

# For Sale/Lease

12,929 SF Industrial Property and Yard  
Situated on 1.8 acres

**1500 N. Powerline Road  
Pompano Beach, FL 33069**



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### 3-MILE RADIUS DEMOGRAPHICS



**114,055**  
2024 Total Population



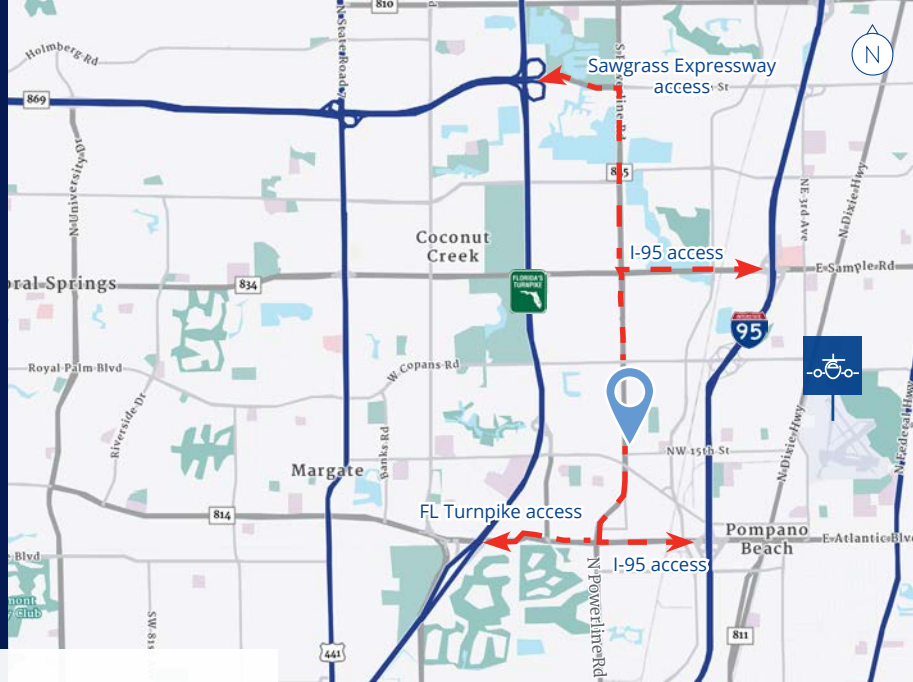
**\$58,861**  
2024 Median Household Income



**\$82,011**  
2024 Average Household Income



**\$98,383**  
2029 Average Household Income



## Property Highlights

- **Asking Price: \$7,850,000**
- **Lease Rate: \$19.50 PSF NNN - Building, \$5.50 PSF for Land**
- 12,929 SF industrial warehouse with approximately 6,500 SF built-out office space plus a large fenced yard (±1.1 acre)
- Prime corner property; frontage on Powerline Road with excellent visibility and access
- Zoned Industrial I-1 - GENERAL INDUSTRIAL - Ideal for a variety of uses
- Two-story office space - functional layout for operations
- 21' clear warehouse
- 2 overhead doors in the front and 3 overhead doors (16') in the rear with large secondary access for tractor trailers
- Ample on-site parking with 3 gated access points and outdoor storage capabilities
- Back-up generator, 3-phase power, electronic gated fence, entire building concrete block
- Strategically located on a prime corner with easy access to I-95, Florida's Turnpike, Sawgrass and major arterials
- Available for immediate occupancy; for sale or lease

**5** minutes to  
Florida's  
Turnpike

**5** minutes to I-95

**8** minutes to  
Sawgrass  
Expressway

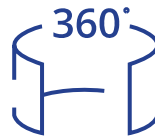
**16** minutes to Downtown  
Fort Lauderdale

