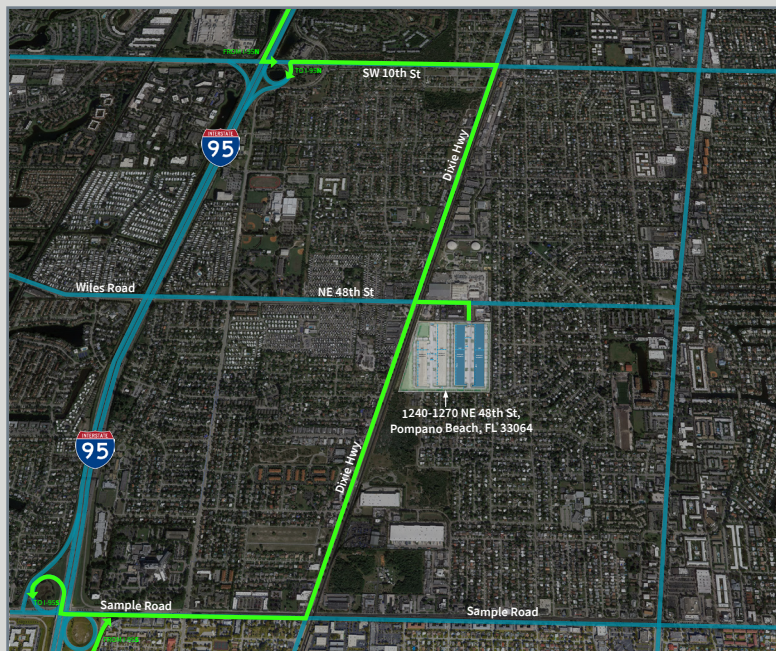


# EAST POMPANO INDUSTRIAL CENTER

1240-1270 NE 48TH STREET, POMPANO BEACH, FL, 33064

810,636 Leasable SQ FT | Class A Warehouse Facility | Available From +/- 20,000 SQ FT



