

BRIDGE POINT POMPANO BEACH COMMERCE PARK

BUILDING A | 1571 N Powerline Road | Pompano Beach, FL 33069

BRIDGE



HIGHLIGHTS

- ±20,402 SF with ±1,644 SF office available
- 10,000 SF bonus Mezzanine storage space not included in rentable SF
- Zoned I-1, Industrial, City of Pompano Beach
- ±24' clear ceiling height
- Twin-T and tilt wall construction
- Building power is 480V, 3-Phase,
- 100% sprinklered
- 21 parking spaces or 1.05/1,000 SF
- 2 dock high doors, 2 grade level doors
- LED lighting
- Powerline Road access- Average Daily Traffic Count of 38,500
- Interstate I-95 and Florida Turnpike access via both Atlantic Boulevard and Copans Road
- Asking Rate: **\$15.50 PSF NNN + \$5.81 PSF**

AVAILABLE SPACE

20,402 SF

CLEAR HEIGHT

24' clear

AVAILABILITY

Immediate

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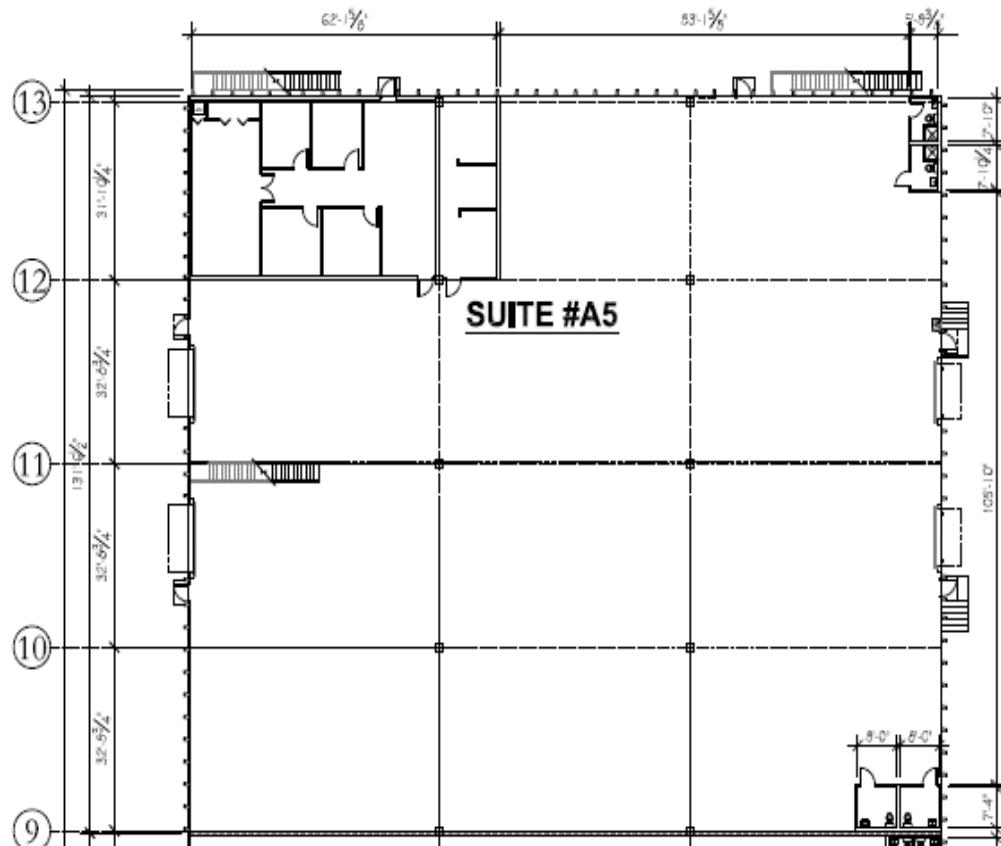
PROPERTY DESCRIPTION

BRIDGE

CBRE, Inc. is pleased to present Bridge Point Pompano located in Pompano Beach, FL. The site totals $\pm 351,702$ square feet located on ± 16.92 acres of prime I-1 zoned land. It offers 850 linear feet of frontage to Powerline Road with $\pm 38,500$ 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.



FLOOR PLAN



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