



**APEX**  
CAPITAL REALTY

**FOR LEASE**

INDUSTRIAL WAREHOUSE

**956 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.



## ADVISORS

### FELIPE ESCOBAR

Commercial Advisor

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### ADRIANO SALUCCI

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# OFFERING SUMMARY

**956 SW 12TH AVE POMPANO BEACH, FL 33069**

<b>Total Leasable Area</b>	3,286 SF (approx. 1,200 SF of AC'd office)
<b>Clear Height</b>	16 Ft
<b>Space Use</b>	Industrial
<b>Condition</b>	Partial Buildout
<b>Additional Features</b>	1 Restroom, 1 Ground Level Garage Door
<b>Asking Price</b>	\$30 PSF / Gross

## POTENTIAL USES

Construction companies, Distribution companies, Storage, Medical Offices, Professional Services companies

APEX Capital Realty proudly presents a premiere industrial warehouse in Pompano in Broward County. With its well-managed facilities and convenient access to major thoroughfares, this property is the perfect choice for businesses seeking a prime industrial space.

The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses.





# NORTH VIEW



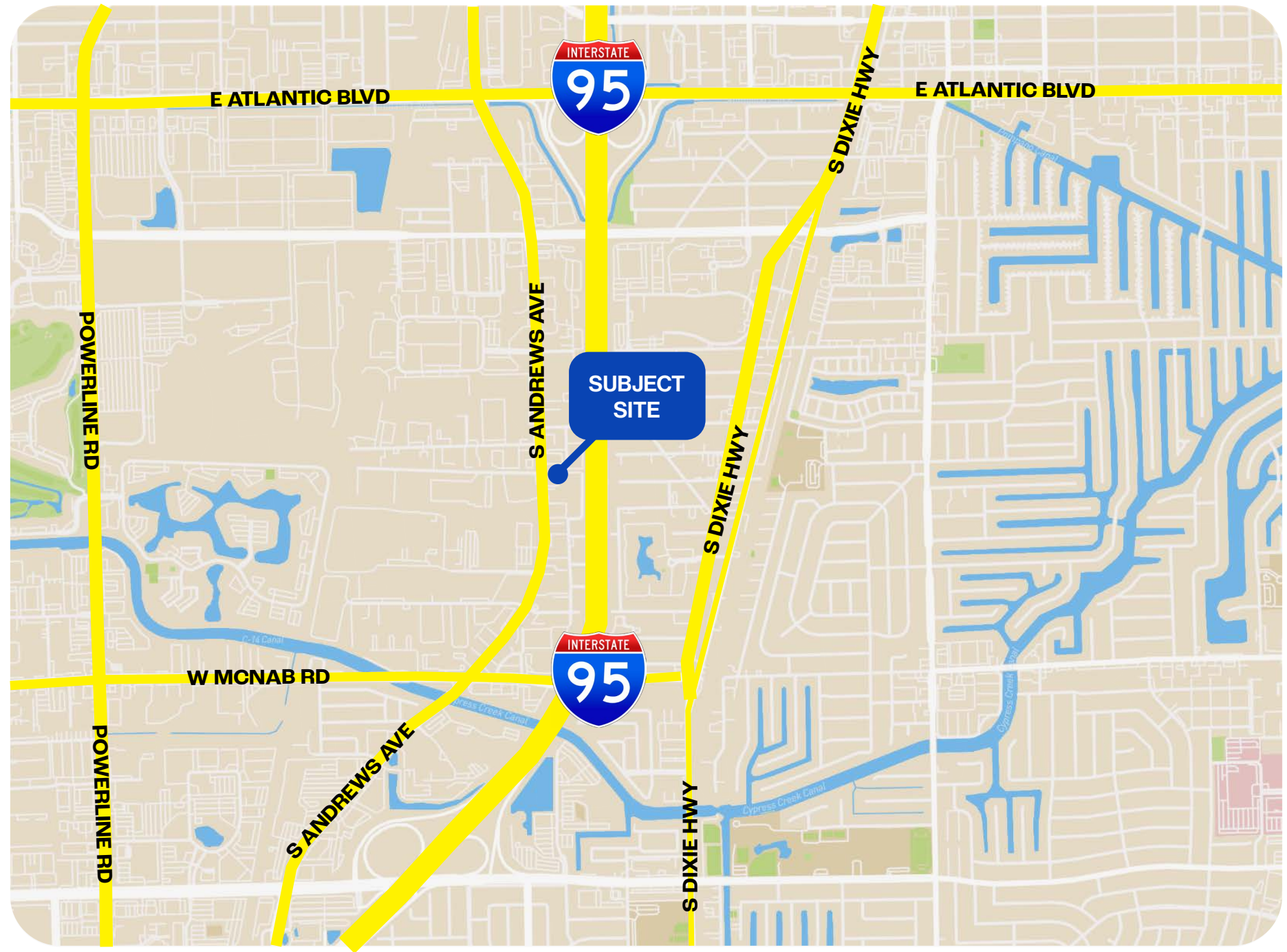
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# LOCATION MAP







# APEX

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