



FOR SALE

INDUSTRIAL PROPERTY

956-980 SW 12TH AVE
POMPANO BEACH, FL 33069



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



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OFFERING SUMMARY

956-980 SW 12TH AVE POMPANO BEACH, FL

TOTAL LAND SF	61,688 SF
BUILDING SF	13,286 SF
YEAR BUILT	1970
ZONING	I-1
ALLOWABLE USES	Fabrication / Processing Distribution / Warehousing Assembly / light and moderate manufacturing
GROSS ANNUAL INCOME	\$373,720.00
ASKING PRICE	\$5,500,000

HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Exceptionally Maintained
- Reposition the Asset by increasing rent on upcoming leases
- Located in preferred, widely-recognized industrial
- Submarket Pompano/Lauderdale

Apex Capital Realty is proud to present a prime industrial property that seamlessly blends functionality with versatility. This expansive warehouse, situated on a generous 13,286 square feet, is set on an impressive lot spanning 61,688 square feet. Boasting an I-1 zoning designation, this property offers an ideal space for a variety of industrial and commercial endeavors.

Conveniently located in Pompano Beach, FL, this property offers easy access to major transportation routes, facilitating efficient distribution and logistical operations.





CURRENT INCOME

Adress	GLA	Base Rent (Annual)	Price/Sf	Lease Type	Term
956 SW 12th Ave	13,286 SF	\$265,720.00	\$20	Modified Gross	3 years with a 3-year option
980 SW 12th Ave	24,000 SF (land)	\$108,000.00	\$4.50	Gross	Until March 2026

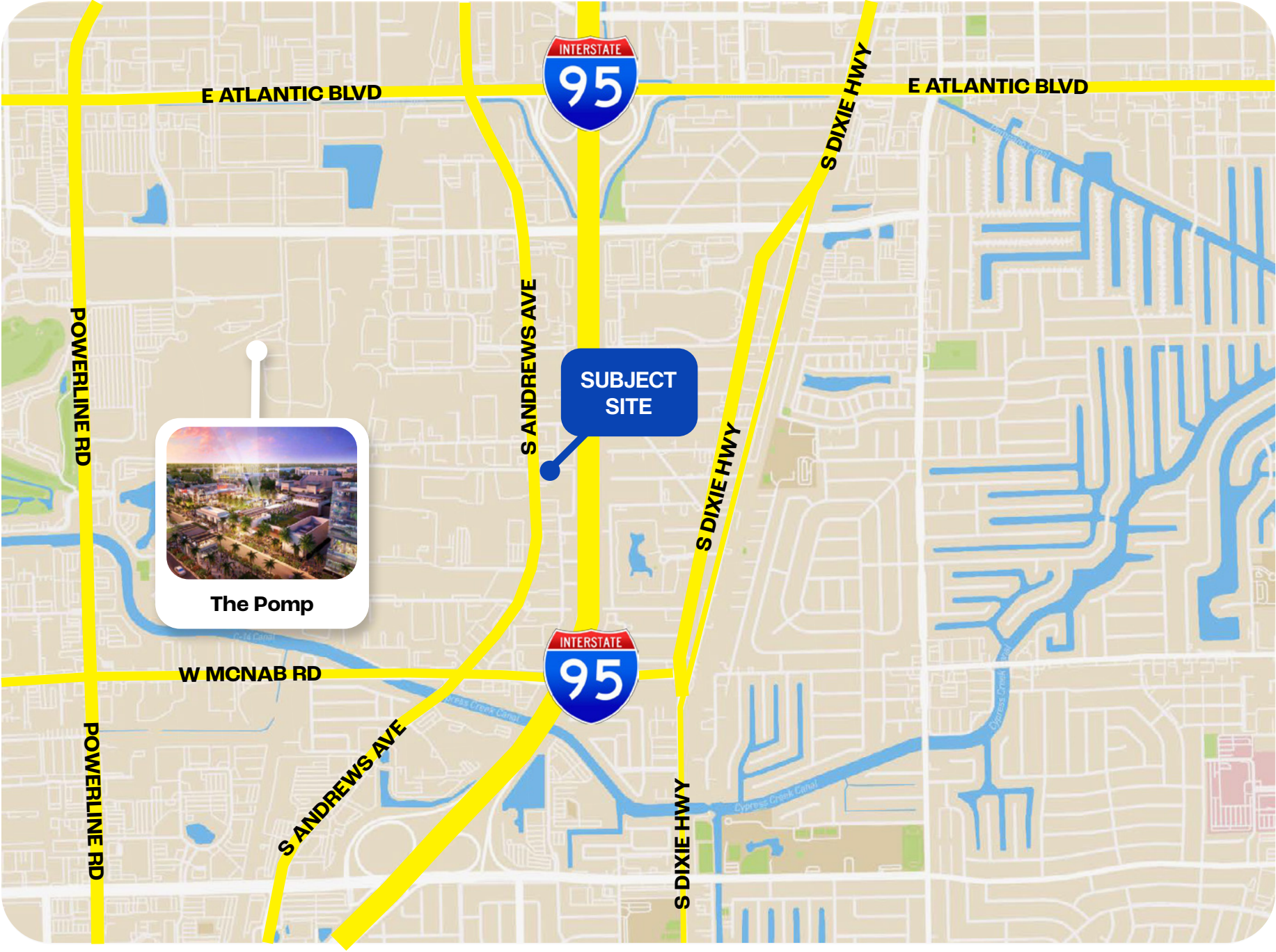
PROFORMA LAND/BUILDING

Address	Building SF	Land SF	Base Rent (Yearly)	Price P/SF	Lease Type	Annual Increases
956 SW 12TH AVE	13,286 SF	37,192 SF	\$225,862	\$17.00	NNN	5%
980 SW 12TH AVE	N/A	24,496 SF	\$97,984	\$4.00	NNN	5%

NORTH VIEW



LOCATION MAP





DEVELOPMENT PLANS

25,000 SF of Food and Beverage Concepts

4,000 Luxury Residential Units

1,350,000 SF of Class-A Office Space

1,300,000 SF of Retail & Entertainment

Two Hotels

Top Golf, Sports & Social, Caesars Casino, and more

New Development

THE POMP

The Cordish Companies and Caesars Entertainment have announced their Pompano Beach development, The Pomp, will be anchored by a dynamic Live! dining and entertainment district. Once complete, The Pomp will bring together entertainment, dining, hotel, retail, residential, office and lifestyle amenities, alongside the successful Harrah's Pompano Beach casino, in one world-class destination.

Encompassing multiple dining concepts, Live! at The Pomp will showcase over 25,000 square feet of premier food and beverage venues including nationally acclaimed concepts Sports & Social and PBR Cowboy Bar. The venues will open onto a sprawling central plaza that will create a free-flowing gathering space for local, regional and national live music and entertainment, family-friendly events, cultural celebrations, festivals, new-to-market special events, social activities and experiences, additional dining options, and more.



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