

FOR LEASE

40,000 to 350,000 SF



EPIC

EAST POMPANO INDUSTRIAL CENTER

1240 – 1270 NE 48TH STREET
POMPANO BEACH, FL



Property Overview

1240 – 1270 NE 48th Street
Pompano Beach, FL 33064

Cushman & Wakefield is excited to announce this exclusive listing at East Pompano Industrial Center (EPIC).

All buildings feature **new Class A construction**, ensuring top-tier quality and modern amenities. They boast a **building depth of 185'** and **column spacing of 53'6"x45'** with a **50' speed bay**. The **rear load - dock high** design facilitates efficient loading and unloading operations.

Additionally, the buildings offer a **32' clear height**, allowing for significant vertical storage space, and are equipped with an **ESFR (Early Suppression, Fast Response) sprinkler system** for enhanced fire safety. Conveniently located within **minutes to I-95**, these buildings are strategically positioned for optimal logistics and transportation efficiency.

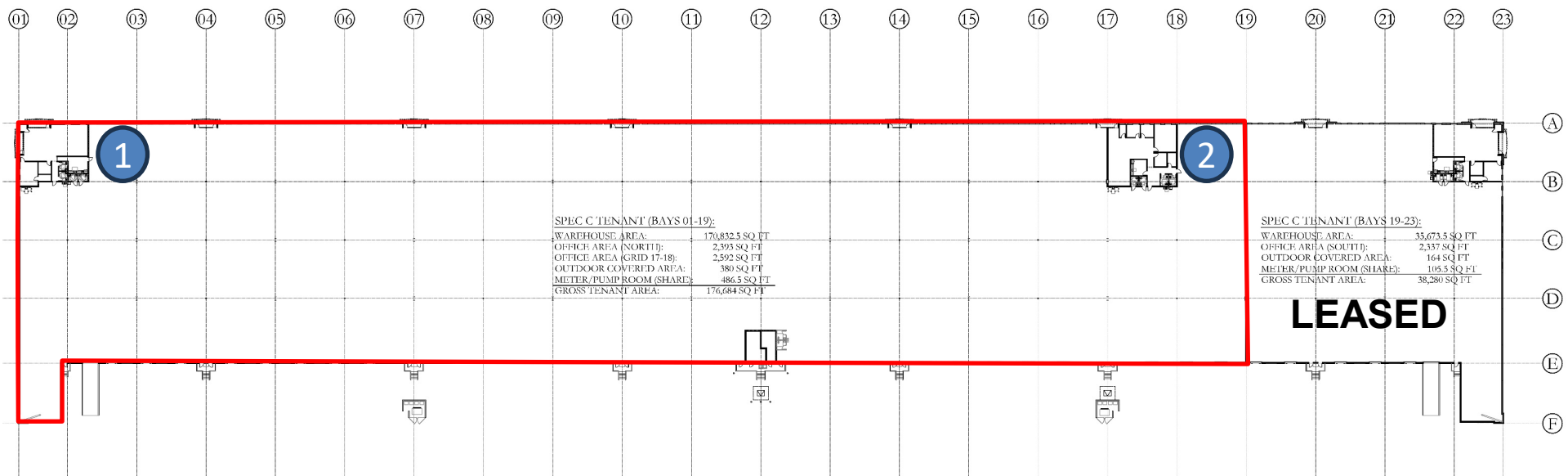
For More Information Visit:
<https://www.epic-pompano.com/>



Available Building Plans

1250 NE 48th Street
Pompano Beach, FL 33064

Building C – 176,686 SF Available



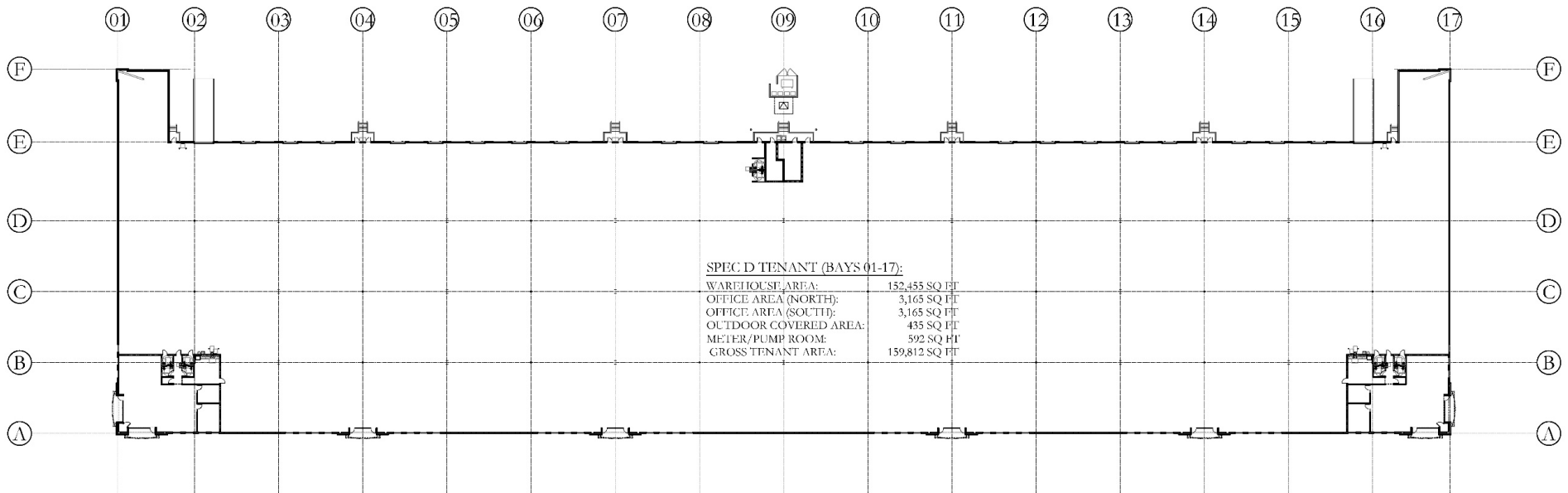
Building Highlights:

