

For Lease CenterPoint Powerline

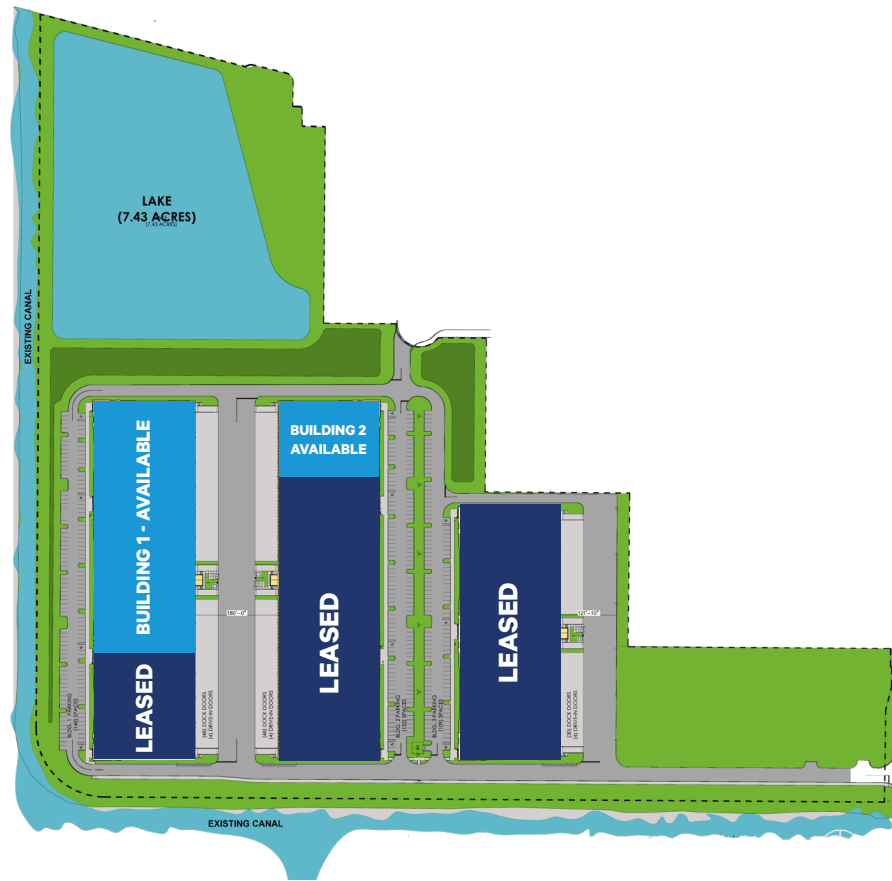
1981-1991 N Powerline Road, Pompano Beach, FL 33069



Property Description

CenterPoint Powerline is a state-of-the-art ±467,832 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.

Site Plan



Location Story

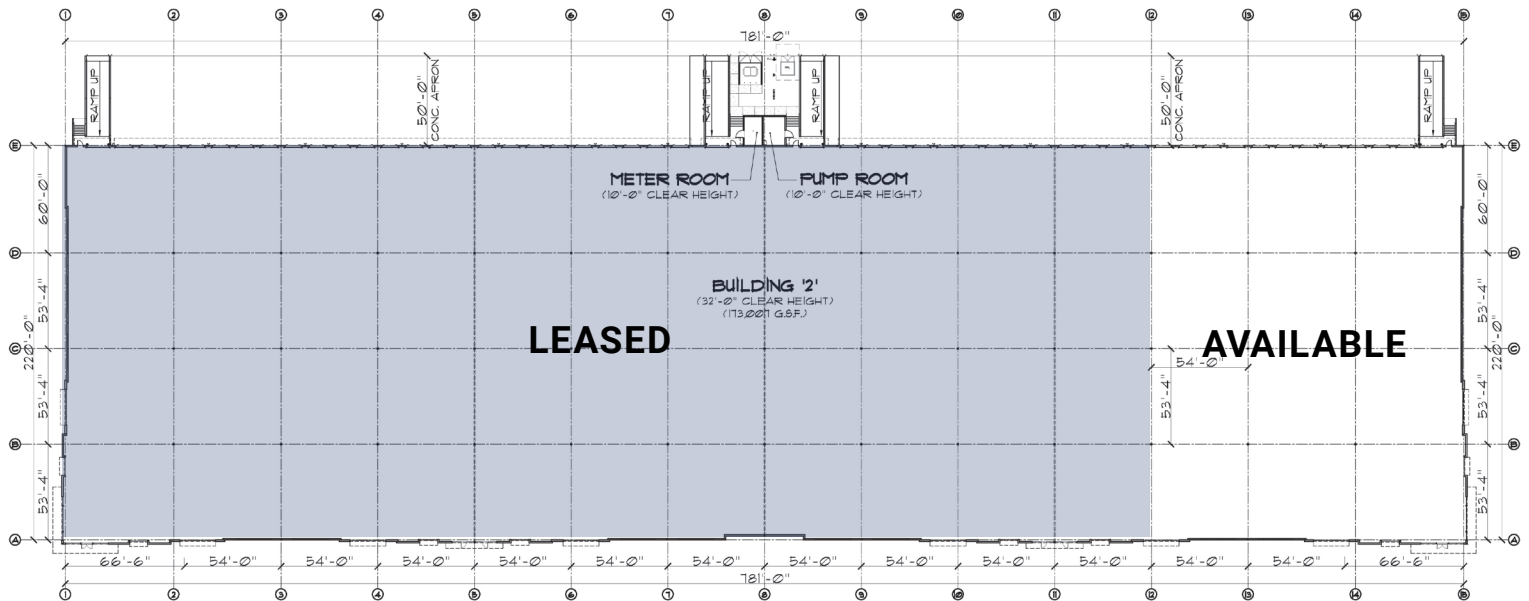
CenterPoint Powerline is strategically positioned at the heart of the South Florida market. With a regional population exceeding 7 million residents from South Miami-Dade to Martin County, Pompano Beach sits directly at the center of this corridor. The property offers exceptional connectivity, with convenient access to both the Florida Turnpike and I-95, providing users four nearby exits to support efficient distribution operations. Additionally, the distance between the two major interstates is less than two miles in this submarket—representing the closest interstate separation available in Broward County.

