

FOR LEASE

BRIDGE POINT POWERLINE ROAD

1971- 1991
N POWERLINE ROAD
Pompano Beach, FL

NEW CONSTRUCTION



FEATURES

- + ±521,560 SF Available, 4 buildings
- + ±57,850 SF Flex and Showroom space available with Powerline Rd exposure
- + ±3.5-Acre frontage parcel along Powerline Road with Flex/Showroom BTS options
- + Dual directional access on Powerline Road
- + 32' Clear height
- + ESFR Fire suppression system
- + 15 minutes to Fort Lauderdale-Hollywood International Airport, Port Everglades and 30 minutes to the Miami MSA.
- + 2 minutes from I-95 and the Florida Turnpike in Pompano Beach
- + Estimated project delivery: 4th Quarter 2018



CONTACT US

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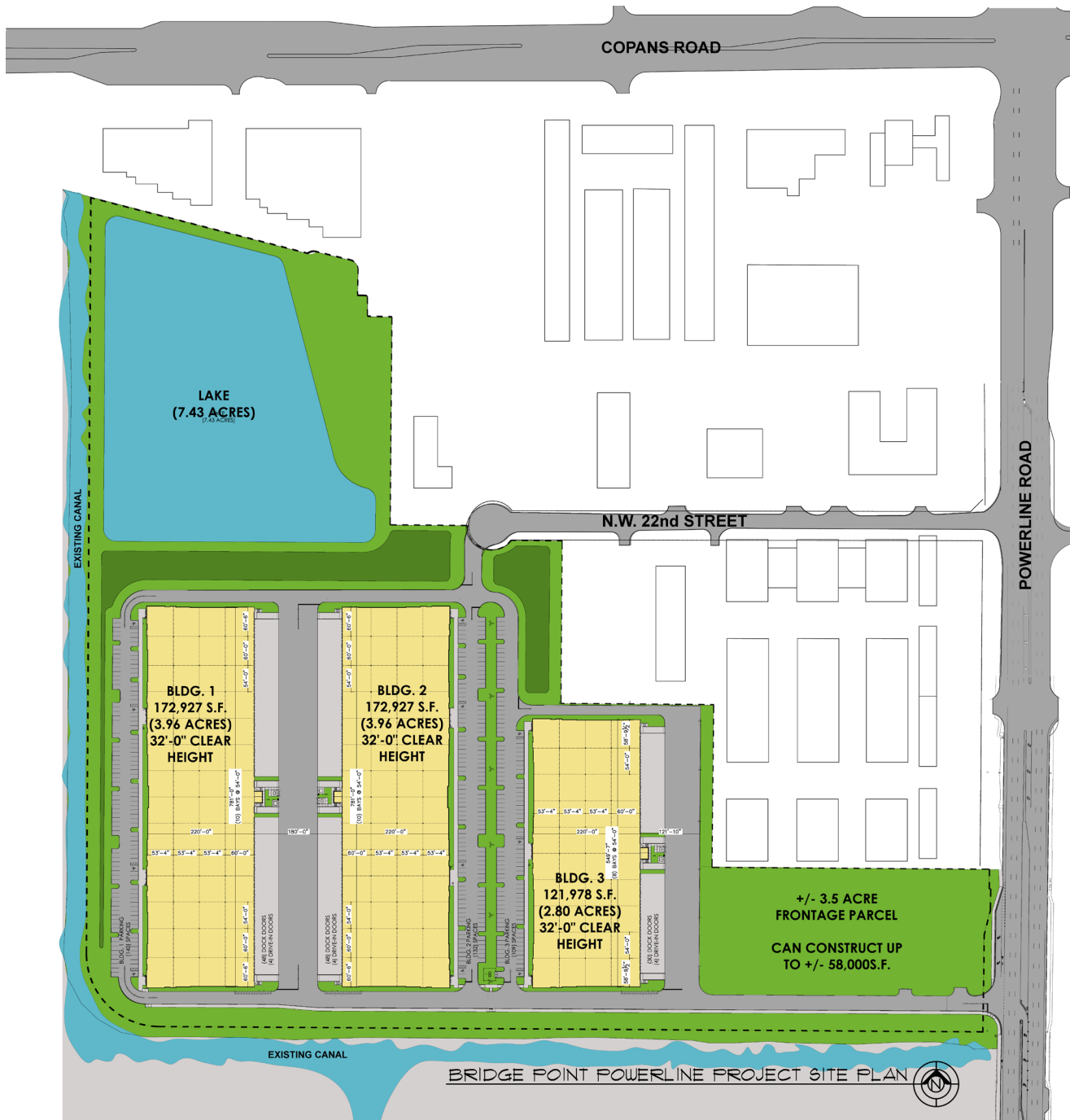
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CBRE

