

CONDO WAREHOUSE OPPORTUNITY

CAMPOS
COMMERCIAL
REAL ESTATE



KNOPS & MORGAN
REALTY CORPORATION

Pompano Industrial Park



\$950,000

1071 NW 31st Ave #B-4, Pompano Beach, FL 33069



Unit Size: 3,296 SF



Ceiling Height: 21 ft clear with Twin "T" roof



Zoning: B-4 (commercial/industrial)



Loading: 1 rear roll-up door (12' W x 12' H)



Price per SF: \$288



OFFERING MEMORANDUM

1071 NW 31st Ave #B-4, Pompano Beach, FL 33069

Condo Warehouse Opportunity | Pompano Industrial Park

Executive Summary

Campos Commercial Real Estate presents a rare opportunity to acquire a **condominium warehouse/office space** located at **1071 NW 31st Ave #B-4, Pompano Beach, FL 33069**. Situated within **Pompano Industrial Park Condo**, this **3,296 SF** unit combines flexible warehouse capacity with professional office potential, offering a prime investment or owner-user opportunity.

With **direct access to the Florida Turnpike, zoning B-4 (Intensive Business District)**, and a secure **fenced and gated complex**, this asset provides excellent connectivity and a business-friendly environment in one of South Florida's most active industrial submarkets.

Property Highlights

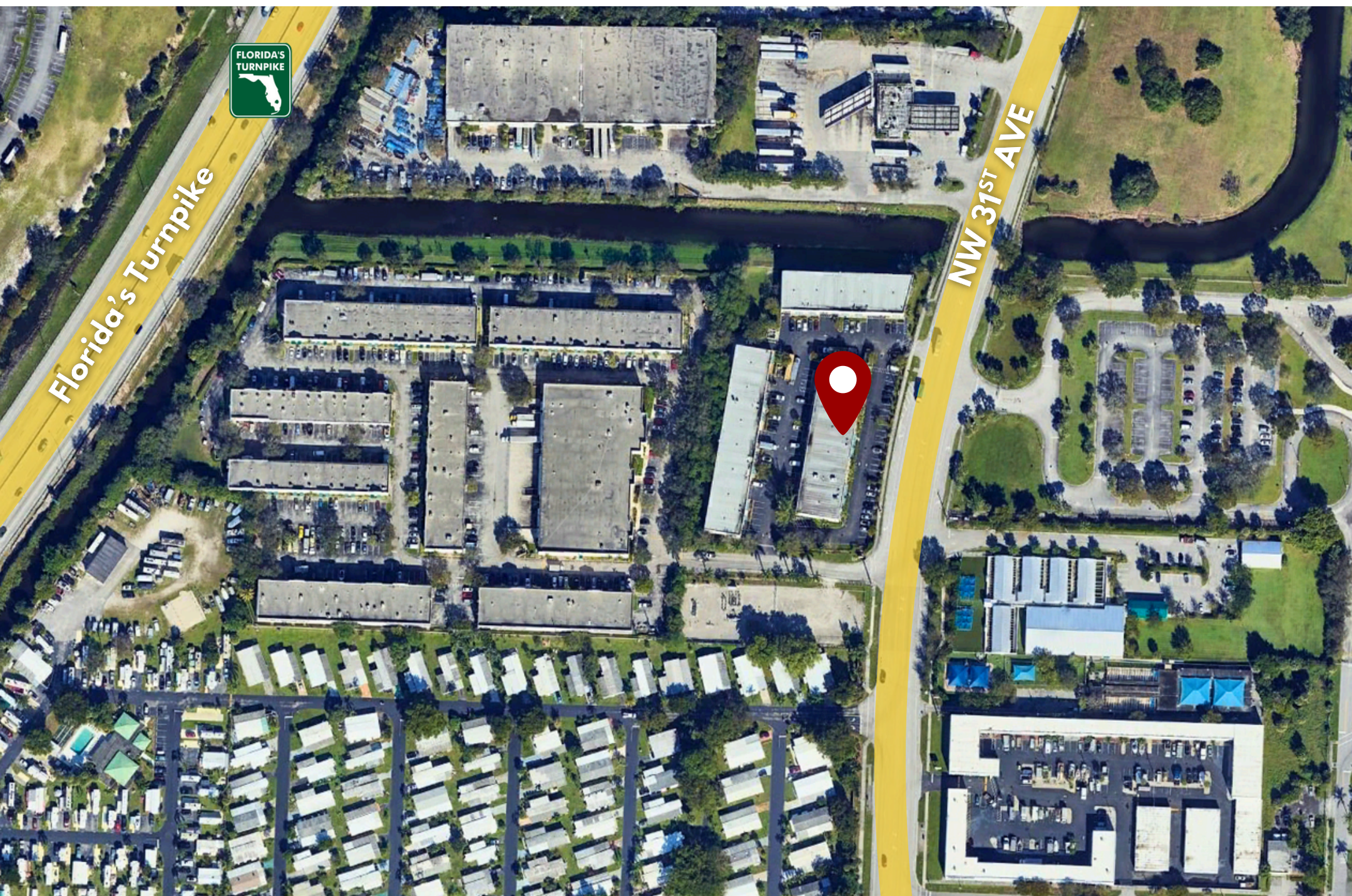
- **Unit Size:** 3,296 SF (condominium warehouse/office)
- **Zoning:** B-4 – Intensive Business (ideal for a variety of commercial/industrial users)
- **Ceiling Height:** 21 ft clear with Twin “T” roof design
- **Loading:** 1 rear roll-up door (12' W x 12' H), back-load configuration
- **Design:** One bay with concrete wall partitions
- **Natural Light:** Ample windows for bright interior workspace
- **Complex:** Secure, fenced, gated, and professionally managed industrial park
- **Access:** Immediate access to Florida's Turnpike and proximity to I-95 & major corridors

