

For Sale/Lease

12,929 SF Industrial Property and Yard
Situating on 1.8 acres

1500 N. Powerline Road
Pompano Beach, FL 33069



Scott Brenner, Esq., CCIM, SIOR
Executive Vice President
+1 954 304 3855
scott.brenner@colliers.com

Lauren Pace
Senior Vice President
+1 305 710 3994
lauren.pace@colliers.com



3-MILE RADIUS DEMOGRAPHICS



114,719
2025 Total Population



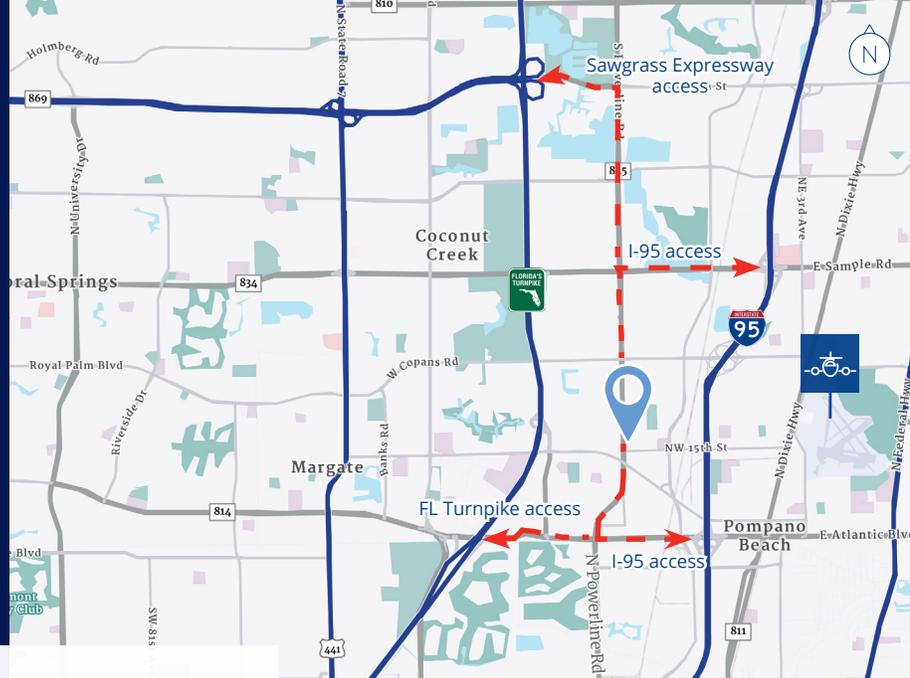
\$63,116
2025 Median Household Income



\$88,588
2025 Average Household Income



\$100,167
2030 Average Household Income



Property Highlights

- **Asking Price: \$7,850,000**
- **Lease Rate: \$19.50 PSF NNN - Building, \$5.50 NNN PSF for Land**
- **Lease term flexible; yard available month-to-month**
- 12,929 SF industrial warehouse with approximately 6,500 SF built-out office space plus a large fenced yard (±1.1 acre); **can be divisible**
- Prime corner property; frontage on Powerline Road with excellent visibility and access
- Zoned Industrial I-1 - GENERAL INDUSTRIAL - Ideal for a variety of uses
- Two-story office space - Fully LED with functional layout for operations
- 21' clear warehouse with LED high bays and sensors
- 2 overhead doors in the front and 3 overhead doors (16') in the rear with large secondary access for tractor trailers
- Ample on-site parking with 3 gated access points and outdoor storage capabilities
- Natural gas generator on-site
- Electronic gated fence, entire building concrete block
- 3 Phase Power (725 amps service full building)
- Strategically located on a prime corner with easy access to I-95, Florida's Turnpike, Sawgrass, and major arterials
- Available for immediate occupancy; for sale or lease