Key Features

- + Availability: ±38,615 SF
- + ±2,200 SF Office Space
- + ESFR Sprinkler System
- + 32' Clear Ceiling Height
- + Dock High Doors: 11 (9' x 10')
- + Drive-In Door: 1 (12' x 14')
- + 180' shared truck court
- + 60' Concrete Apron
- + Available now



Floor Plan - Building 2



Location Highlights



Mid-point between I-95 and Turnpike



Next to Fedex City Station



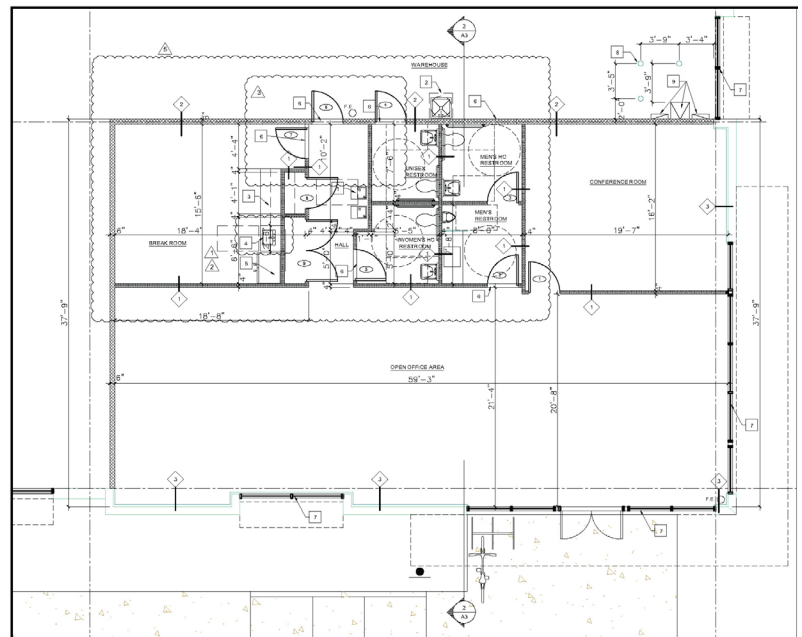
Center of Broward Industrial Market



30 Minutes from FLL Airport & Port Everglades

Location Highlights

- + Short distance to four major interstate interchanges.
- + Central to the South Florida population.
- + Strong presence of major shipping companies, Fed Ex & UPS.
- + Gas, water, sewer services are abundantly available.
- + Municipality that is heavily concentrated with Industrial uses.
- + Close to Port Everglades, Pompano Executive Airport and FLL.





About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit centerpoint.com, follow [@centerpointprop](https://twitter.com/centerpointprop) on [Twitter](https://twitter.com/centerpointprop) or engage with us on [LinkedIn](https://www.linkedin.com/company/centerpoint).

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