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SITE PLAN



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CLASS A SHOWROOM AND DISTRIBUTION

SQ. FT. AVAILABLE	±521,560 SF	ROOF	Single ply 45-mil mechanically fastened TPO roofing system; R value of 10 (R-10); 10-year warranty
ZONING	General Industrial, Pompano Beach	LOADING	Dock high
PARKING RATIO	1.3/1,000	MIN-MAX TRUSS HEIGHTS	±32' Clear
OFFICES	To suit	ELECTRICITY	To suit
FIRE SPRINKLERED	ESFR	COLUMN SPACING	54' x 53' 60' Speed bay
ELECTRICAL	1600 amp, 277/480 volt, 3-phase, 4-wire electrical service	BASE RENT	Contact Broker for details

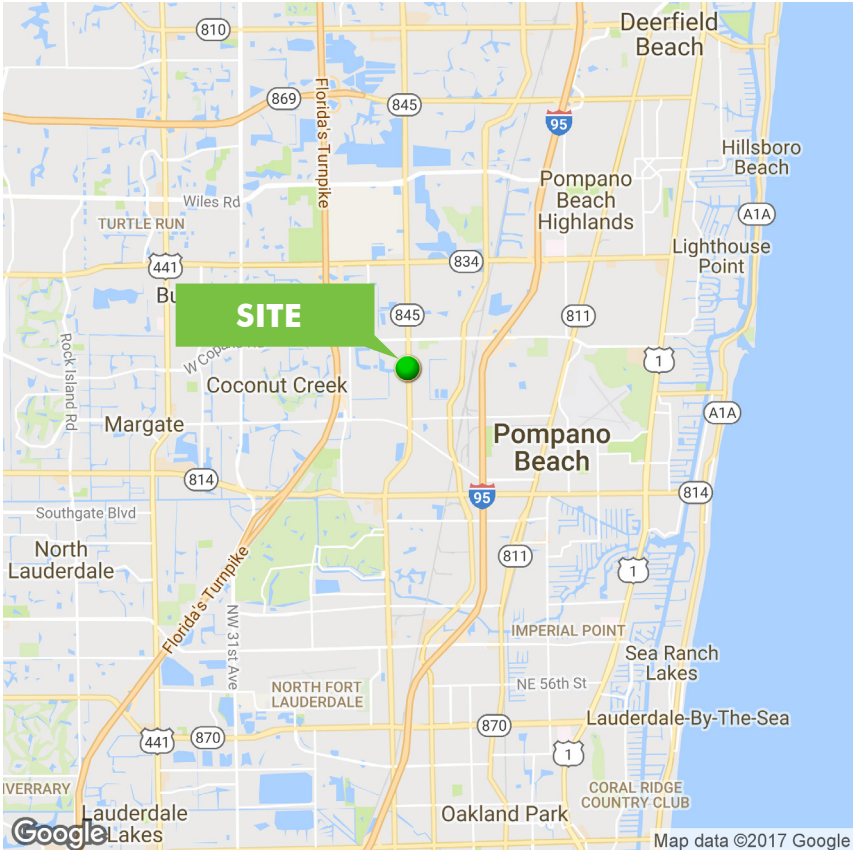
DESCRIPTION

Currently under construction, project delivery is slated for the 4th Quarter 2018. Bridge Point Powerline Road is a state-of-the-art ±521,560 SF institutional showroom and distribution park. The park offers direct access on Powerline Road and lends itself to various uses such as typical distributors or image conscious heavy office and showroom users.

