



W ATLANTIC BLVD

50,000 AADT

CSX RAILROAD

W ATLANTIC BLVD

**FOR SALE**

**1.7 ACRES OF INDUSTRIAL LAND**

**1501 W Atlantic Blvd  
Pompano Beach, FL 33069**





# ABOUT APEX CAPITAL REALTY

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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

### **BLAISE PRONESTI**

Commercial Advisor

954 804 1174

Blaise@apexcapitalrealty.com

### **JASON ABITBOL**

Senior Commercial Advisor

561 542 3704

Jason@apexcapitalrealty.com

# OFFERING SUMMARY

**1501 W ATLANTIC BLVD  
POMPAÑO BEACH, FL 33069**

Lot Size	73,954 SF (1.7 Acres)
Buildable Area By Right	36,993 SF Building with loading docks and 18 parking space
Zoning	I-1 General Industrial
Parcel Ids	484234500010 484234500020 484234500040
Asking Price	\$2,299,000 (\$31 PSF)

## HIGHLIGHTS

- 240 feet of direct frontage on W Atlantic Blvd.
- Average Daily Traffic: 50,000 vehicles per day.
- Up to 90% SBA financing may be available.
- Perfect for owner/users and investors.
- Ownership recently finished long process to have property platted, reducing development timeline.

Apex Capital Realty is proud to present a strategically located infill assemblage totaling 1.7 acres, with industrial zoning in the heart of Pompano Beach. This prime location and zoning provides an unbeatable development opportunity for investors and owner users alike. The site is conveniently located less than 1/4 mile west of I-95, with 240 +/- feet direct frontage on W Atlantic Blvd. The zoning designation is I-1 General Industrial, allowing for a wide range of industrial uses. Please refer to Pompano Beach Zoning Code;

[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-33987](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-33987)

Architectural plans have been commissioned by the current owner showing the possibility of up to a 36,993 Sqft building with 18 parking spots, based on Pompano Beach zoning development regulations. However, many other building configurations can be accomplished for specific needs. Ownership recently had the property platted, greatly reducing the time needed to get the property approved for development by about 15 months.



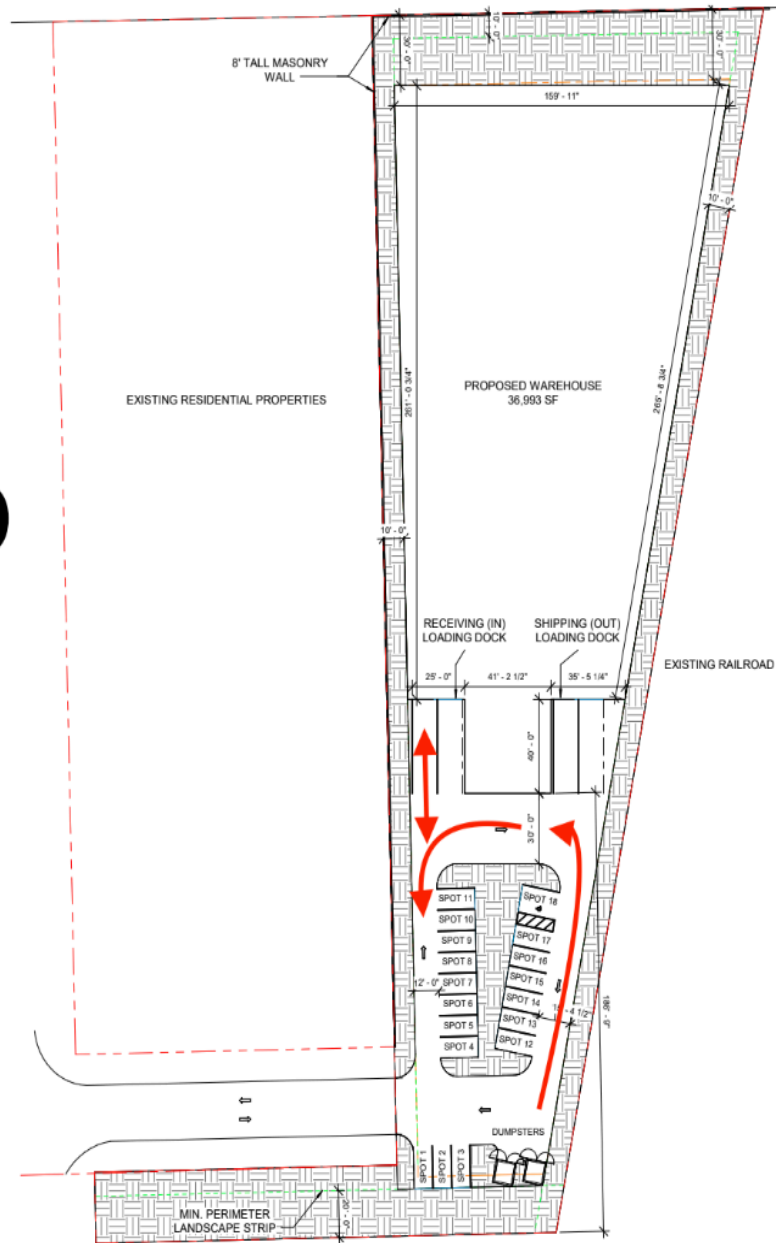
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**JASON ABITBOL** | SENIOR COMMERCIAL ADVISOR | 561 542 3704