**20** minutes to Fort  
Lauderdale-Hollywood  
International Airport

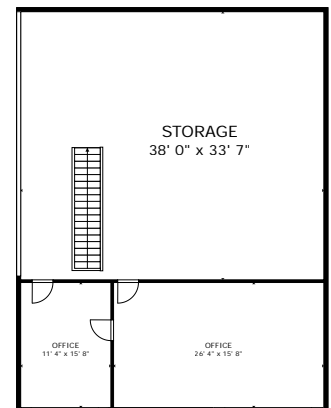
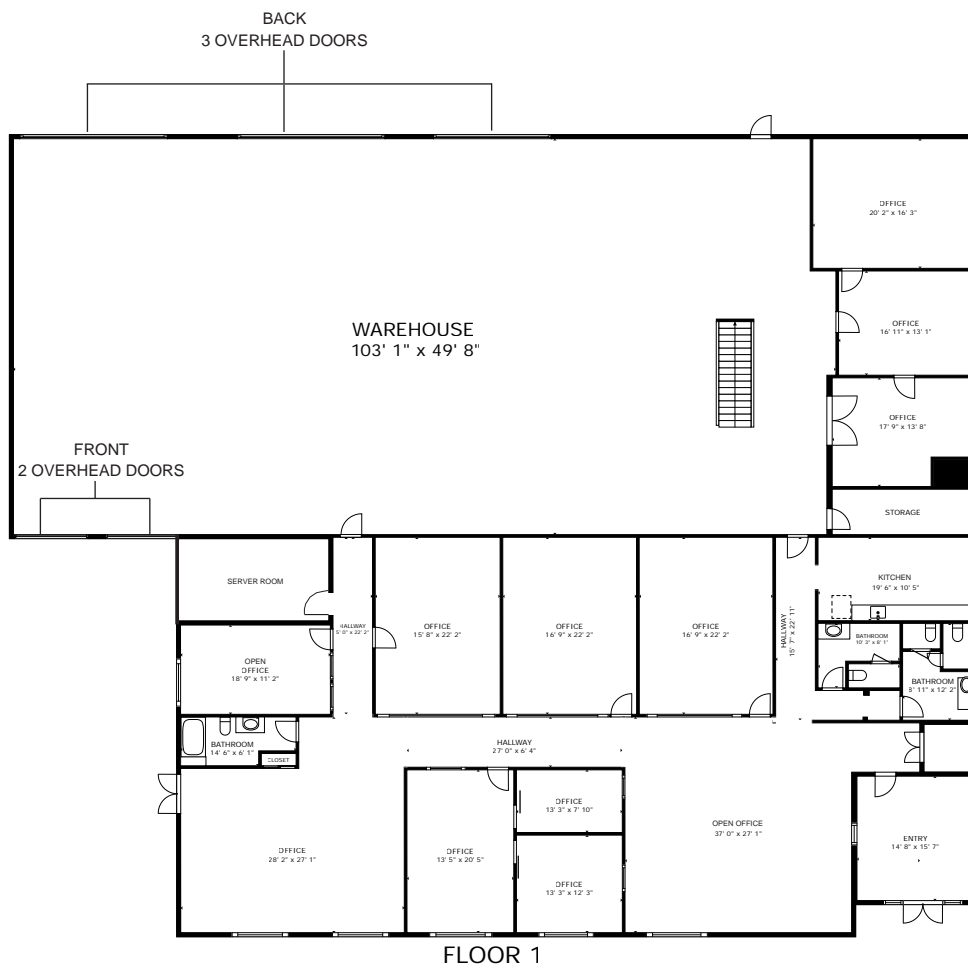
**25** minutes to Port  
Everglades

1500 N Powerline Road

# Building Plan



[Click here to view 360 virtual tour](#)