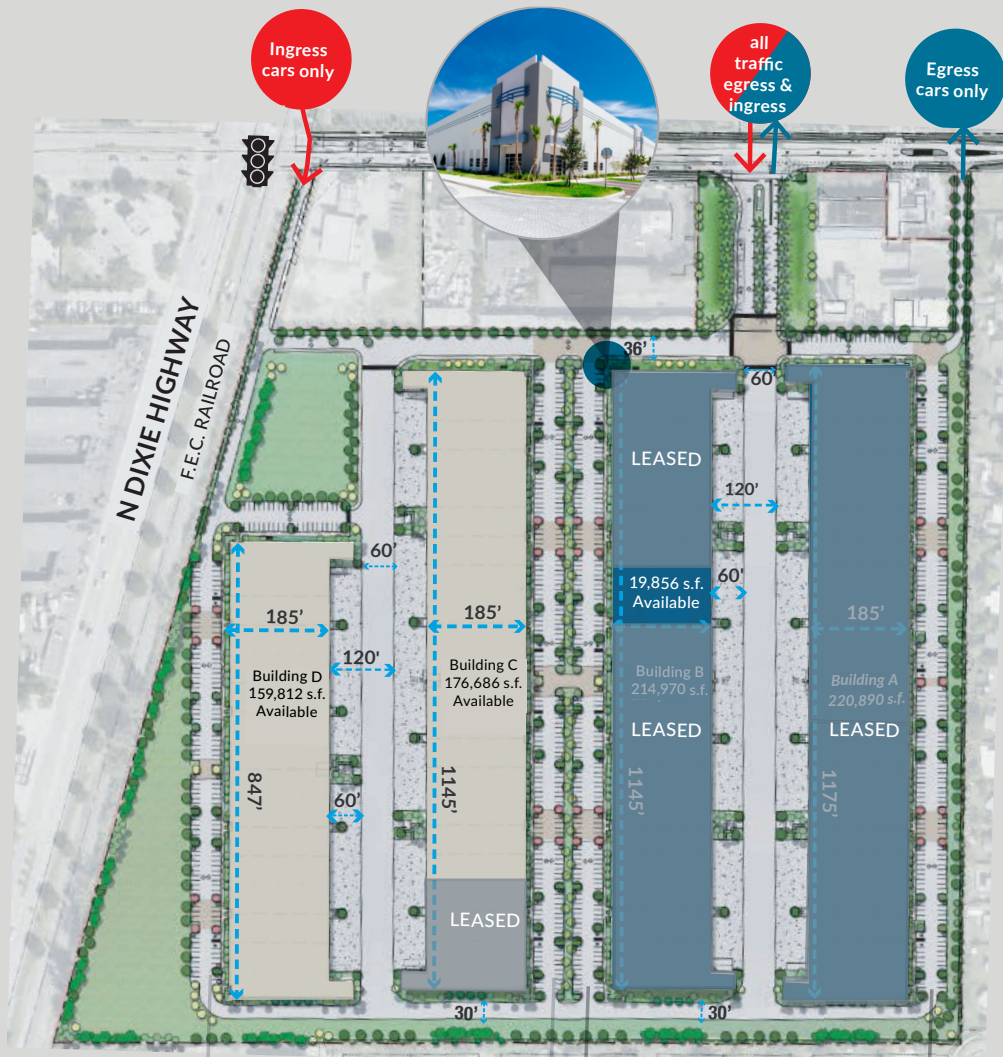
## BUILDING HIGHLIGHTS

- Building B: 19,856 SQ FT available
- Building C: 176,686 SQ FT available
- Building D: 159,812 SQ FT available
- New Class A Construction
- 185' building depth
- Column spacing 53'6"
- Rear load - dock high
- 32' clear height
- ESFR
- Easy I-95 access within 2 miles

# EAST POMPANO INDUSTRIAL CENTER

1240-1270 NE 48TH STREET, POMPANO BEACH, FL, 33064

810,636 Leasable SQ FT | Class A Warehouse Facility | Available From +/- 20,000 SQ FT



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# EAST POMPANO INDUSTRIAL CENTER

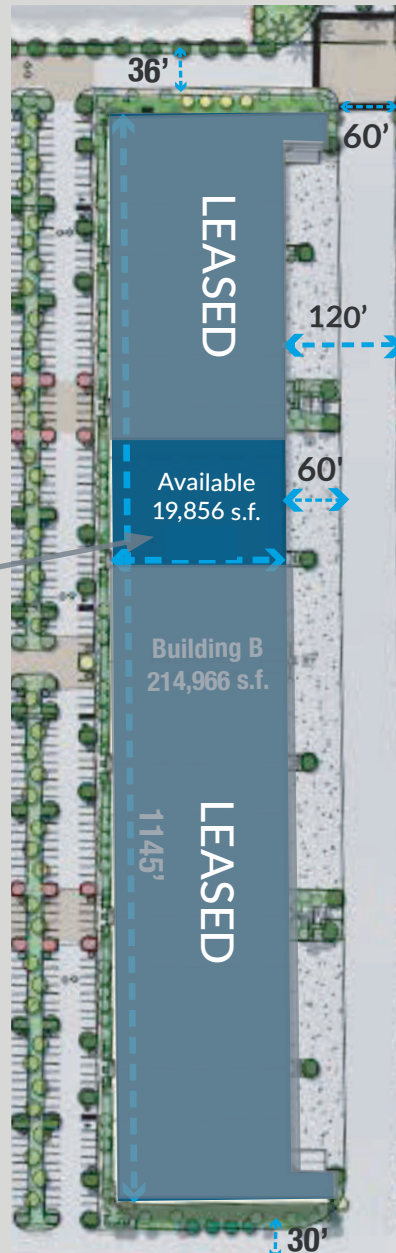
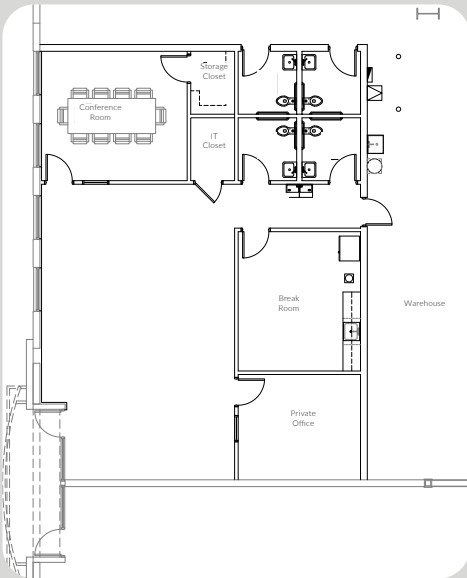
1240-1270 NE 48TH STREET, POMPANO BEACH, FL, 33064

