

FOR SALE

1301 S DIXIE HWY E

POMPANO BEACH, FL 33060

SMALL BAY WAREHOUSE

STL COMMERCIAL

OVERVIEW

STL Commercial has been exclusively retained to market for sale 1301 S. Dixie Hwy E, a 12,570 SF small bay warehouse strategically positioned along the Dixie Highway corridor in Pompano Beach, Florida. The property offers 12,235 SF of rentable space and is currently 89% leased, with 1,120 SF of vacancy remaining, providing consistent in-place cash flow along with near-term upside through lease-up and renewals at market rent. The property is currently producing gross income of approximately $15.95 PSF at 10% vacancy. With operating expenses of approximately $5.00 PSF, net operating income sits at approximately $10.95 PSF. Market rents in the submarket are closer to $16.50 PSF NNN, presenting a clear mark-to-market opportunity as the vacant suite is leased and existing leases roll. Built in 1975, the property sits on a 0.42-acre lot with B-4 zoning. It is located just south of Atlantic Blvd, offering immediate access to I-95 and strong connectivity throughout the South Florida industrial corridor.

SITE SUMMARY

PURCHASE PRICE :	$2,800,000
PSF RENTABLE :	$228.85
LAND AC :	0.42
VACANCY :	1,120 SF
OCCUPANCY :	89%
CURRENT GROSS INCOME :	$195,000 ($15.95 PSF)
CURRENT EXPENSES APPROX :	$5.00 PSF
NET INCOME APPROX :	$133,975 ($10.95 PSF)

HIGHLIGHTS

- 12,235 RENTABLE SQUARE FOOTAGE
- B-4 ZONING - HEAVY BUSINESS
- IDEAL FOR INDUSTRIAL TENANTS
- BUILT 1975
- EXCELLENT POMPANO BEACH LOCATION
- AMPLE PARKING ONSITE



DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 754.329.2612

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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AERIAL PHOTO



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EXTERIOR PHOTO



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RENT ROLL

Property	Unit	Tenant	Status	SQFT	Monthly rent	Balance due	Deposits held	Lease start	Lease end
1301 S Dixie Hwy			**2 vacant (25.00%)**		**$16,250.00**	**$0.00**	**$19,050.00**		
1301 S Dixie Hwy	1A	VACANT	VACANT	560					
1301 S Dixie Hwy	1E	VACANT	VACANT	560					
1301 S Dixie Hwy	2A2B	RICKY R. WOODMAN	CURRENT	1,120	$1,750.00	$0.00	$875.00	06/01/2026	05/31/2027
1301 S Dixie Hwy	2C2D	3HZ ENT LLC	CURRENT	1,120	$2,100.00	$0.00	$1,200.00	06/01/2024	05/31/2027
1301 S Dixie Hwy	B	ALFA MOTORS & LOGISTICS LLC	CURRENT	3,145	$4,000.00	$0.00	$5,500.00	04/01/2025	03/31/2027
1301 S Dixie Hwy	C	A-Z DENTRO PRO	CURRENT	2,585	$4,200.00	$0.00	$6,400.00	09/01/2026	08/31/2027
1301 S Dixie Hwy	D	MUZEDCAM INTERNATIONAL LLC	CURRENT	3,145	$4,200.00	$0.00	$4,200.00	09/01/2026	08/31/2027

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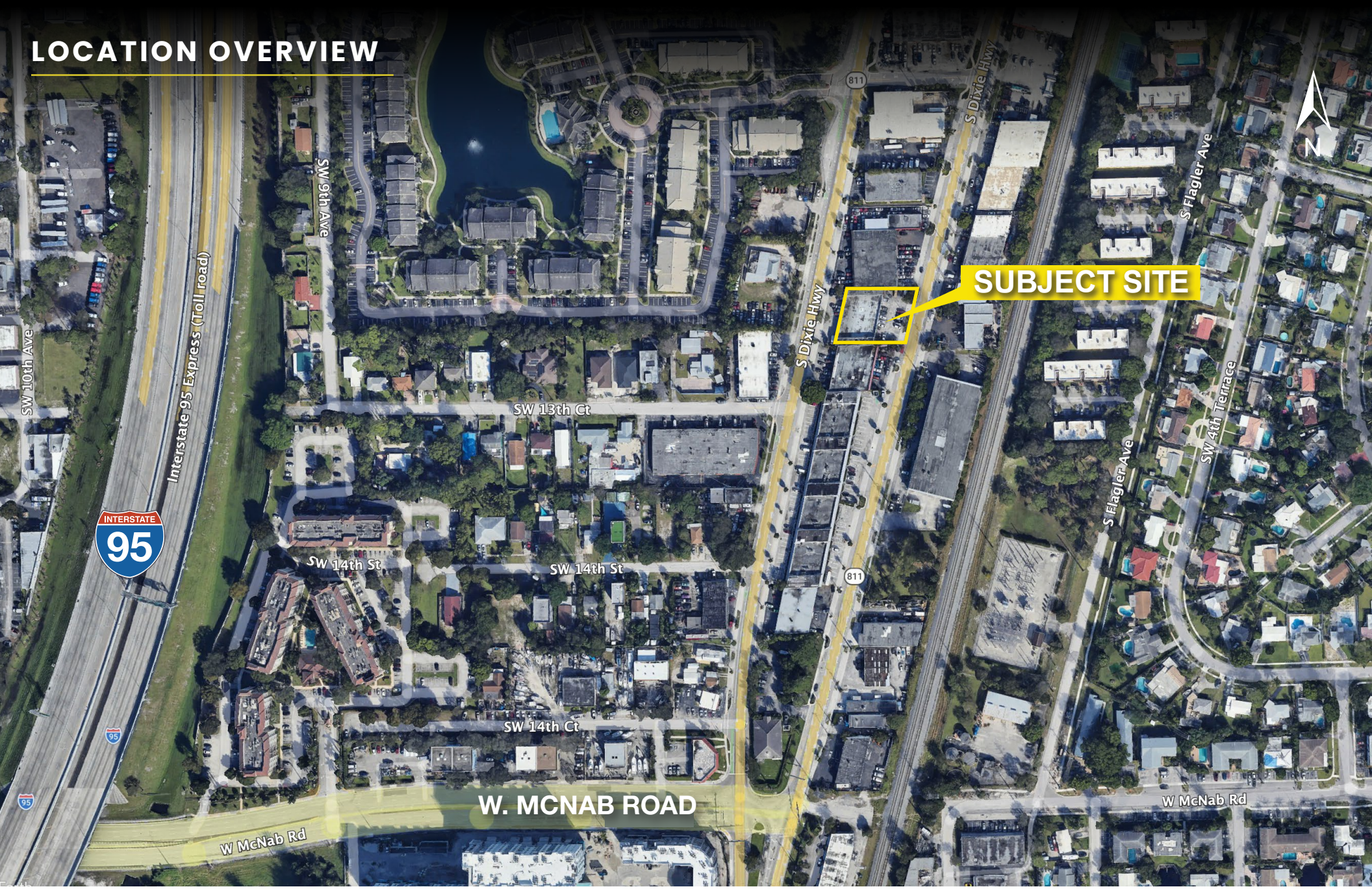
LOCATION OVERVIEW



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