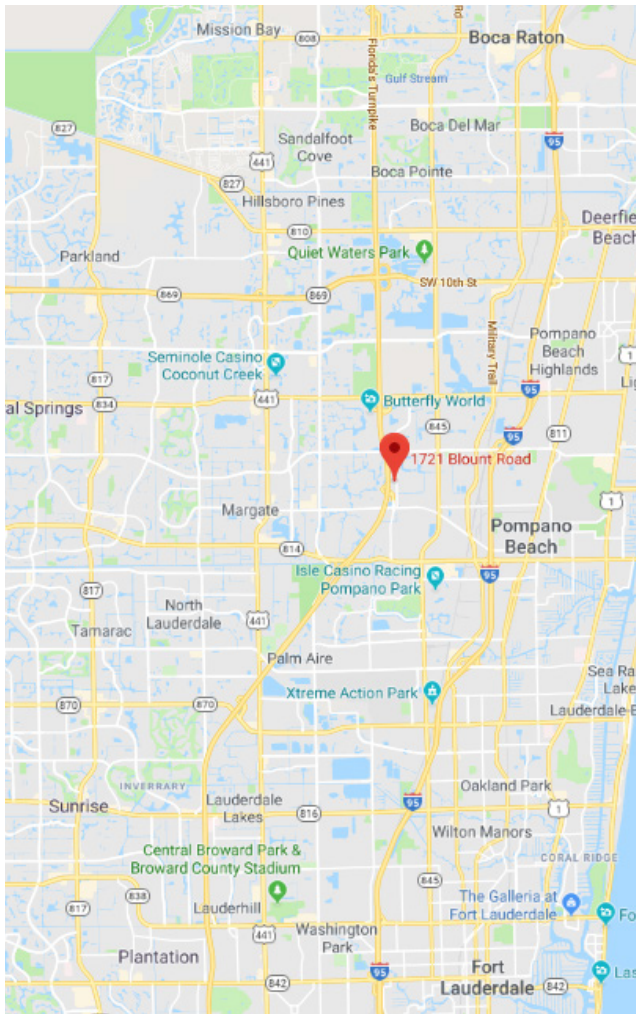
JOE PELAYO CCIM, SIOR
954.224.8773



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



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- **LOCATION:** Just 1/2 mile North of Hammondville Rd / MLK Blvd. Turnpike Interchange, Pompano Beach, Florida
- Easy access to I-75, I-595 & Sawgrass
- **TRUCK ACCESS:** Four Dock Height & Two Grade Level Doors
- **LAND SIZE:** 1.98 acres, 320' x 270'

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