1500 N Powerline Road

# Exterior Photos

Exterior View



South Side of Building



Front of Property View



West View



East View

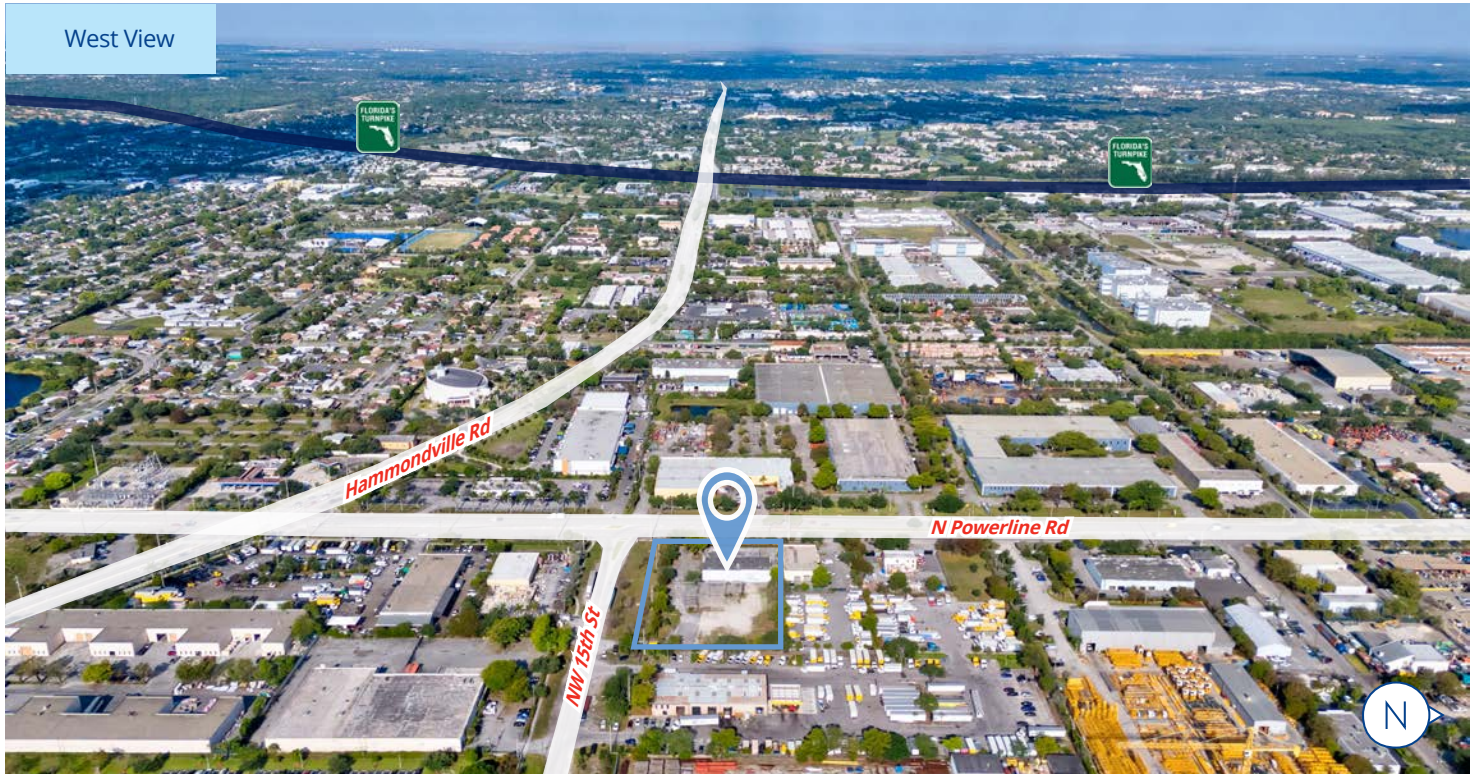




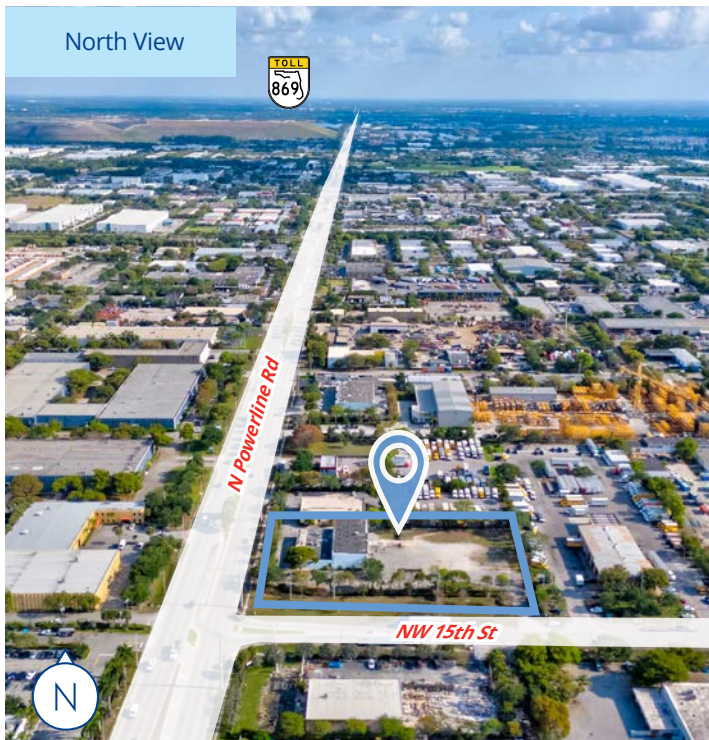
1500 N Powerline Road

# Exterior Photos

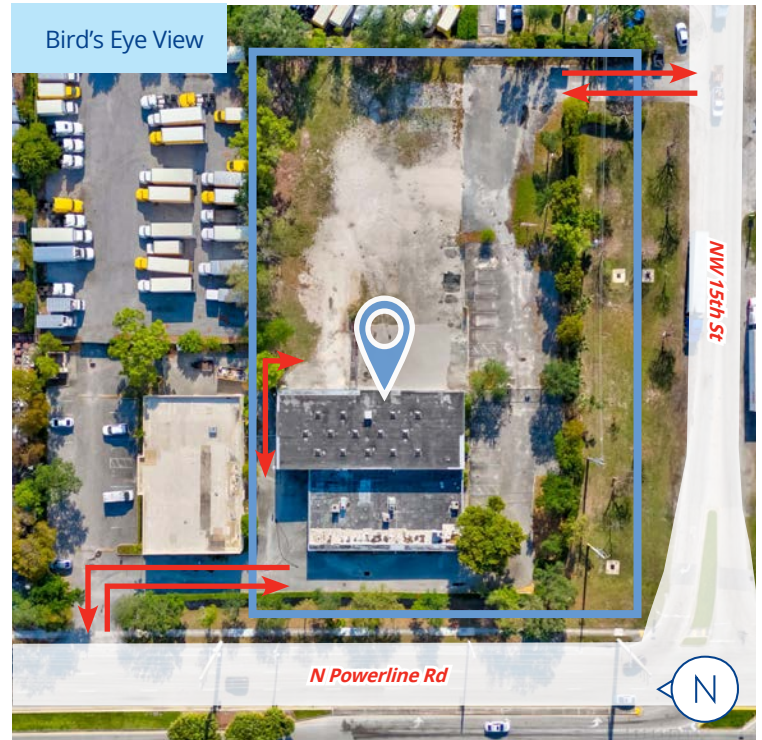
West View



North View



Bird's Eye View





