

# COPANS BUSINESS CENTER

2520-2590 NORTH POWERLINE ROAD, POMPANO BEACH, FL 33069

## PROPERTY SUMMARY

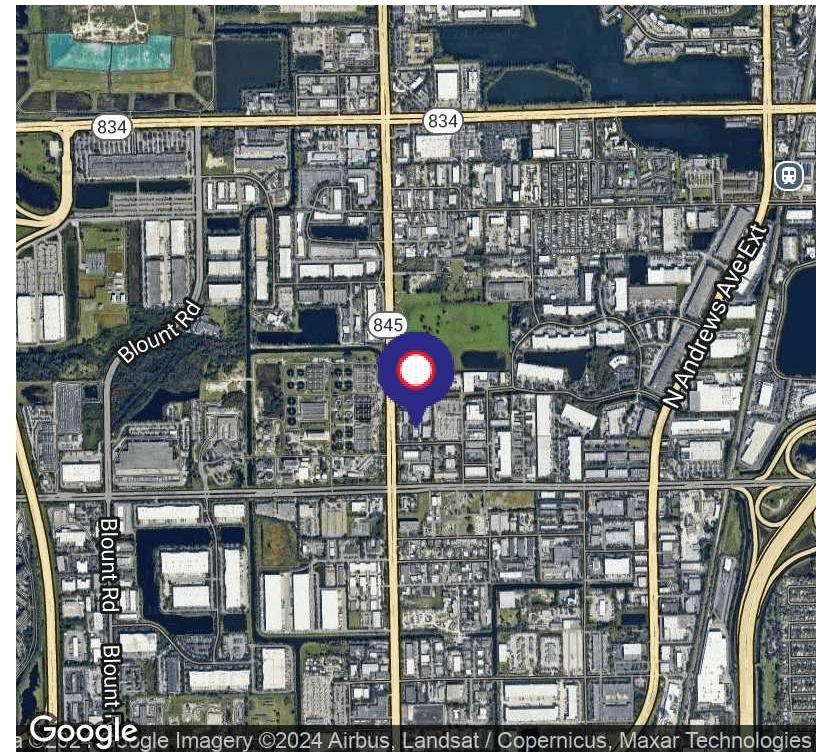


### PROPERTY DESCRIPTION

The Copans Business Center was built in 1986 and is a 91,441 square foot, seven building industrial and warehouse business park located one block north of the intersection of Copans Road and Powerline Road. It is one and  $\frac{1}{2}$  miles west of the I-95 expressway and three miles east of the Florida Turnpike. The property has ceiling heights ranging from 12 feet up to 22 feet, 3-phase electric heavy power availability as well as a mix of loading docks and street level overhead door sizes ranging from 10' x 10' up to 12' x 14'. The unit sizes range from 1,840 square feet up to 10,054 square feet with office buildouts ranging from 15% up to 50%. One of the buildings has frontage on Powerline Road and are ideally suited for businesses which need some retail and showroom exposure with warehouse areas in the rear. The parking ratio for the property is two spaces per 1,000 square feet of building area. Zoned I-1 for Light Industrial and I-2 for Medium Industrial District.

### PROPERTY HIGHLIGHTS

- Grade level and dock high loading doors
- 3 Phase power
- 12-22' Clear ceiling height
- Mezzanine storage
- Frontage on Powerline Road
- Excellent I-95 Access
- Ample parking



### JAN STOLOW

Director of Property Management and Leasing  
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## ADDITIONAL PHOTOS



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REVDED: 01/25/08

# POWERLINE RD

