

Pompano Business Center II

39,553 SF CLASS-A WAREHOUSE SPACE



AVAILABLE NOW | ADDITIONAL PARKING IN REAR

39,553 SF For Lease

3001 W Copans Rd, Pompano Beach, FL 33069



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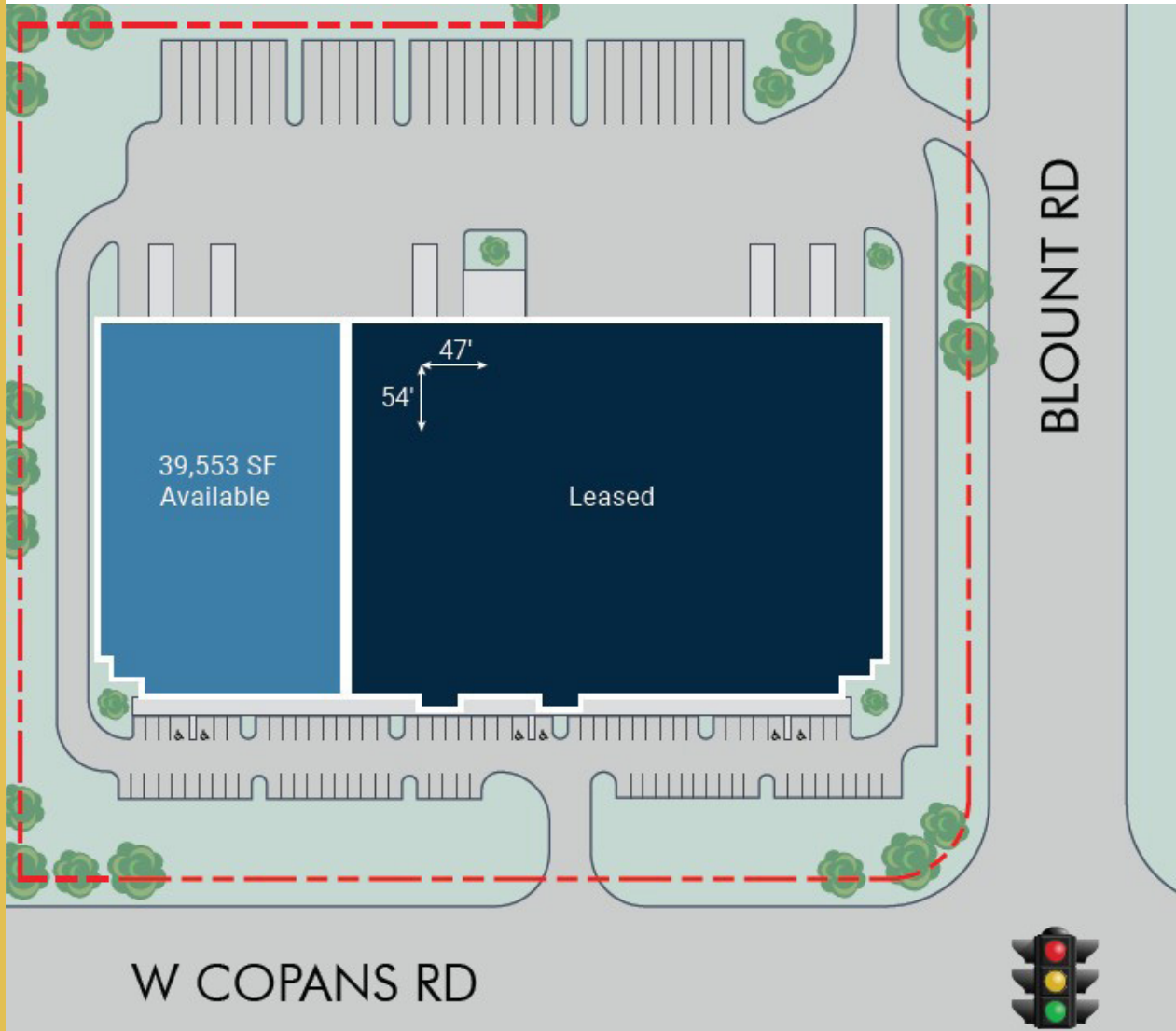
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CBRE

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Property Overview

FIRST CLASS-A WAREHOUSE OFFICE

The building is located on the NW Corner of Blount Road and Copans Road. Quick access to the Florida Turnpike and I-95. The building offers convenient parking for customers and trucks in the rear. Three access points to the property, which is fenced and can be secured at night. Copans Road frontage, useful for showroom users who benefit from exposure to the public.