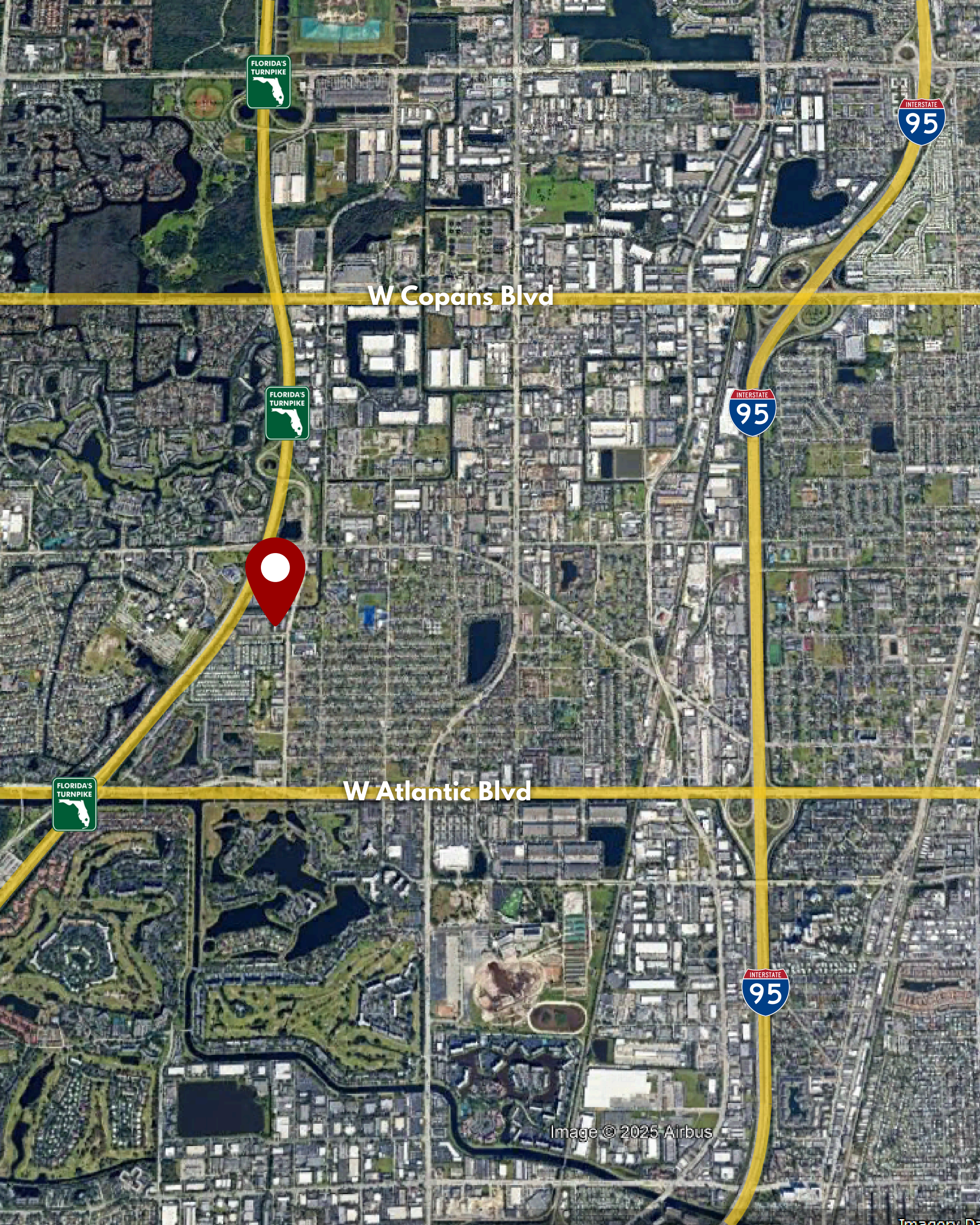
Location Overview

- **City:** Pompano Beach, FL
- **Submarket:** Broward County – Central Industrial Corridor
- **Connectivity:** Direct Florida Turnpike access, minutes to I-95, major trucking routes, Fort Lauderdale International Airport, and Port Everglades.

