



**SALE ORDERED BY
UNITED STATES
BANKRUPTCY COURT**

**20,508± SF Industrial Building
on 1.3± Acres**

Pompano Beach, Florida

Available for offers

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OVERVIEW

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Fisher Auction Company and Trustee Realty Inc are pleased to present a 20,508± Square Foot Industrial Building on 1.3± Acres in Pompano Beach, Florida.

HIGHLIGHTS

- Large 20,508± SF Industrial Building
- 1.3± Acre Lot with Outside Storage
- Dixie Highway Frontage
- On FEC Rail
- 25% Office / 75% Light Industrial Work Area
- 2 Grade Level Overhead Doors
- Close Proximity to I-95 and Florida Turnpike Access
- Roof Mounted Central HVAC Systems
- Concrete Loading Ramp
- 100' x 50' and 60' x 66' Covered Outside Open Storage Areas
- 40' x 17" Outside Storage Overhang
- Floor Plan Includes Offices, Reception Area, Separate Work Areas, Bathrooms, Kitchen/Lunch Room
- The Property will be offered free and clear of all liens and claims plus a 6% Buyer's Premium. The Price will be subject to the approval of the Bankruptcy Court | 2% Broker Participation



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OVERVIEW

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PROPERTY DETAILS

- **Address:** 2681 NE 4 Avenue, Pompano Beach, Florida 33064
- **Location:** Northeast Quadrant of Copans Road and Dixie Highway
- **Directions:** From I-95 Exit #38 /Copans Road East to NE 5th Avenue. Left to NE 24th Street. Left to NE 4th Avenue. Right to Address.
- **Access:** From NE 4th Avenue
- **Building Size:** 20,508± Square Feet
- **Land Area:** 1.3± Acres / 57,000± Square Feet
- **Year Built:** 1969
- **Covered Outside Open Storage Areas:**
 - 100' x 50' (5,000± Square Feet)
 - 60' x 66' (3,960± Square Feet)
 - 40' x 17' (680± Square Feet)
- **Construction:** Concrete Masonry / Single Hung Windows, Tectum Deck over Metal Bar Joist Roof
- **HVAC:** Central Units
- **Frontage:** 380± feet along NE 4th Avenue and FEC Railroad/Dixie Highway.
- **Zoning:** I-1, General Industrial. The General Industrial district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, and research and development
- **Taxes:** 2021 Total - \$25,915.39
- **Parcel ID No.:** 484224270120
- **Flood Zone:** Zone X / Flood Panel No. 12011C0188H
- **Utilities:** Municipal Water and Sewer
- **Parking:** Ample On-Site Parking Available



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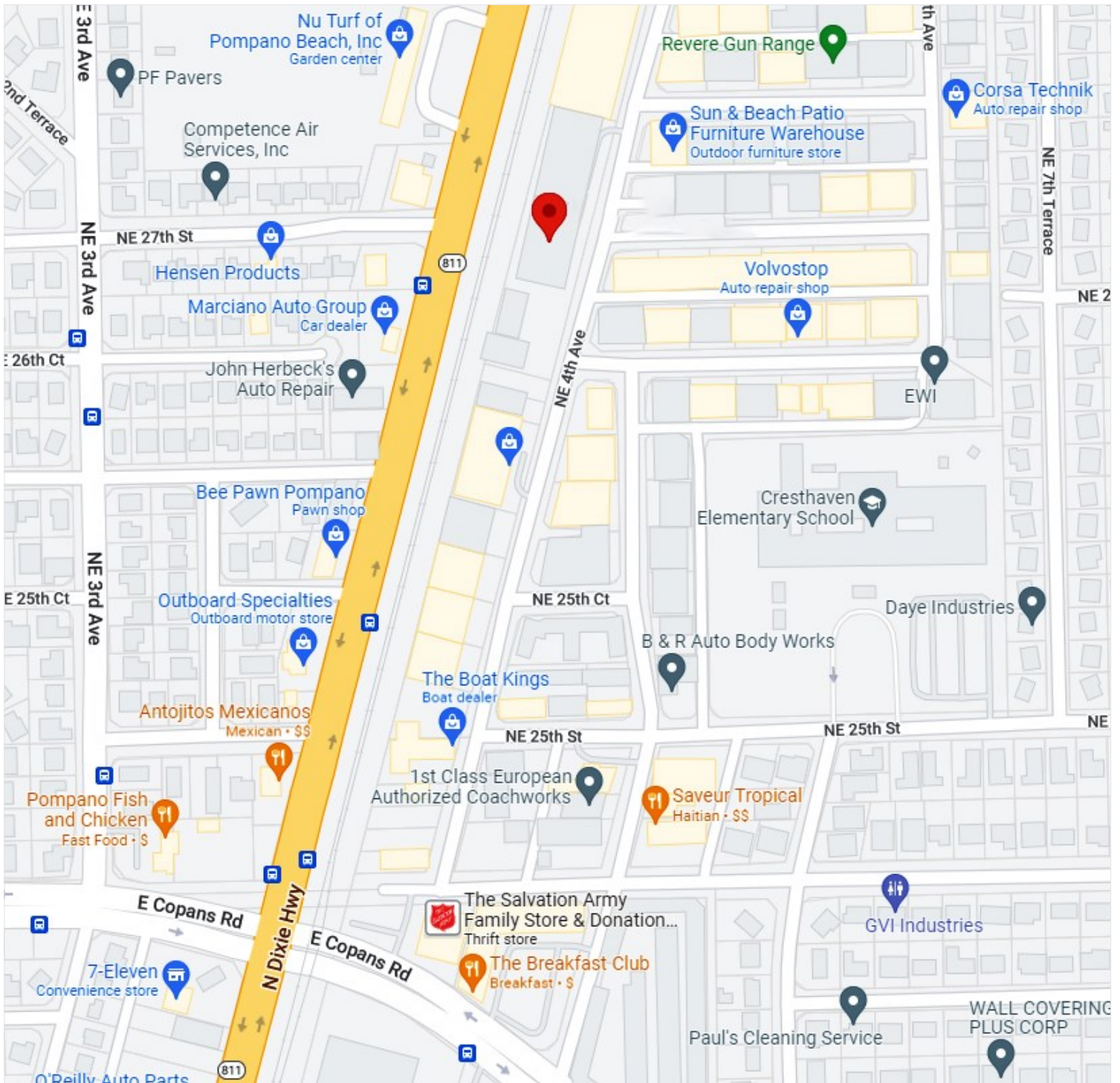
PROPERTY PHOTOGRAPHS

