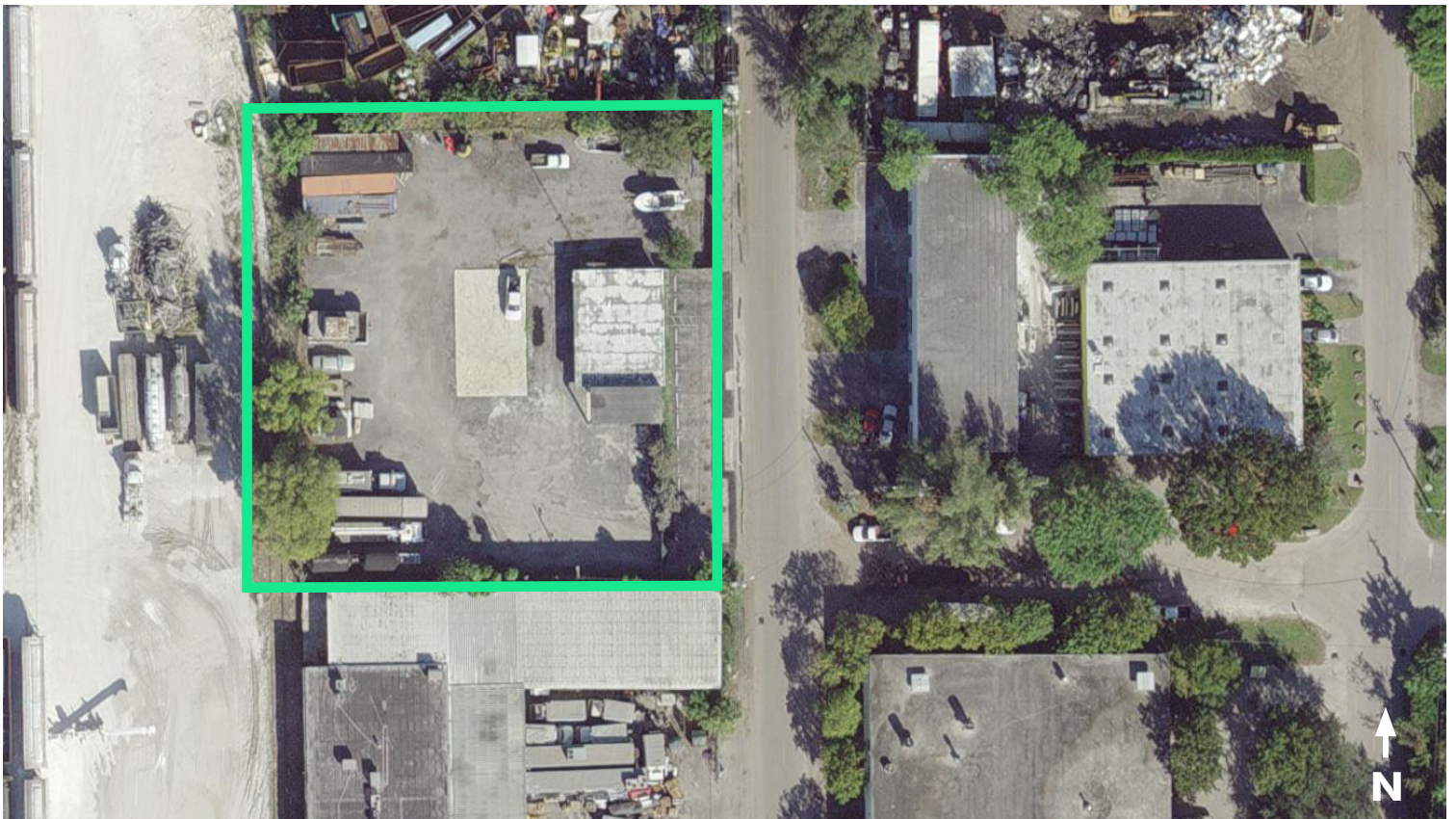


# Pompano Beach Industrial Land

±0.92 Acre Available for Sale or Lease

809 NW 12th Terrace  
Pompano Beach, FL 33069



## Contact Us

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## Pompano Beach Industrial Land