PROPERTY HIGHLIGHTS

- New 2019 construction
- 3,665 SF Air Conditioned Office
- 32' clear height
- 30 trailer parking spaces
- 130' truck court depth
- New roof with 14 years of warranty remaining

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PROPERTY FEATURES

Total Building Size	133,814 SF
Site Size	11.28 acres
Office	3,665 SF
Ceiling Height	32'
Bay Spacing	60' x 10"
Car Parking	92
Docks	30
Drive-in Doors	2
Zoning	I-1 General Industrial

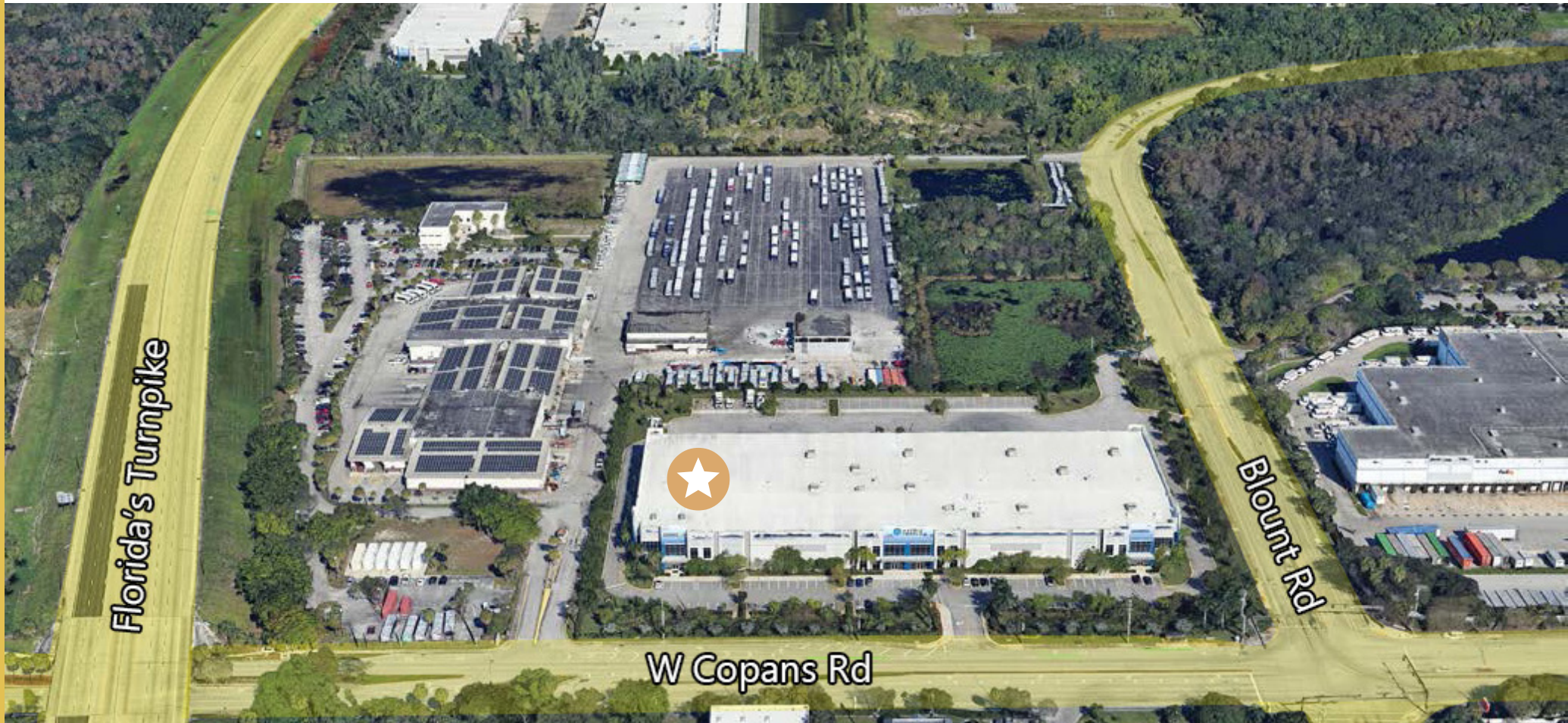
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Location Overview