# PROPOSED SITE PLAN



## ZONING INFORMATION

SETBACKS	REQUIRED	PROVIDED
BACK - NORTH	30'	30'
FRONT - SOUTH	25'	186' 9"
SIDE - WEST	10'	10'
SIDE - EAST	10'	10'

LOT COVERAGE	51%	MAX 65%
LOT COVERAGE SF	36,993 SF	
PERVIOUS AREA	32%	MIN 20%
PERVIOUS AREA SF	23,102 SF	
VUA AREA	12,580 SF	
VUA INTERIOR LANDSCAPING	18%	MIN 15%
VUA INTERIOR LANDSCAPING SF	13,131 SF	
PROPOSED BUILDING HEIGHT	x'	MAX 45'
NO. FLOORS	1 STORY	
TYPE OF CONSTRUCTION	x	
SPRINKLERS	x	
TOTAL SF	72,503SF	
MAX 47,127		

PARCEL ID:	484234500010, 484234500020
ZONING:	I-1 - GENERAL INDUSTRIAL
PROPERTY OWNER:	X
JURISDICTION:	POMPANO BEACH
PROPOSED USE:	WAREHOUSE

## FL MUNI CODE PARKING REQUIREMENT

1 per 750 sq ft for the first 3,000 sq ft of floor area , then 1 per 2,500 sq ft for additional floor area

Floor area devoted to office use shall not count when computing the minimum number of required parking spaces, provided such floor area does not exceed 20 percent of the total gross floor area of the industrial use.

USE	REQUIRED SPACE/GSF	PROVIDED GSF AREA	REQUIRED SPACES
WAREHOUSE	1 PER 750	3,000	4
WAREHOUSE	1 PER 2,500	34,075	13.63

TOTAL REQUIRED SPACES: 18  
TOTAL PROVIDED: 18

ADA PARKING 1 PER 25 SPOTS

## TYPE C BUFFER REQUIRED

- At least 10 feet wide
- + An opaque masonry wall at least 8 feet high
- + 1 understory tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence
- + 1 canopy tree per 30 feet on the interior side of the wall or fence



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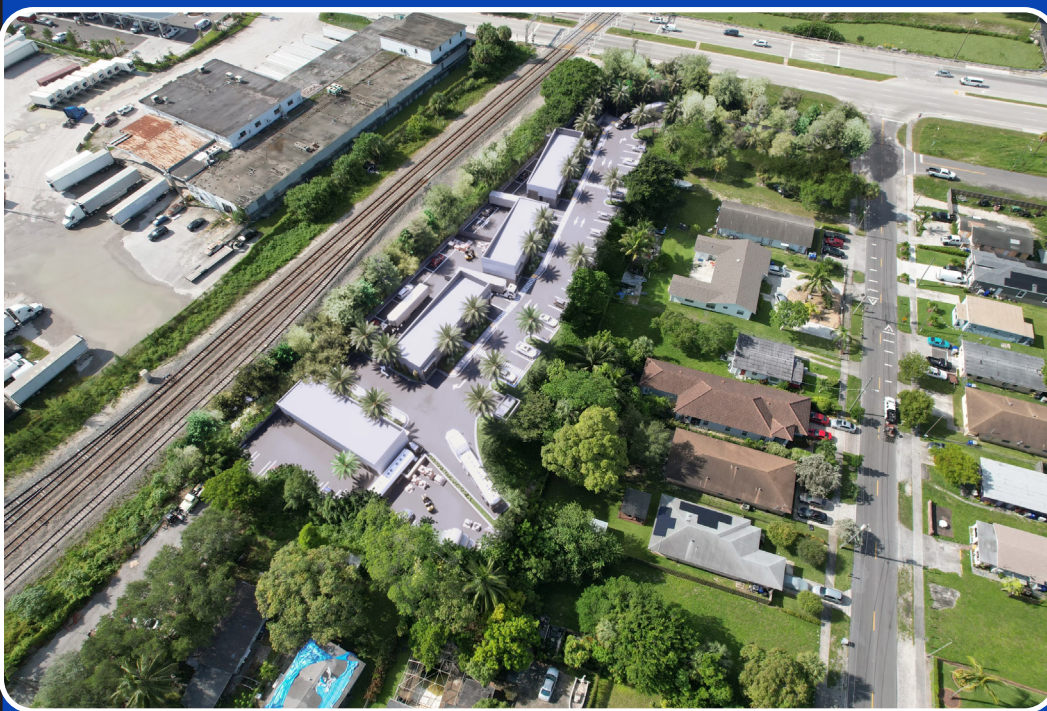
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## ALTERNATIVE SITE PROPOSAL RENDERINGS