- 176,686 SF Available
- Divisible to ±40,000 SF
- 27 dock high doors
- 21 knock out panels
- 1 drive-in door
- **Spec Office 1:** endcap 2,393 SF
- **Spec Office 2:** 2,592 SF (delivers April 2025)
- 32' clear height

Available Building Plans

1240 NE 48th Street
Pompano Beach, FL 33064

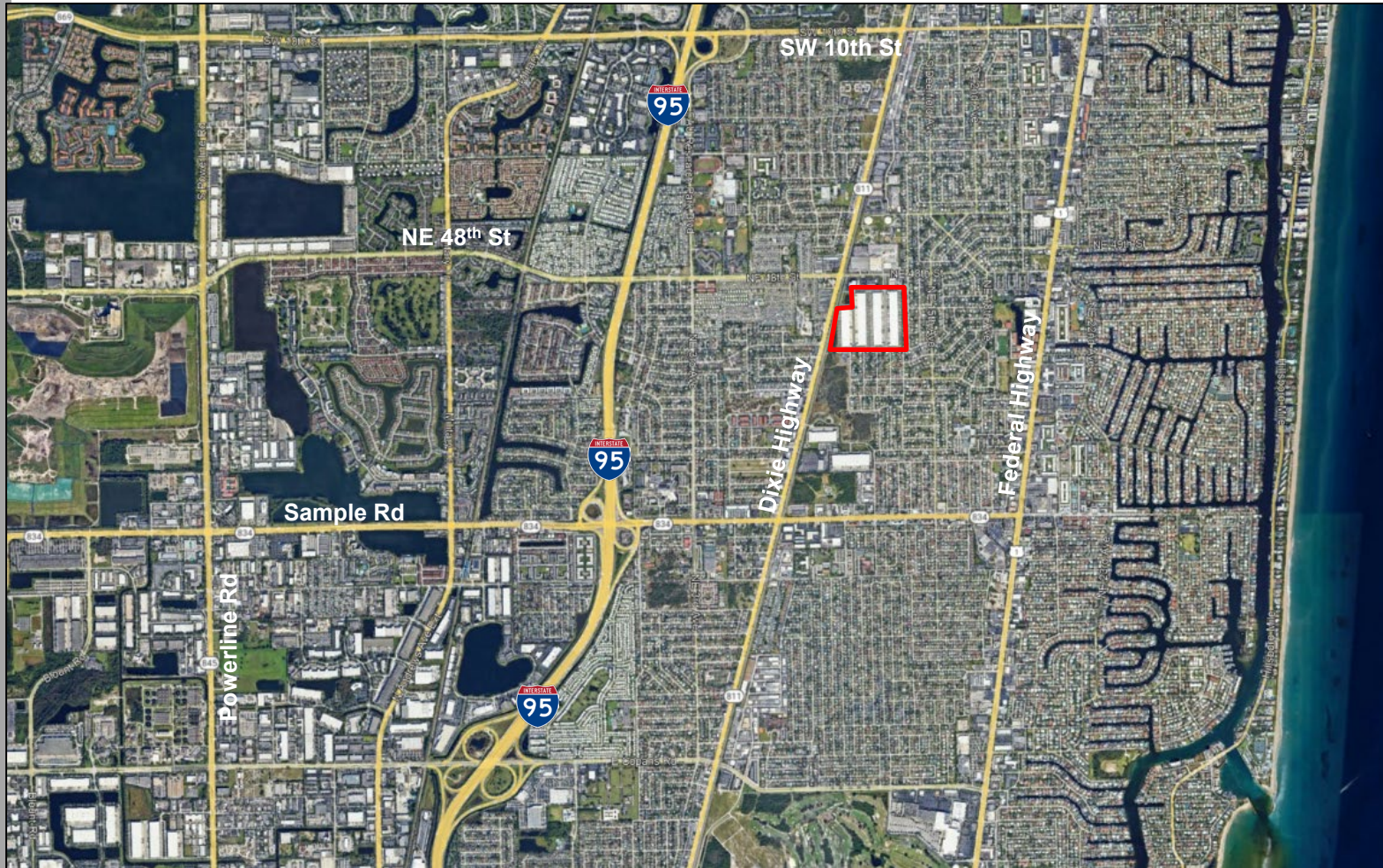
Building D – 159,812 SF | Full Building Available



Building Highlights:

- 159,812 SF Full Building Available
- Divisible to $\pm 40,000$ SF
- 20 dock high doors
- 22 knock out panels
- 2 drive-in doors
- Two endcap spec offices at 3,165 SF each
- 32' clear height

Locational Aerial



For more information, contact:

Chris Metzger, SIOR

Vice Chairman

+1 954 415 9155

Chris.meterzger@cushwake.com

Christopher Thomson, SIOR

Vice Chairman

+1 561 301 2390

Christopher.thomson@cushwake.com

OWNED BY:



LEASING BY:



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. This e-mail may be considered advertising under federal law.