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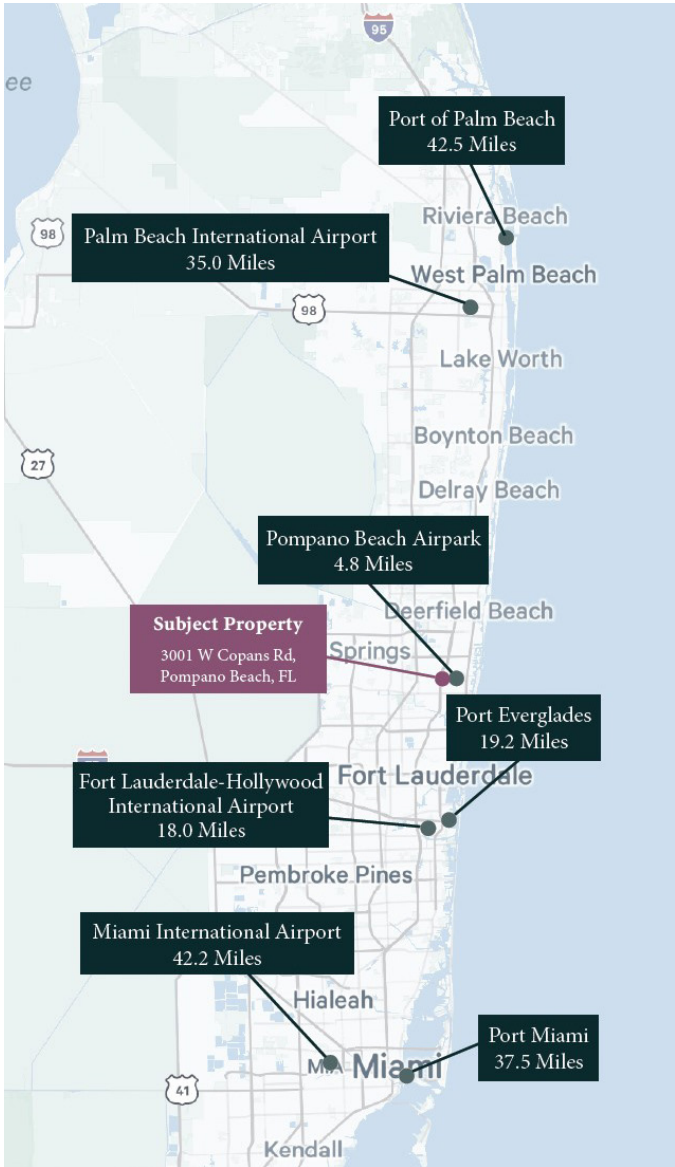


PROPERTY FEATURES

Construction Year	2019
Column Spacing	47' x 54'
Loading Configuration	Rear-Loading
Loading Ratio	3,345 RSF/Door
Bldg Dimensions Depth	252'
Width	532'
Truck Court Depth	130'-185'
Truck Court Apron	60'
Trailer Parking	30

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LOCATION HIGHLIGHTS

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	36 miles	± 45 Minutes
West Palm Beach, FL	36 Miles	± 40 Minutes
Orlando, FL	200 Miles	± 3 Hours
Tampa, FL	240 Miles	± 3 Hours, 50 Minutes
Jacksonville, FL	319 Miles	± 4 Hours, 30 Minutes