# BIRD'S EYE VIEW



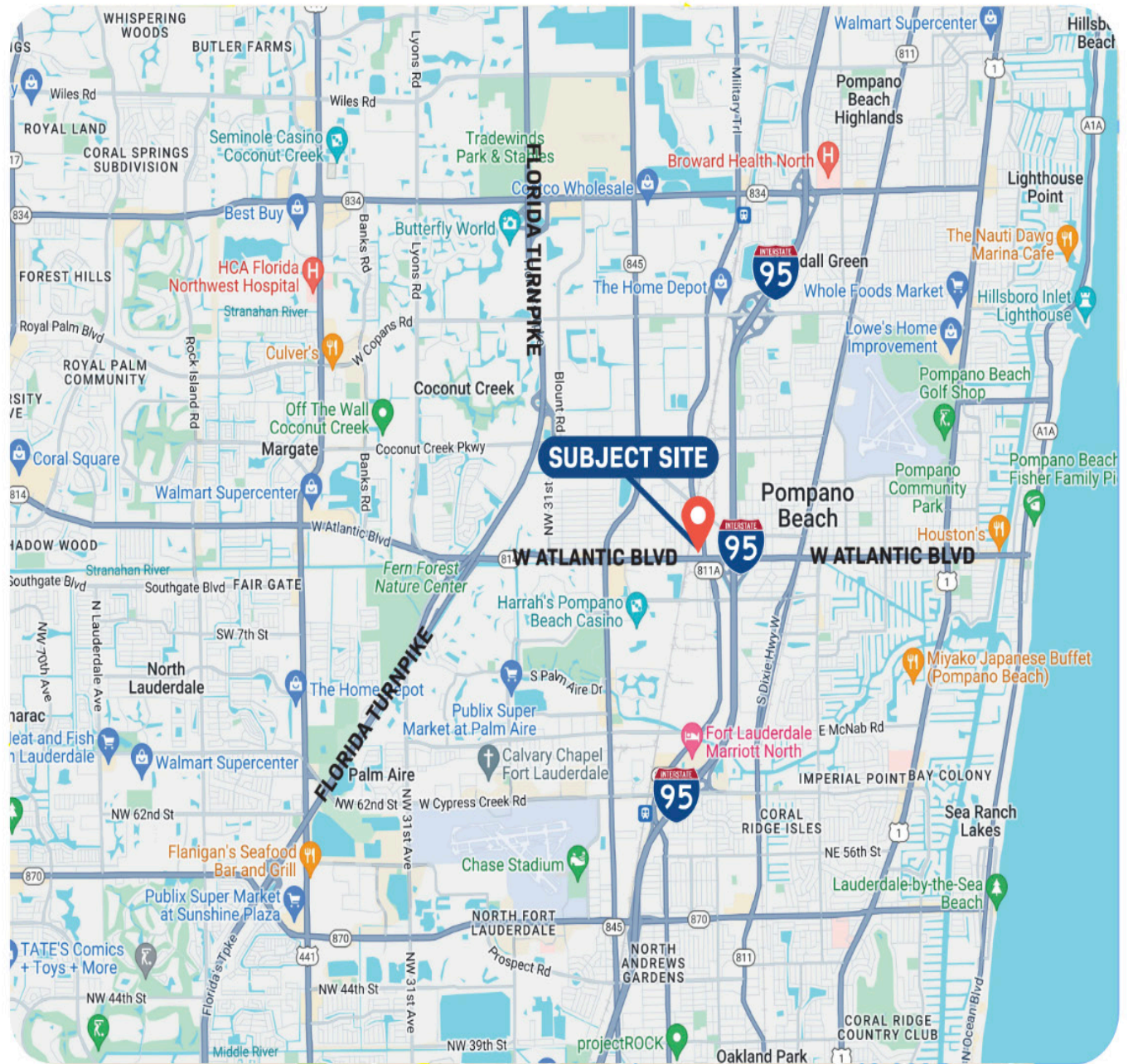
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# LOCATION MAP



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## CONTACT US



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**Jason Abitbol**  
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