810,636 Leasable SQ FT | Class A Warehouse Facility | Available From +/- 20,000 SQ FT

## BUILDING B HIGHLIGHTS

- 19,856 SQ FT available
- 4 dock high doors
- 3 knock out panels

Spec office delivering October 2024 (1,849 SQ FT)



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# EAST POMPANO INDUSTRIAL CENTER

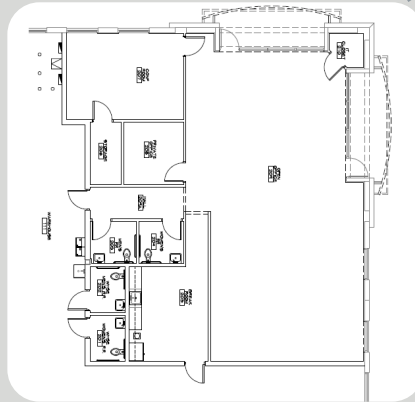
1240-1270 NE 48TH STREET, POMPANO BEACH, FL, 33064

810,636 Leasable SQ FT | Class A Warehouse Facility | Available From +/- 40,000 SQ FT

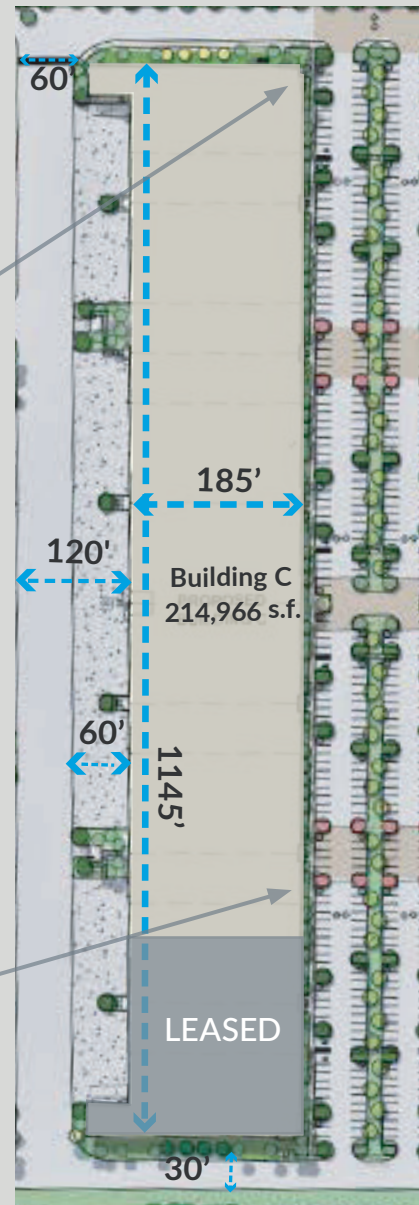
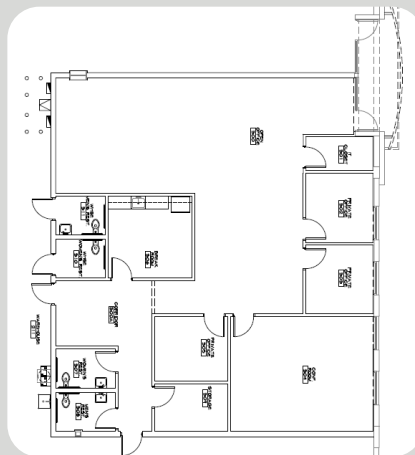
## BUILDING C HIGHLIGHTS