5 minutes to Florida's Turnpike

5 minutes to I-95

8 minutes to Sawgrass Expressway

16 minutes to Downtown Fort Lauderdale

20 minutes to Fort Lauderdale-Hollywood International Airport

25 minutes to Port Everglades

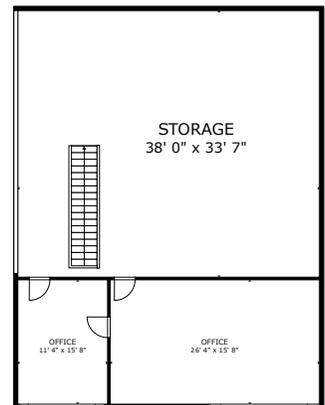
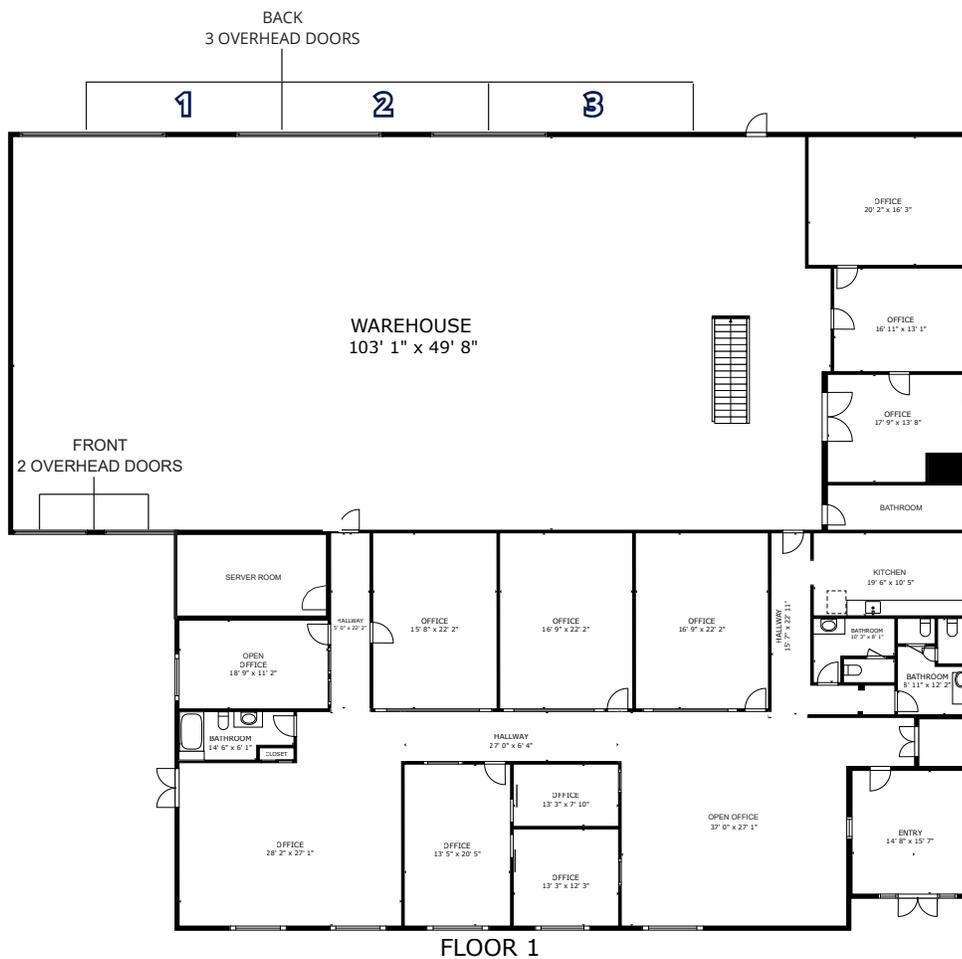
1500 N Powerline Road

Building Plan

Option 1



[Click here to view 360 virtual tour](#)