809 NW 12th Terrace | Pompano Beach, FL 33069

# Property Information



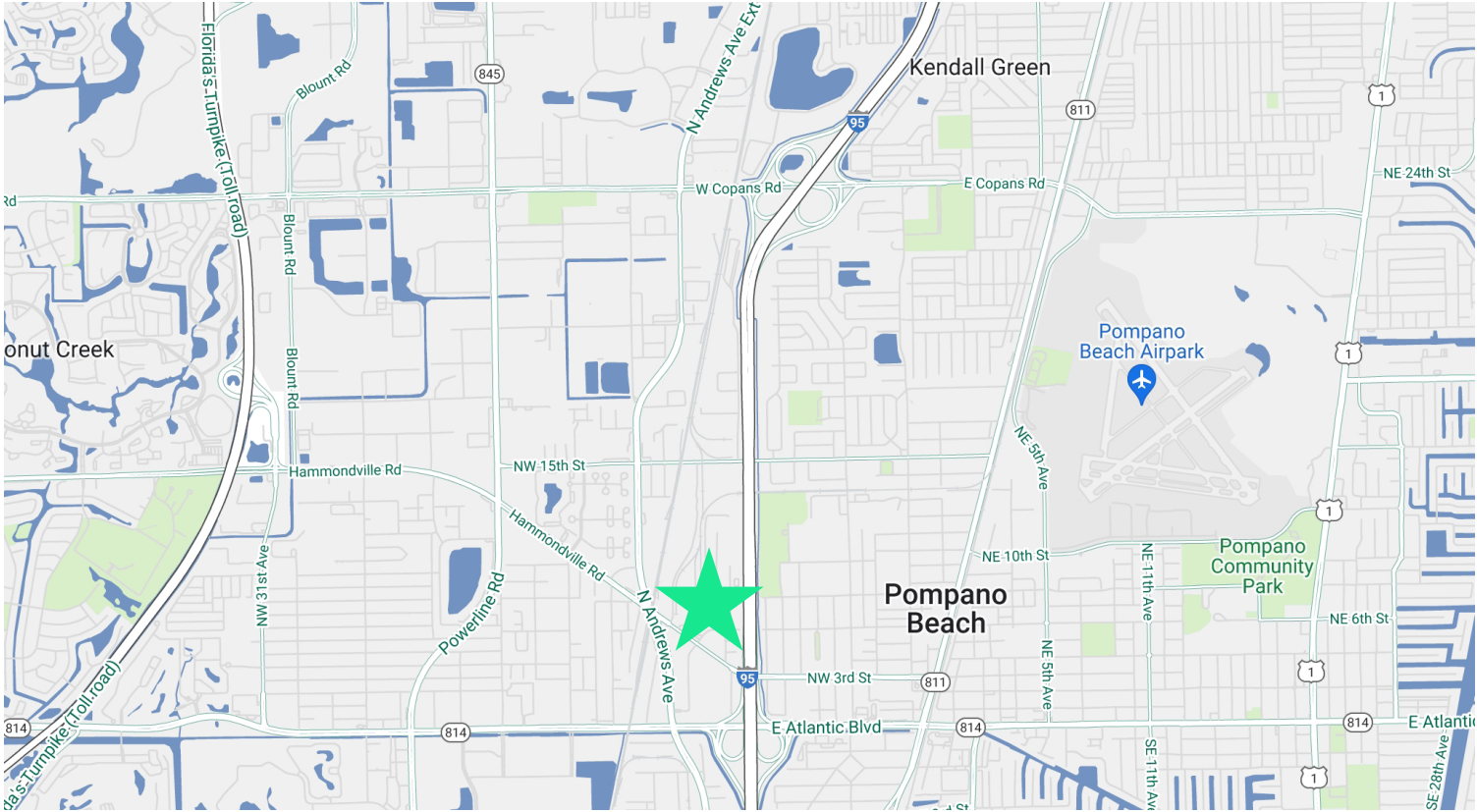
## Opportunity

CBRE, as exclusive agent for the Owner, is pleased to offer for sale 809 NW 12th Terrace, Pompano Beach, Florida a  $\pm 40,005$  SF land site that is rail accessible. Built in 1970, the property comprises one  $\pm 0.92$  acre parcel with a  $\pm 1,826$  SF office building on-site. The property offers an excellent opportunity with I-1, General Industrial zoning to accommodate a wide and diverse range of moderate- to high-intensity uses. It is conveniently located just minutes from the I-95 interchange and Florida's Turnpike, providing exceptional access to surrounding areas.