1500 N Powerline Road

# Interior Photos

Workstation Area



Private Offices



Conference Room



Breakroom



Warehouse



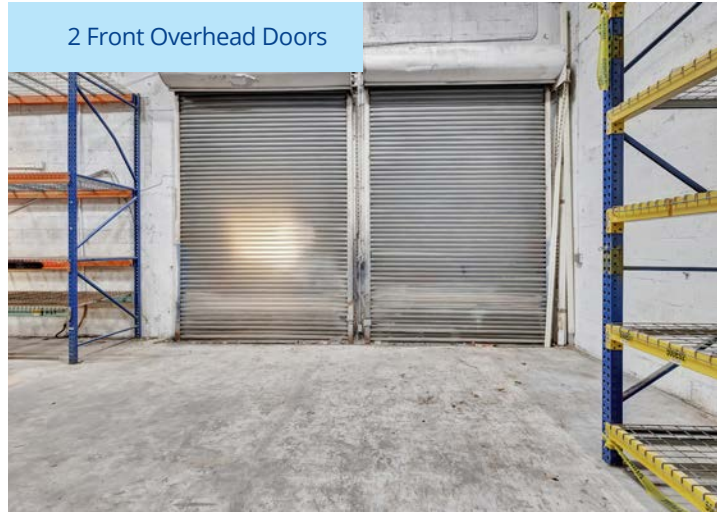
1500 N Powerline Road

# Interior Photos

3 Back Overhead Doors



2 Front Overhead Doors



2nd Floor - Mezzanine Racking Area



2nd Floor Offices



2nd Floor Workstation Area