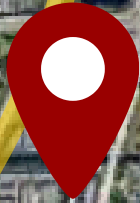
Investment Highlights

- One-of-a-kind warehouse/office condo in a high-demand industrial submarket
- Secure gated complex with excellent truck access and parking
- Functional design with 21 ft clear height and natural light
- Ideal for owner-user or investor seeking stable industrial asset
- Strong surrounding industrial and commercial growth in Pompano corridor





W Copans Blvd



W Atlantic Blvd



Image © 2025 Airbus

Imagery

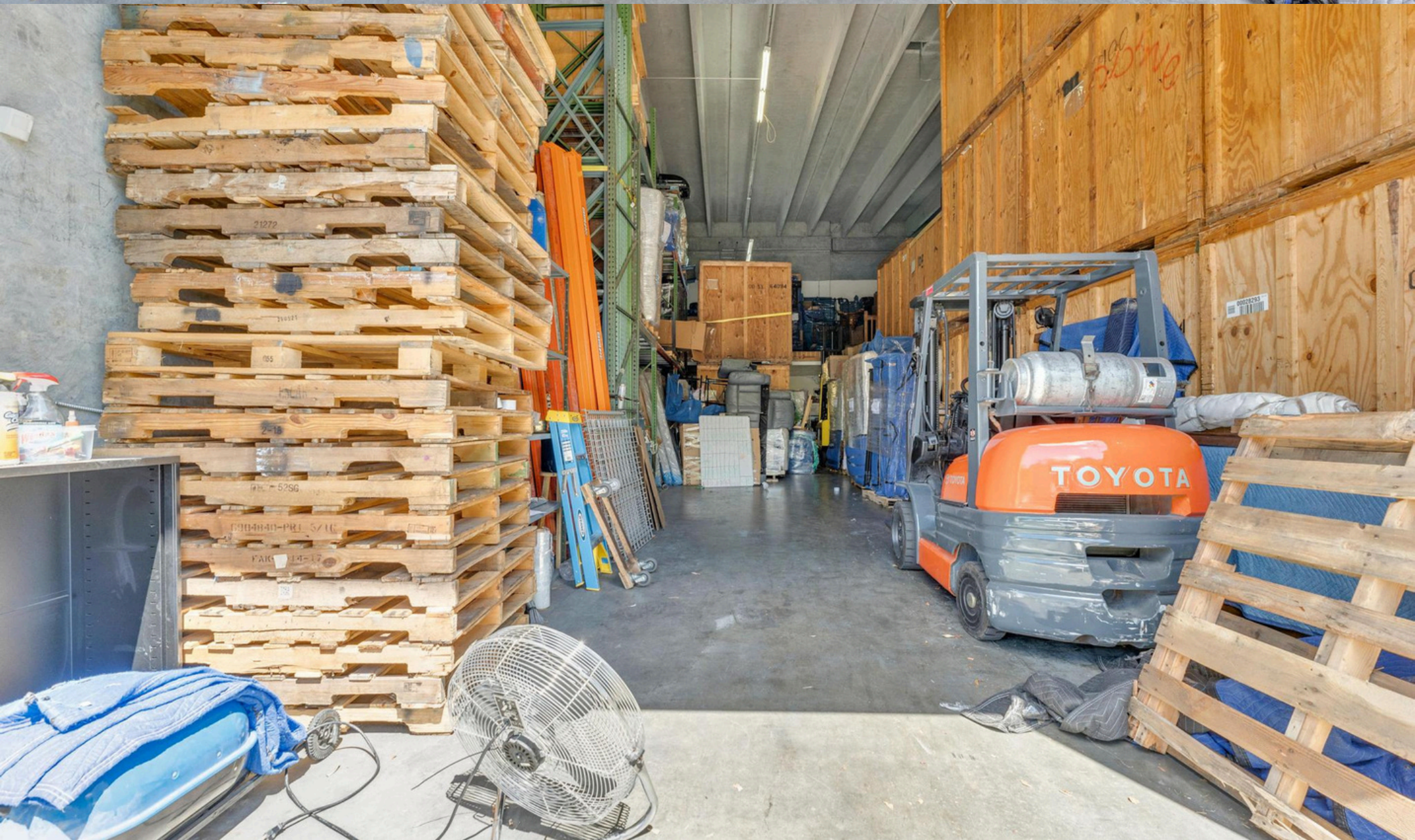














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All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

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