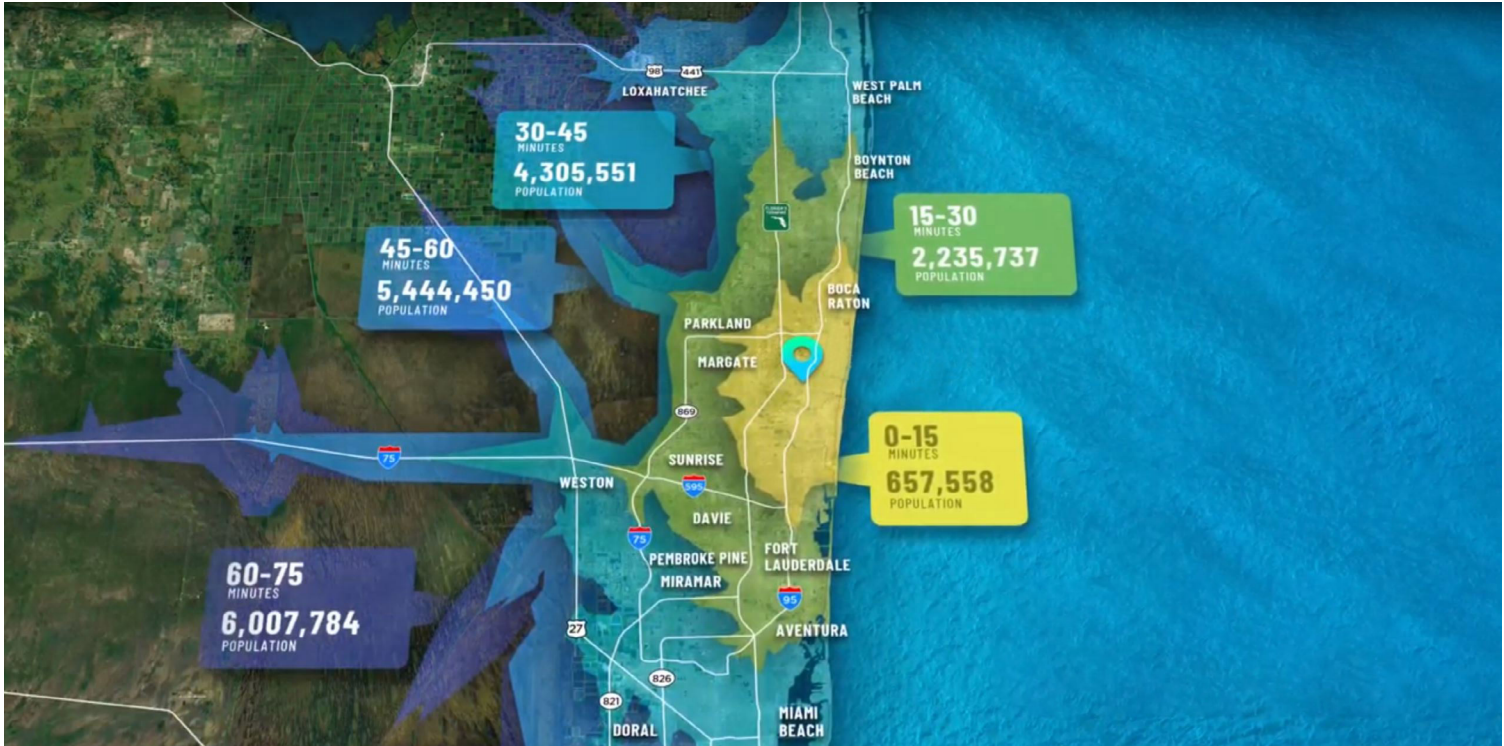
## Property Features

- +  $\pm 0.92$  acres available (40,005 LSF)
- + 1 building on site ( $\pm 1,826$  SF)
- + Zoned I-1, General Industrial, City of Pompano Beach
- + New roof (2022)
- + Located in an Opportunity Zone with an investment score of 5
- + Located in a qualified HUBZone. Critical to winning government contracts.
- + Fully fenced and gated
- + Four (4) Car Active Rail Spur (FEC)
- + Folio: 4842-34-00-0200
- + Less than 1 minute from I-95
- + Less than 5 minutes to Florida's Turnpike
- + Available immediately
- + Sale Asking Price: \$3,100,000
- + Asking Lease Rate: \$4.15 PSF NNN or \$13,835 per month net