Option 1

- 5,000 SF warehouse space
- 8,000 SF office/mezzanine space

Total of 13,000 SF

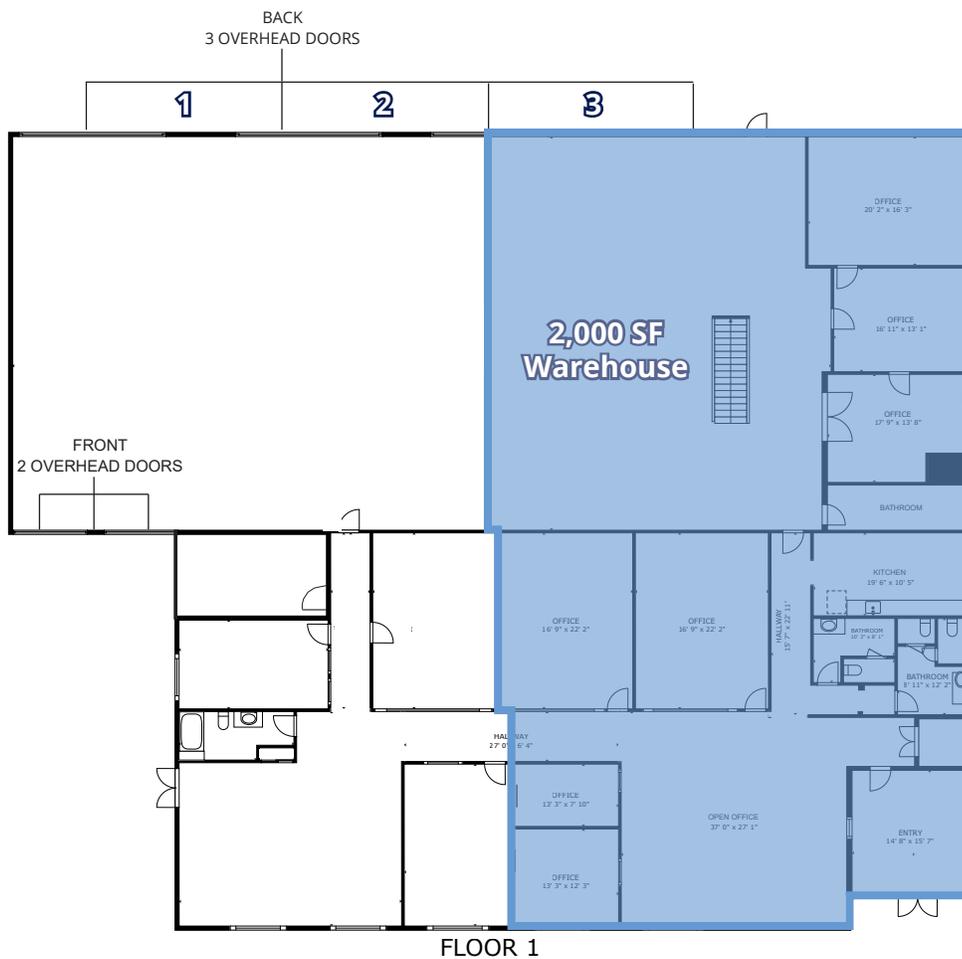
1500 N Powerline Road

Building Plan

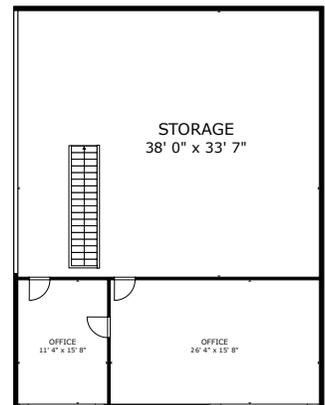
Option 2



[Click here to view 360 virtual tour](#)