This project is located in the heart of the Pompano Beach Industrial Submarket, midpoint between the Florida Turnpike and I-95, the shortest distance between the two interstate highways in Broward County.

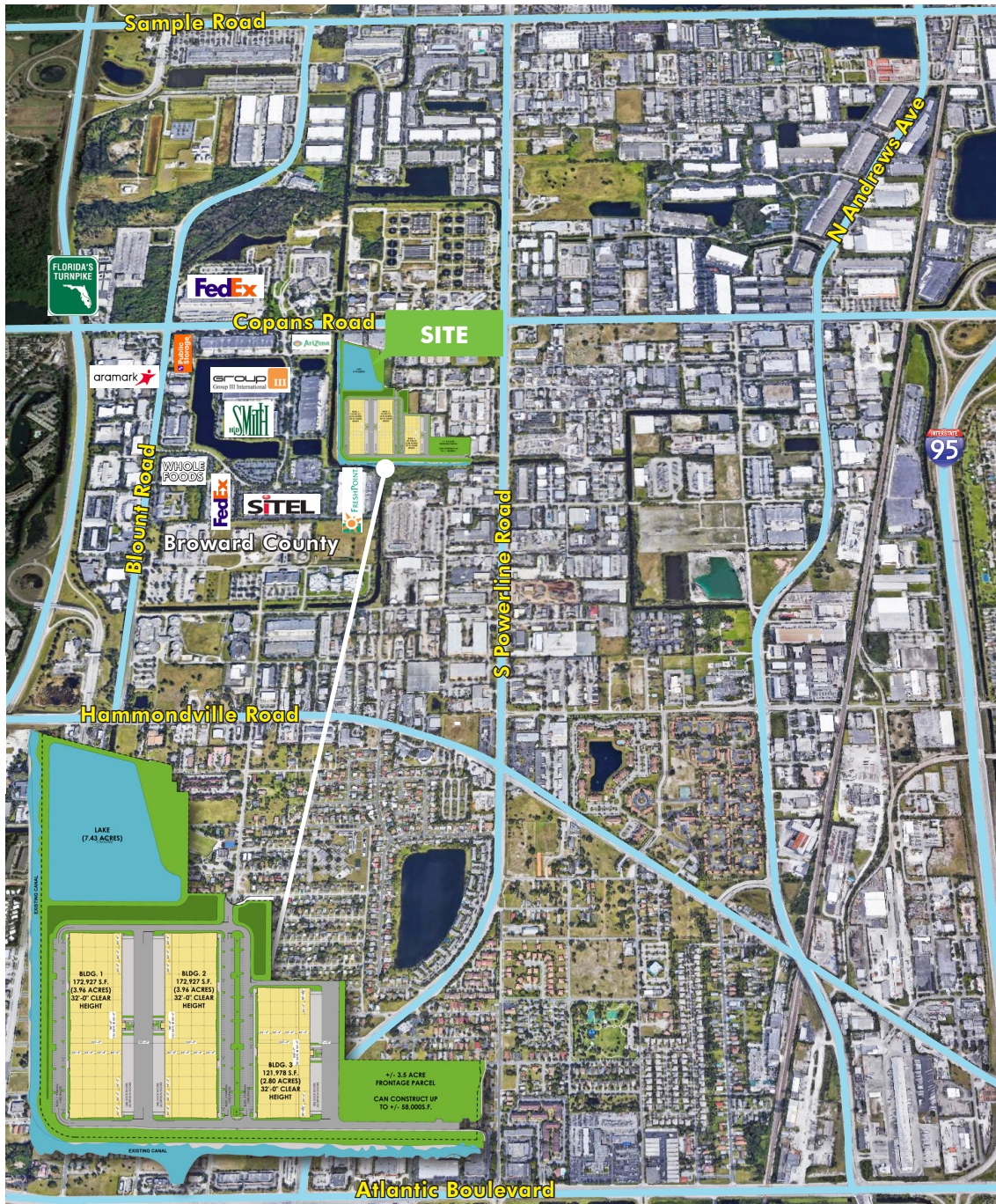


MAP



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