# Location



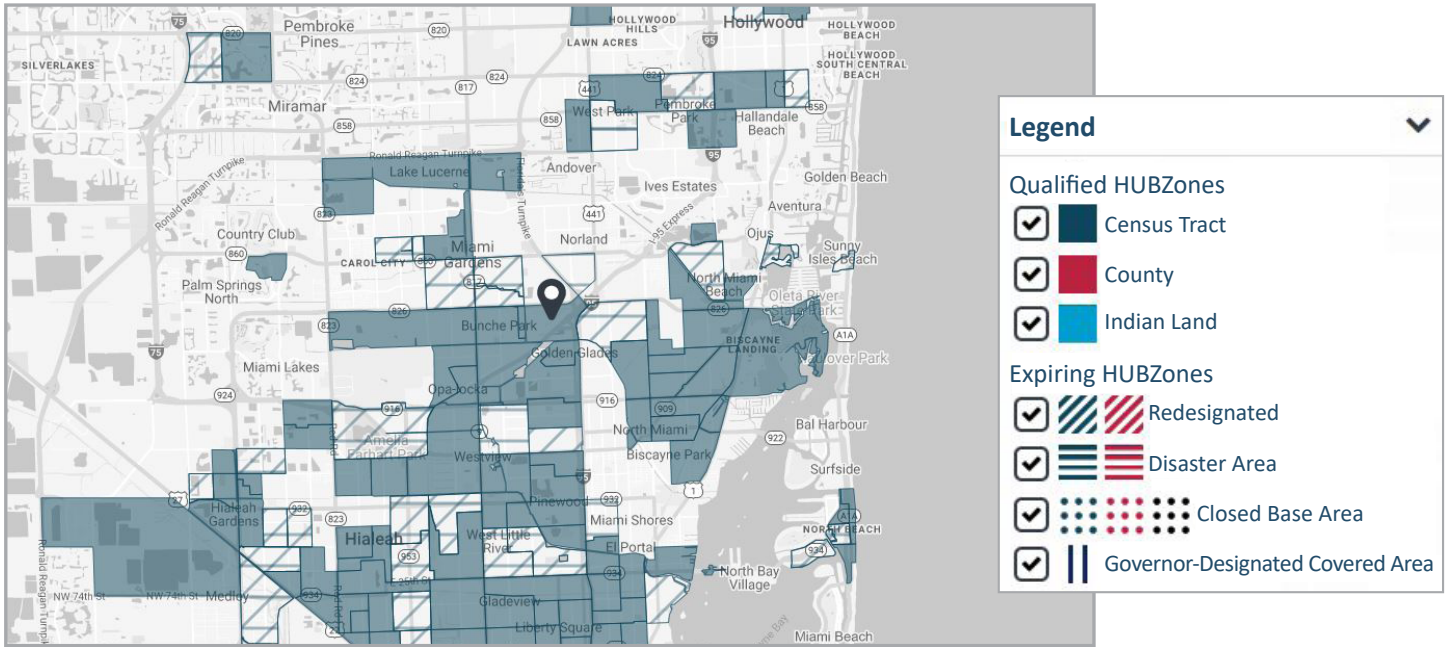
# DRIVETIME POPULATION MAP



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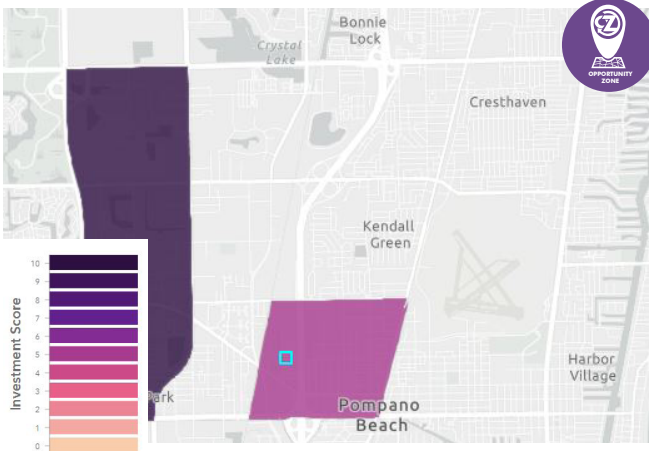
## HUBZONE MAP

Pompano Beach Industrial Land is within a qualified HUBZone. Critical to winning government contracts.



## OPPORTUNITY ZONE

Tract: 12011030402



2000-2010 Household Growth:	-0.9%
Total Households 2010 <sup>*</sup> :	1,234
Total Households 2018 <sup>**</sup> :	1,475
2010-2018 Household Growth <sup>**</sup> :	2.2%
Average Home Value 2018 <sup>**</sup> :	\$221,034
Median Household Income 2010 <sup>*</sup> :	\$22,778
Median Household Income 2018 <sup>**</sup> :	\$24,532
Median Household Income Growth 2010-2018:	7.7%
% Households under poverty level:	44.1%

(ACS Multiyear Data 2012 - 16)

<sup>\*</sup> U.S. Census | <sup>\*\*</sup> ESRI Demographics

Investment Score - 5 (1=low; 10=high)

The Urban Institute developed a score of investment flows to census tracts factoring commercial lending, multifamily lending, single-family lending and small business lending. Data on existing equity flows is limited so debt flows are used as a proxy for understanding access to local capital.

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