- Building C: 176,686 SQ FT available
- Divisible to +/- 40,000 SQ FT
- 27 dock high doors
- 21 knock out panels
- 1 drive-in door

Spec office delivering  
October 2024  
(2,393 SQ FT)



Spec office delivering  
April 2025  
(2,592 SQ FT)



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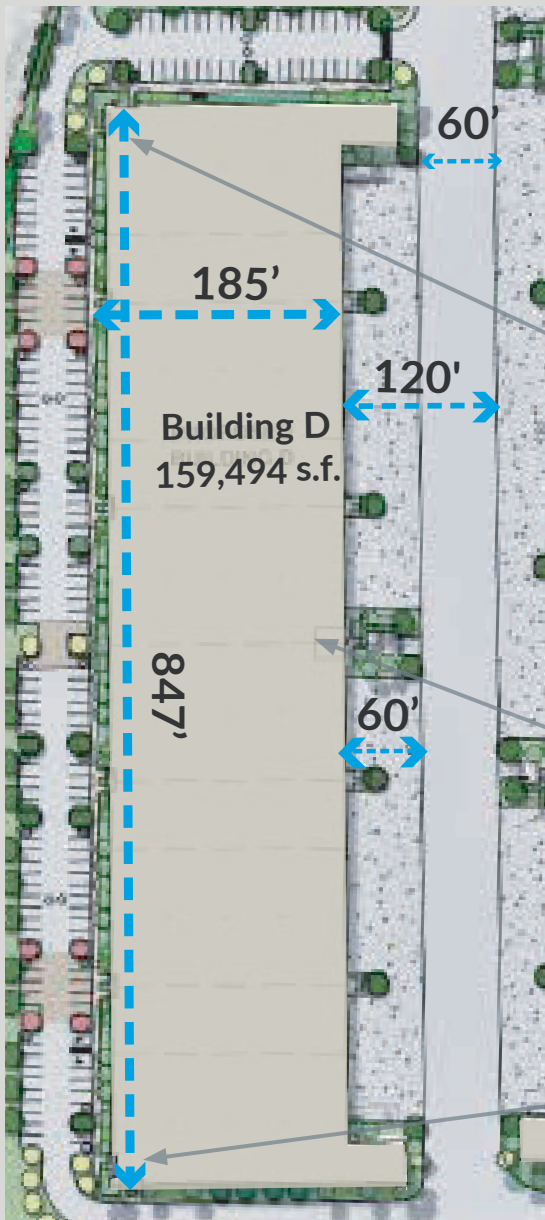


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# EAST POMPANO INDUSTRIAL CENTER

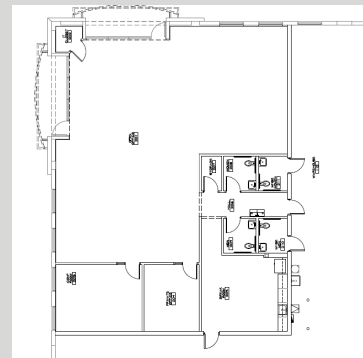
1240-1270 NE 48TH STREET, POMPANO BEACH, FL, 33064

810,636 Leasable SQ FT | Class A Warehouse Facility | Available From +/- 40,000 SQ FT

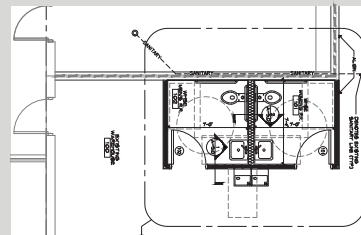


## BUILDING D HIGHLIGHTS

- Building D: 159,812 SQ FT available
- Divisible to +/- 40,000 SQ FT
- 20 dock high doors
- 22 knock out panels
- 2 drive-in doors



Spec office delivering  
December 2024  
(3,165 SQ FT)



Restrooms delivering  
October 2024



Spec office delivering  
December 2024  
(3,165 SQ FT)

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