

COPANS INDUSTRIAL PARK

1901-1945 WEST COPANS ROAD, POMPANO BEACH, FL 33064

PROPERTY SUMMARY

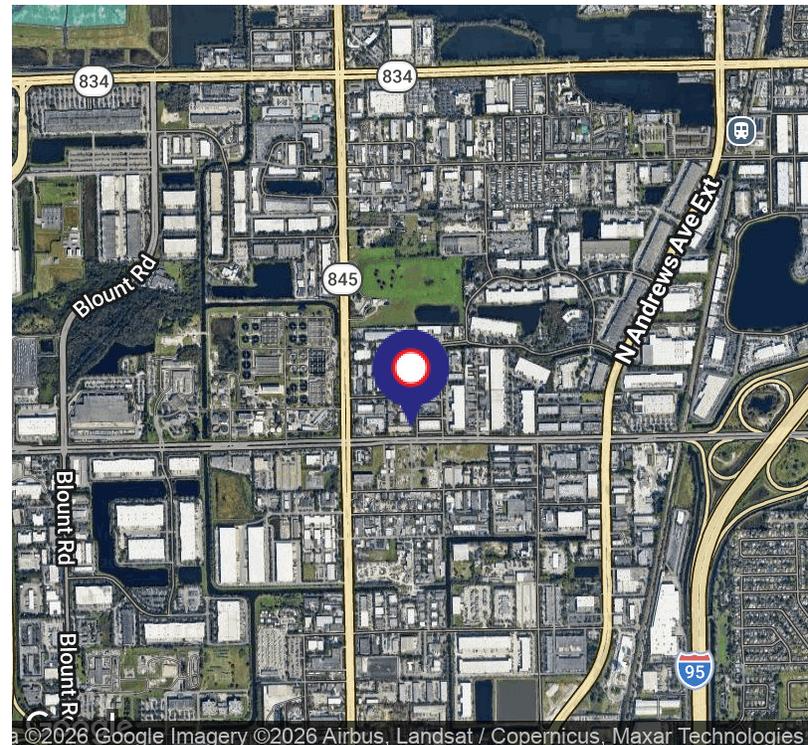


PROPERTY DESCRIPTION

The Copans Industrial Park is a 76,284 square foot, five building office, showroom, industrial warehouse complex that fronts Copans Road. Built in 1985, this property is zoned I-1 for Light Industrial. The Copans Industrial Park is located less than a mile from the I-95 expressway. The building is made of concrete block construction, and the warehouse units have 3 phase power, are 10% to 20% office, and approximately 4,500 square feet. The ceiling heights in the warehouse range from 13'2 to 17'9. Showroom units front the building and range in size from 2,000 to 4,000 square feet. These units have hurricane impact glass and storefront windows and doors. This is an ideal property for small to medium sized light manufacturing and distribution users requiring a central location and upscale image. Highly visible pylon signage on both Copans Road and Powerline Road.

PROPERTY HIGHLIGHTS

- New hurricane rated impact glass storefront windows
- 3-Phase Power
- 22' clear ceiling height in warehouse
- Retail Frontage on Copans Road
- 12' x 14' Grade Level Overhead Doors



NATALIE DELISLE

Property Manager / Sales Associate
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FOR LEASE

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ADDITIONAL PHOTOS



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REVISED: 11/30/07

NW 25 PL

NW 18TH TERR

W. COPANS RD

