

BRIDGE POINT POMPANO BEACH COMMERCE CENTER



BUILDING A | 1551 N Powerline Road | Pompano Beach, FL 33069



HIGHLIGHTS

- Available:
 - A1A: 10,085 SF, 3,458 SF Office, 1 Dock Door, 1 Grade Leve Door
- Zoned I-1, Industrial, City of Pompano Beach
- ±24' clear ceiling height
- Twin-T and tilt wall construction
- 100% sprinklered
- Showroom space
- Ample parking
- Direct Powerline Road Frontage - Average Daily Traffic Count of 38,500
- Ideal showroom space
- LED lighting
- Interstate I-95 and Florida Turnpike access via both Atlantic Boulevard and Copans Road
- Asking Rate: \$17.50 PSF NNN + \$5.81 PSF

AVAILABLE SPACE

10,085 SF

OFFICE SHOWROOM

3,458 SF

CLEAR HEIGHT

24' clear

FRONTAGE

Powerline Road

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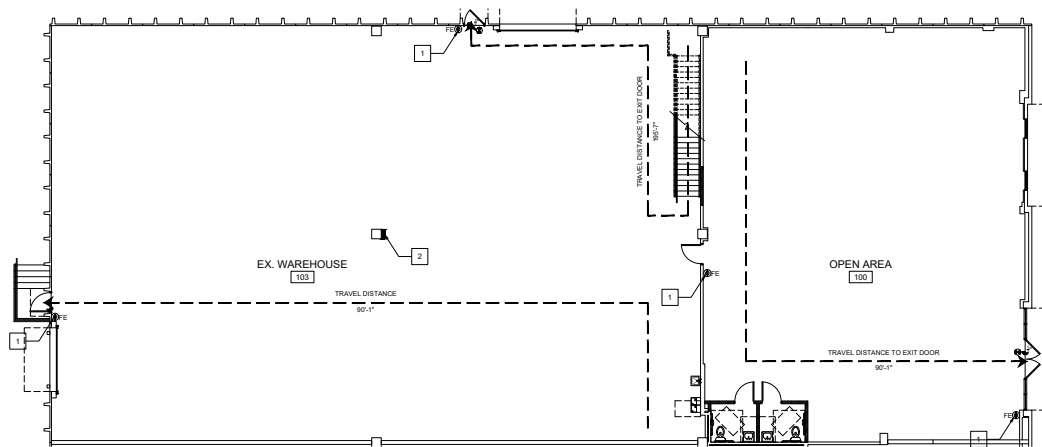
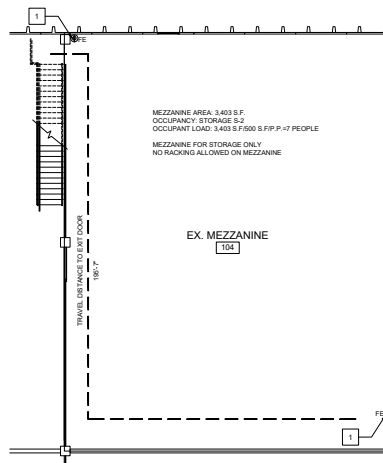
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CBRE

PROPERTY DESCRIPTION



CBRE, Inc. is pleased to present Bridge Point Pompano located in Pompano Beach, FL. The site totals ±351,702 square feet located on ±16.92 acres of prime I-1 zoned land. It offers 850 linear feet of frontage to Powerline Road with ±38,500 vehicles passing per day. This project features 24' clear heights and is fully sprinklered. The tilt wall panel construction and concrete new roofs make this an ideal location for any business. Dock high and drive-in (grade level) loading capabilities are offered in every suite allowing modern distributors or manufacturers to enjoy this new opportunity to the market. Take I-95 or the Florida Turnpike to Powerline Road and the project is located on the west side of the street with multiple access points to turn into. Showings are by appointment only so please contact CBRE, Inc. for further details.



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