FLOOR 1



FLOOR 2

Option 2

1st Floor

- 3,800 SF office space
- 2,000 SF warehouse space

2nd Floor

- 2,000 SF mezzanine/offices space

Total of 7,800 SF

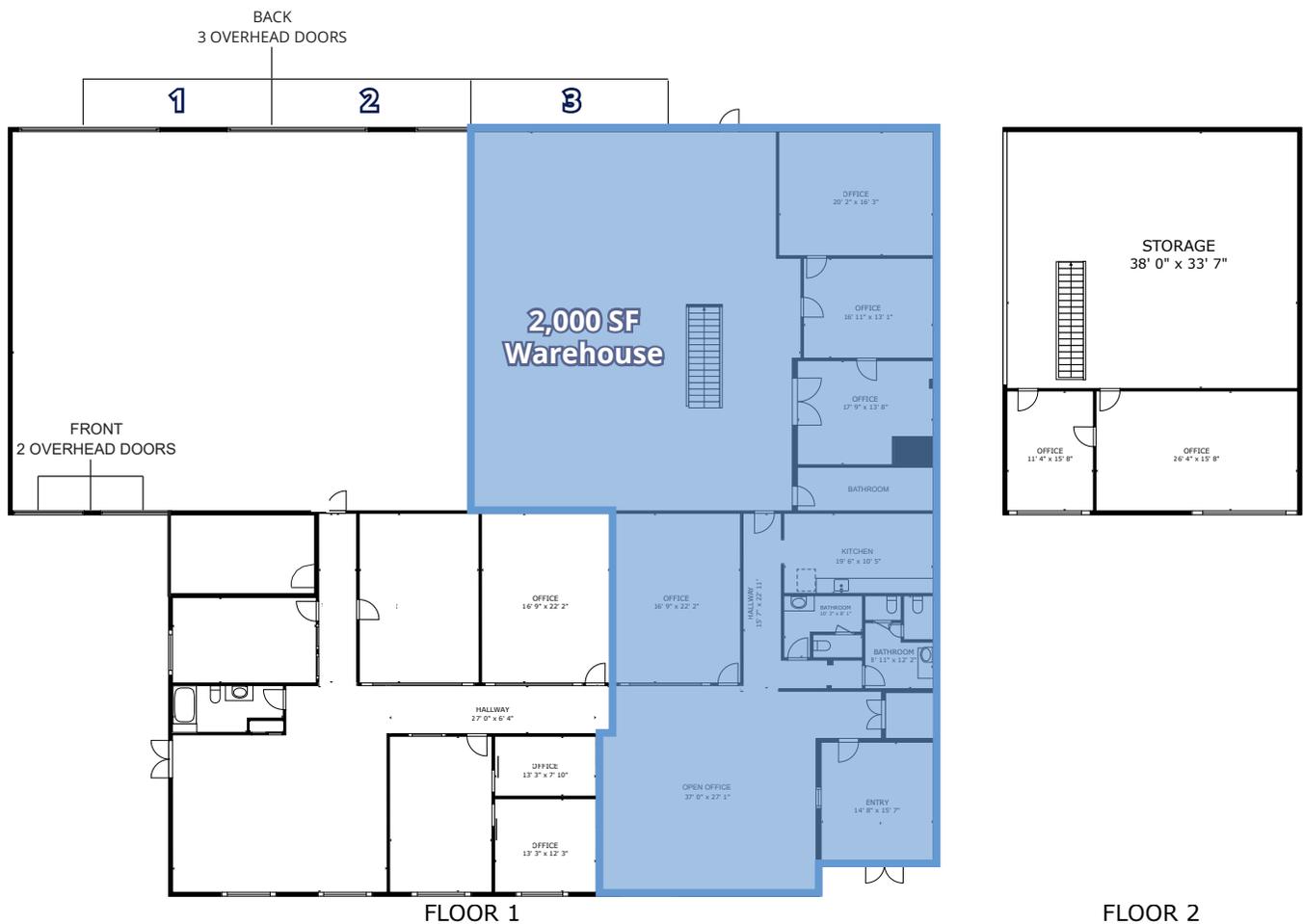
1500 N Powerline Road

Building Plan

Option 3



[Click here to view 360 virtual tour](#)