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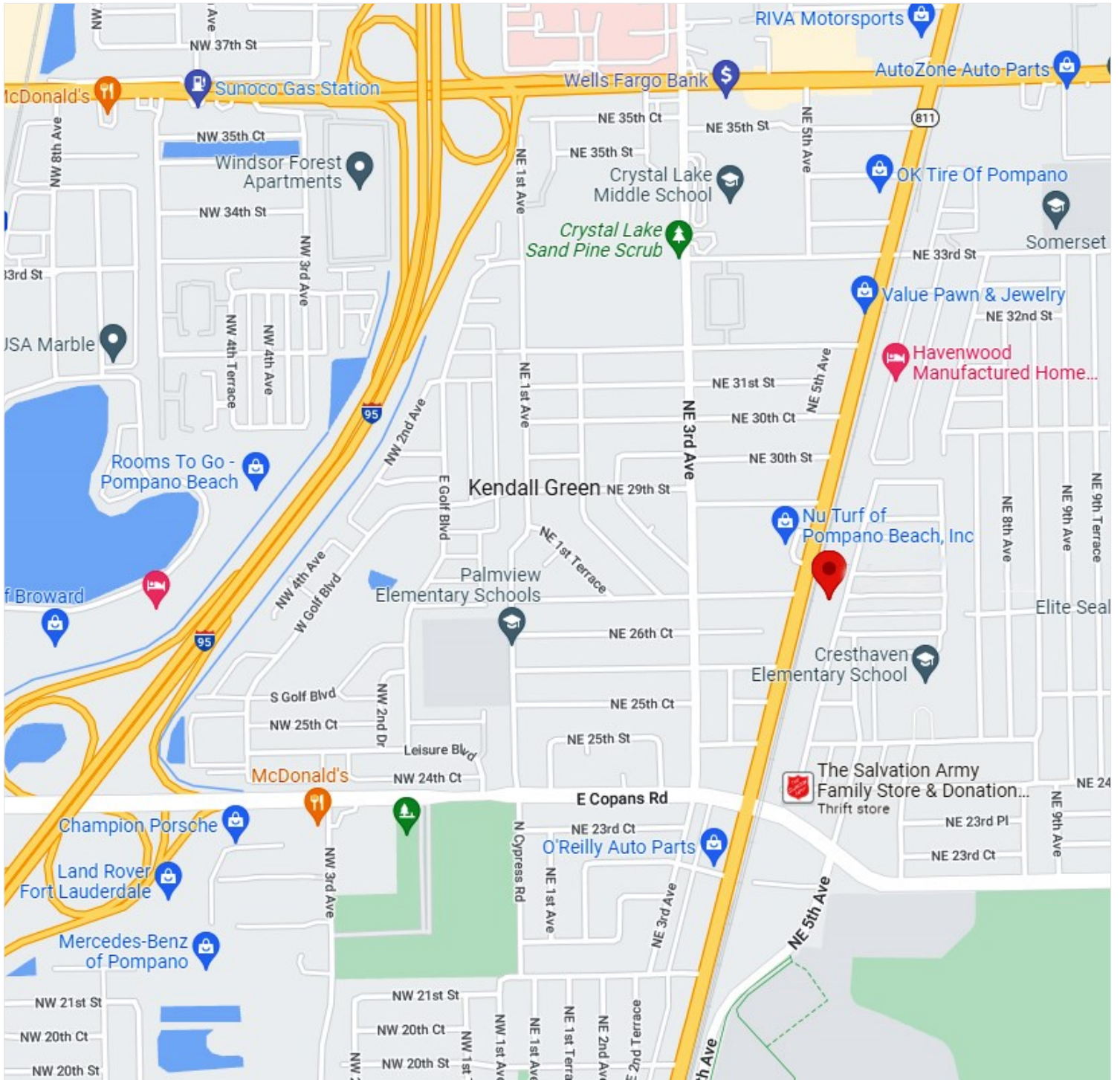
LOCATION MAP

