

Powerline Business Park

4100 North Powerline Road
Pompano Beach, Florida 33064



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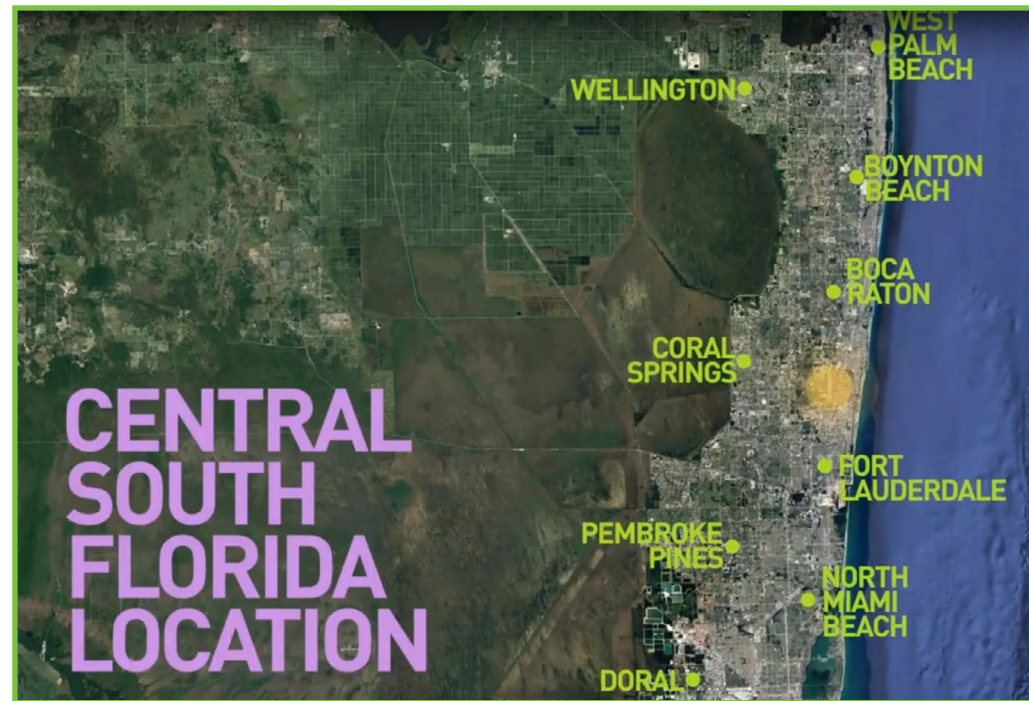
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Property Description

- + ±2,140 - ±4,800 SF available
- + Fronting Powerline Road
- + ±40,000 Daily Traffic Count
- + Built in 1993
- + Clear height from 16' - 20'
- + Dock and drive in loading
- + Glass store fronts
- + ±3.47:1,000 SF parking ratio
- + \$19.50 PSF NNN + \$4.54 Opex

Property Location



Availabilities

Suite	Total SF	Warehouse SF	Office SF	Loading
W3	4,800 SF	3,800 SF	1,000 SF	1 Dock Well, 1 Grade Level Door
W2	4,800 SF	3,800 SF	1,000 SF	1 Dock Well, 1 Grade Level Door
X4	4,800 SF	3,500 SF	1,300 SF	1 Dock Well, 1 Grade Level Door
S3	4,000 SF	3,500 SF	800 SF	1 Dock Well, 1 Grade Level Door
U1	4,000 SF	3,100 SF	900 SF	1 Dock Well, 1 Grade Level Door
D1	3,800 SF	3,300 SF	500 SF	1 Grade Level Door
L1	3,600 SF	2,700 SF	900 SF	1 Grade Level Door
Z2	3,600 SF	2,700 SF	900 SF	1 Grade Level Door
Q1	3,240 SF	2,754 SF	486 SF	1 Grade Level Door
O1	3,200 SF	2,500 SF	700 SF	1 Grade Level Door
X5	3,200 SF	2,550 SF	650 SF	1 Grade Level Door
H4	3,000 SF	2,300 SF	700 SF	1 Grade Level Door
F1	3,000 SF	2,400 SF	600 SF	1 Grade Level Door
C4	3,000 SF	2,200 SF	800 SF	1 Grade Level Door
P3	2,700 SF	2,100 SF	600 SF	1 Grade Level Door
P4	2,430 SF	1,930 SF	500 SF	1 Grade Level Door
Q2	2,430 SF	2,180 SF	250 SF	1 Grade Level Door
Q3	2,430 SF	2,180 SF	250 SF	1 Grade Level Door
Q4	2,430 SF	2,180 SF	250 SF	1 Grade Level Door
Q7	2,430 SF	1,930 SF	500 SF	1 Grade Level Door
P1	2,400 SF	2,030 SF	400 SF	1 Grade Level Door
Q9	2,160 SF	1,640 SF	500 SF	1 Grade Level Door