Option 3

1st Floor

- 2,800 SF office space
- 2,000 SF warehouse space

2nd Floor

- 2,000 SF mezzanine/offices space

Total of 6,800 SF

1500 N Powerline Road

Exterior Photos

Exterior View



South Side of Building



Front of Property View



West View



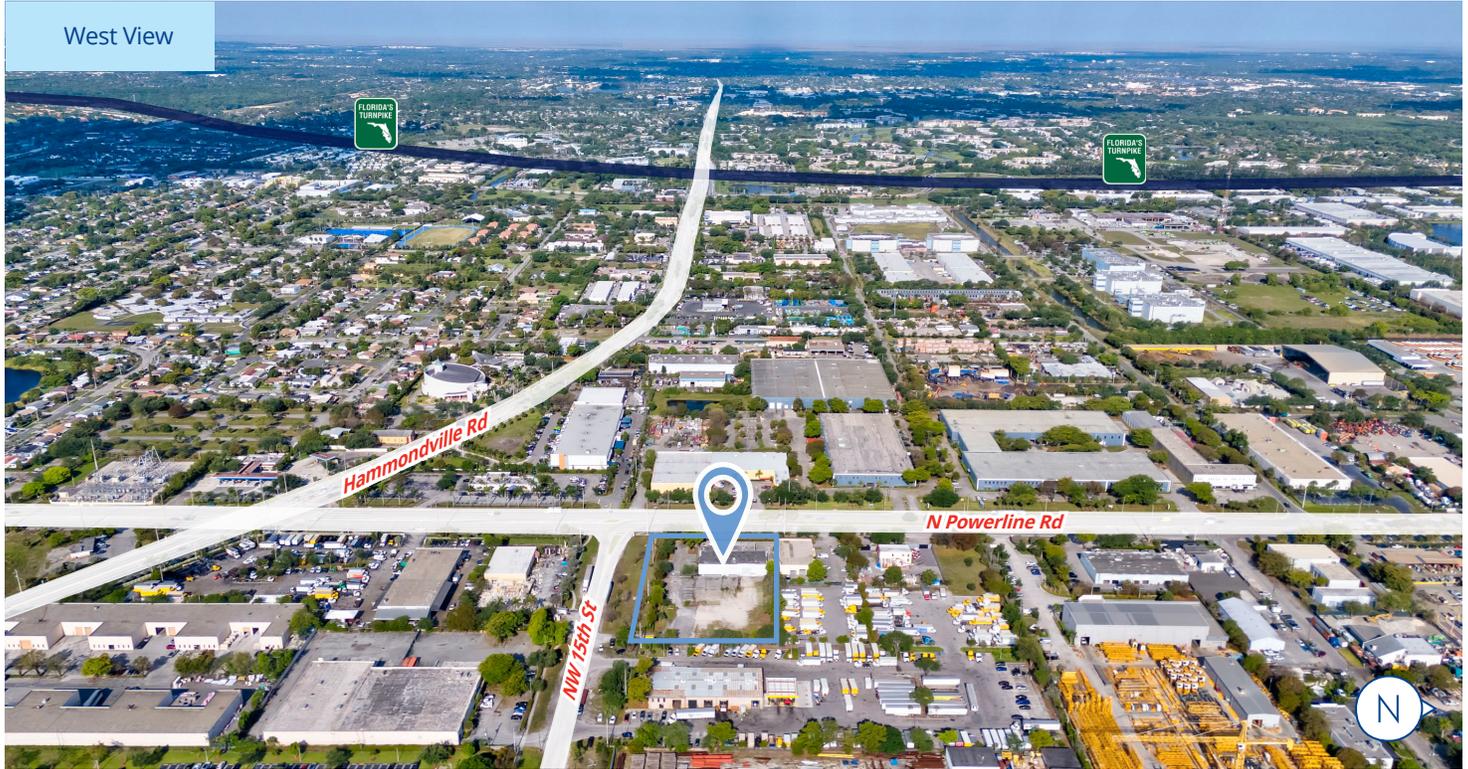
East View



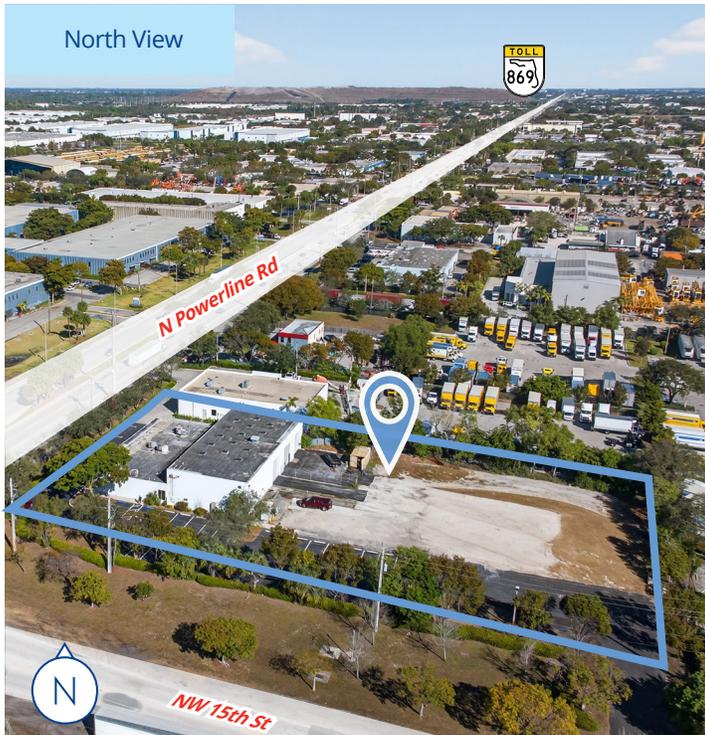
1500 N Powerline Road

Exterior Photos

West View



North View



Loading Dock



1500 N Powerline Road

Interior Photos

Workstation Area