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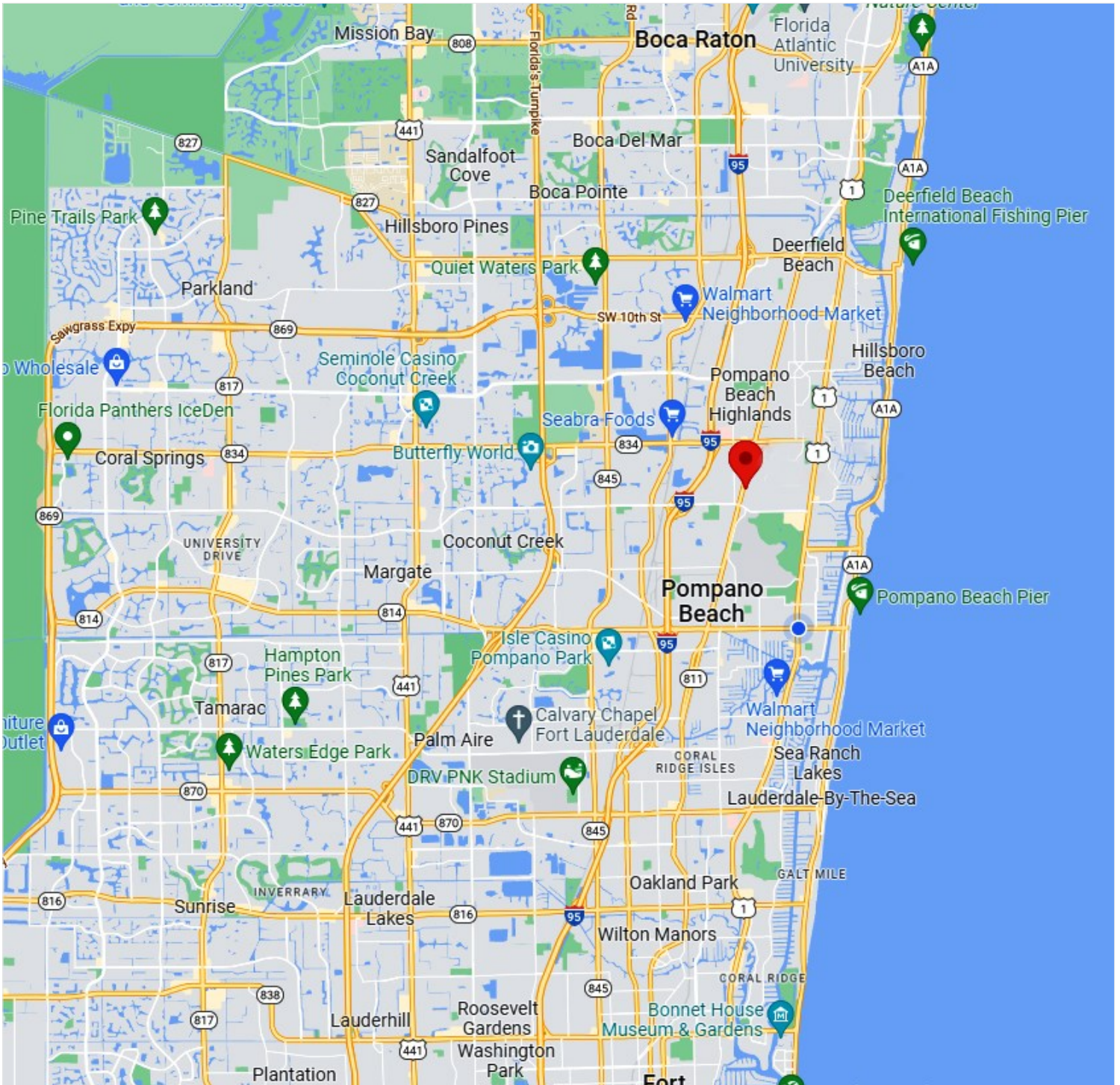
LOCATION MAP

