

Pompano Business Center II

39,553 SF Class-A Warehouse Space

Class-A Design Specifications

- + New 2019 construction
- + 3,665 SF Air Conditioned Office
- + 32' clear height
- + 30 trailer parking spaces
- + 130' truck court depth
- + New roof with 15 years of warranty remaining

3001 W Copans Rd
Pompano Beach, FL 33069



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For Lease



+ Two Florida Turnpike Access Interchanges

- Southbound: 1.7 miles to Hammondville Road
- Northbound: 2.0 miles to the Sample Road

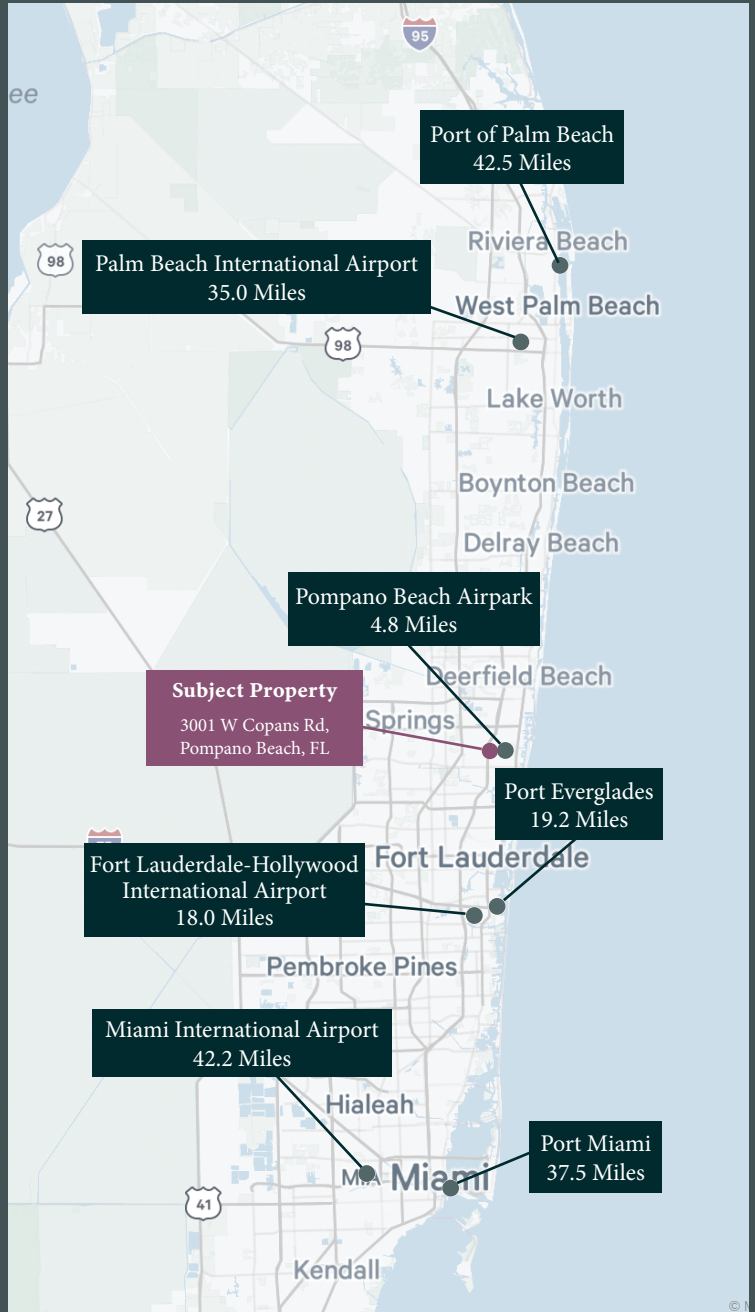
+ 2.2 Miles to I-95 via Copans Road

+ Two Ingress/Egress Points

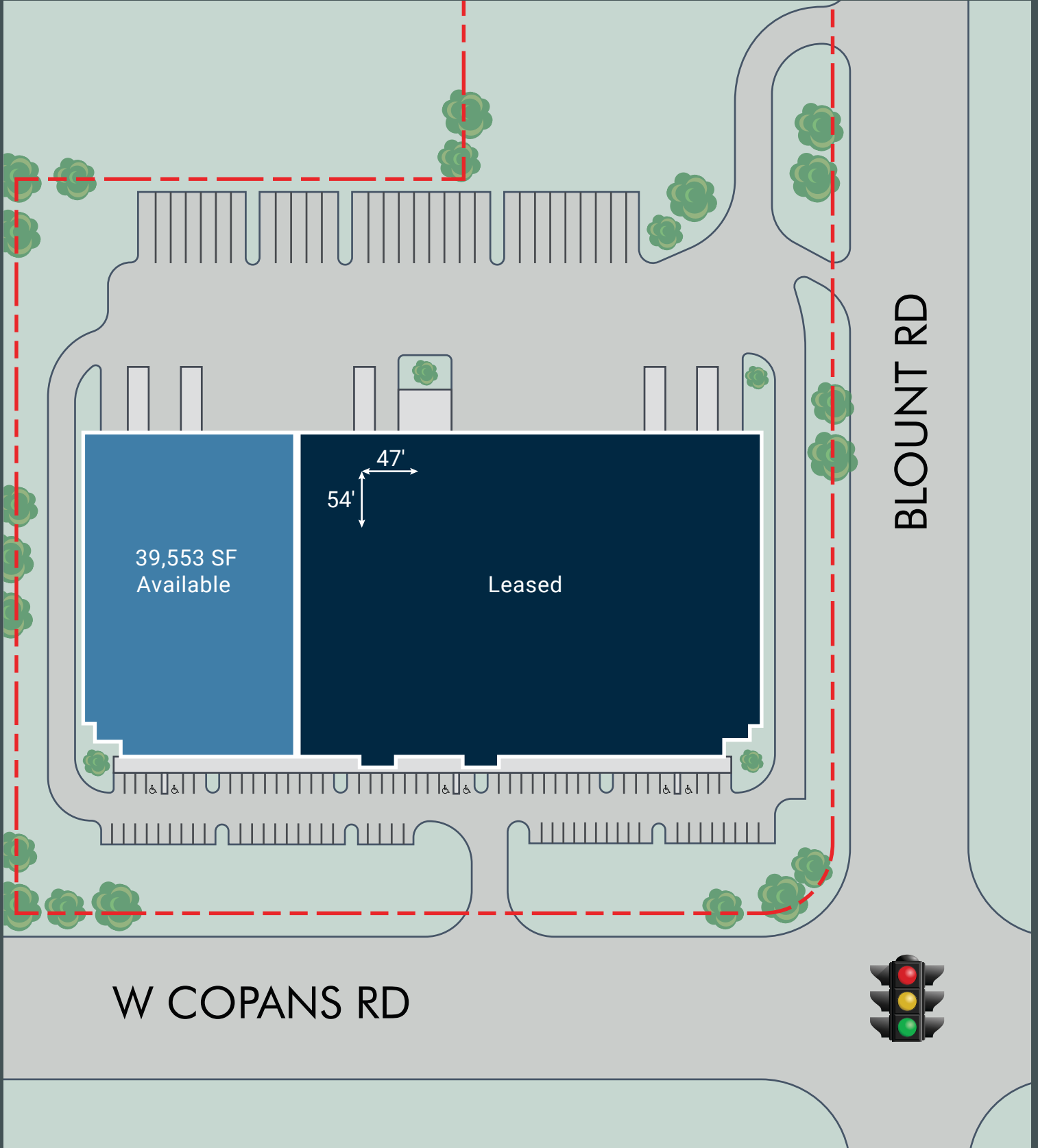
- One along Copans Road
- One along Blount Road

Destination	Distance
Florida's Turnpike	2.0 Miles
I-95	2.2 Miles
Sawgrass Expressway	5.3 Miles
I-595	13.9 Miles
I-75	23.9 Miles

Nearby Cities	Distance	Drive Time
Miami, FL	2.0 Miles	± 50 Minutes
West Palm Beach, FL	2.2 Miles	± 50 Minutes
Orlando, FL	5.3 Miles	± 3 Hours
Tampa, FL	13.9 Miles	± 3 Hours, 50 Minutes
Jacksonville, FL	23.9 Miles	± 4 Hours, 30 Minutes



Site Plan



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Size

Total Building Square Feet	133,814
Total Office Square Feet	13,000
Total Office %	9,71%

Construction Overview

Construction	Tilt-up Concrete
Roof Type	TPO
Roof Year Installed 2019	2019
Roof Warranty	20 Year Warranty expiring on 4/4/2039
Fire Protection	ESFR
Interior Lighting - Warehouse	LED
Interior Lighting - Office	LED
HVAC	Roof-mounted package units
Power	2,500 Amp, 480 Volt, 3-Phase
Flood Zone	Flood Zone AH
FEMA Map & Date	12011C0170H, dated August 18, 2014.

Property Features

Zoning	I-1 General Industrial
Site Area	11.28 Acres
Far	0.27
Construction Year	2019
Clear Height	32'
Column Spacing	47' x 54'
Speed Bay Depth	60' 10"
Loading Configuration	Rear-Loading
Dock Doors	30
Drive-In Door	2
Loading Ratio	3,345 RSF/Door
Building Dimensions Depth	252'
Width	532'
Truck Court Depth	130'-185'
Truck Court Apron	60'
Car Parking	92
Trailer Parking	30

Contact Us

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