Private Offices



Conference Room



Breakroom



Warehouse



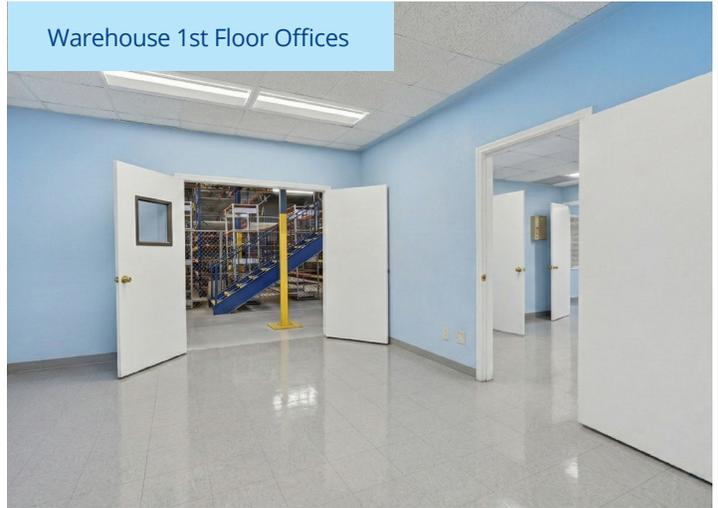
1500 N Powerline Road

Interior Photos

Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



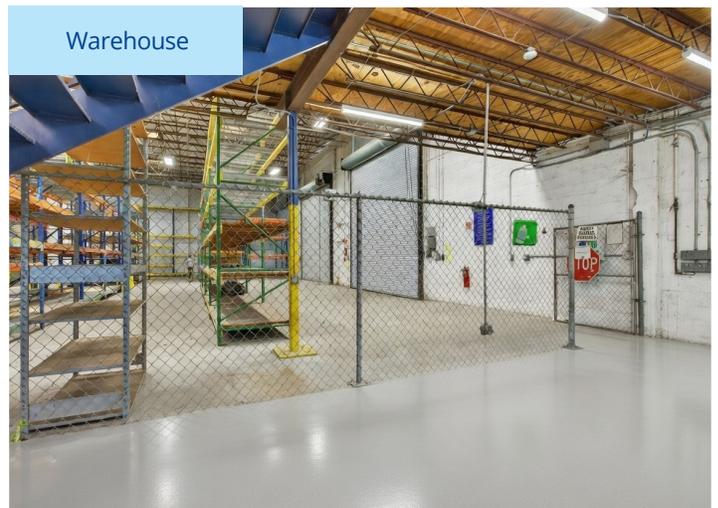
Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



Warehouse



1500 N Powerline Road

Interior Photos

3 Back Overhead Doors



2 Front Overhead Doors



2nd Floor - Mezzanine Racking Area



2nd Floor Offices



2nd Floor Workstation Area