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LOCATION MAP

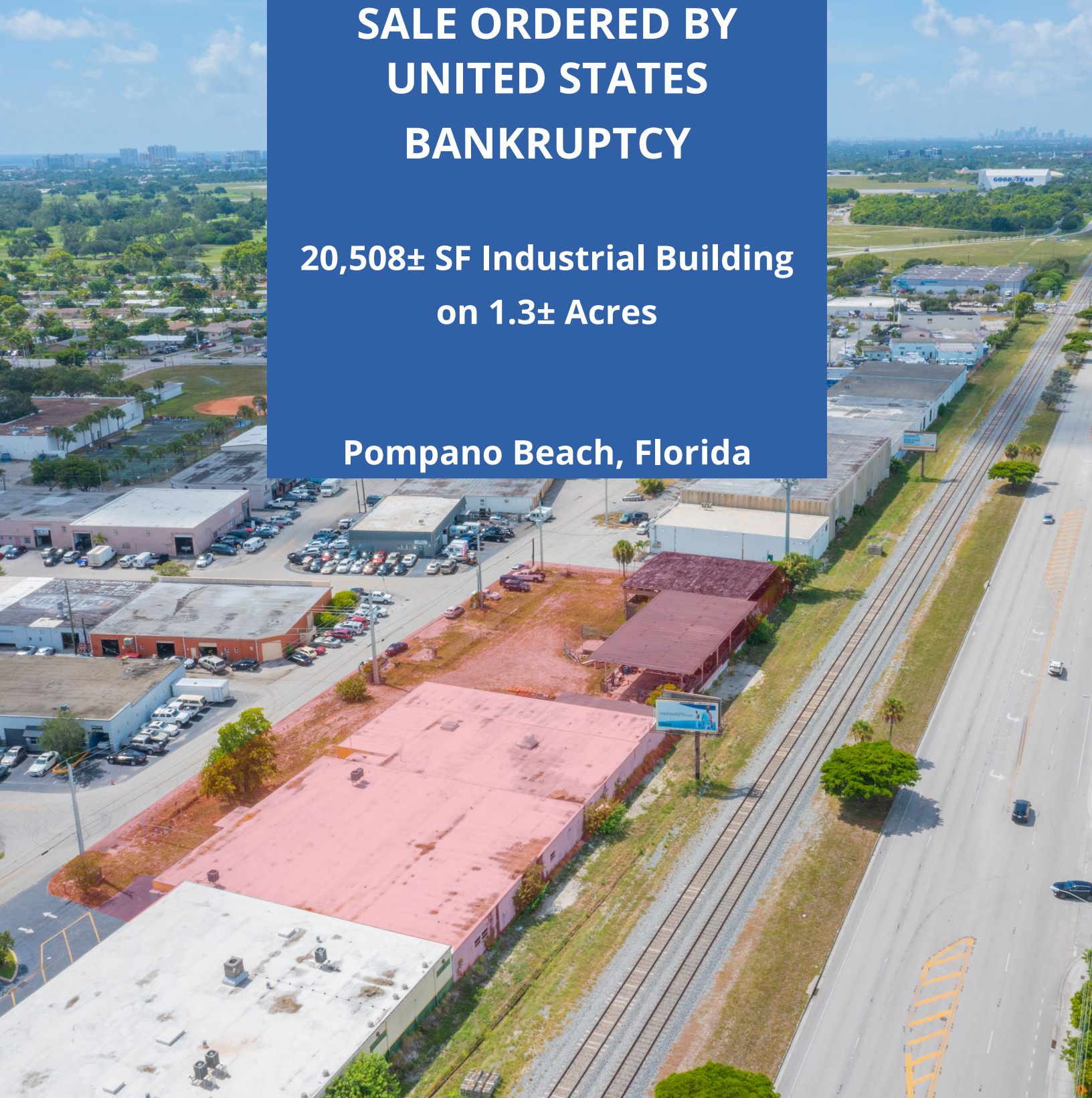
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on 1.3± Acres

Pompano Beach, Florida



Real Estate Auction Consultant:

Francis D. Santos

754.220.4116

francis@fisherauction.com



FISHER
AUCTION COMPANY

Real Estate Associate:

Jason A. Welt, PA

954.803.0790

jw@jweltpa.com



TRUSTEE REALTY