

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



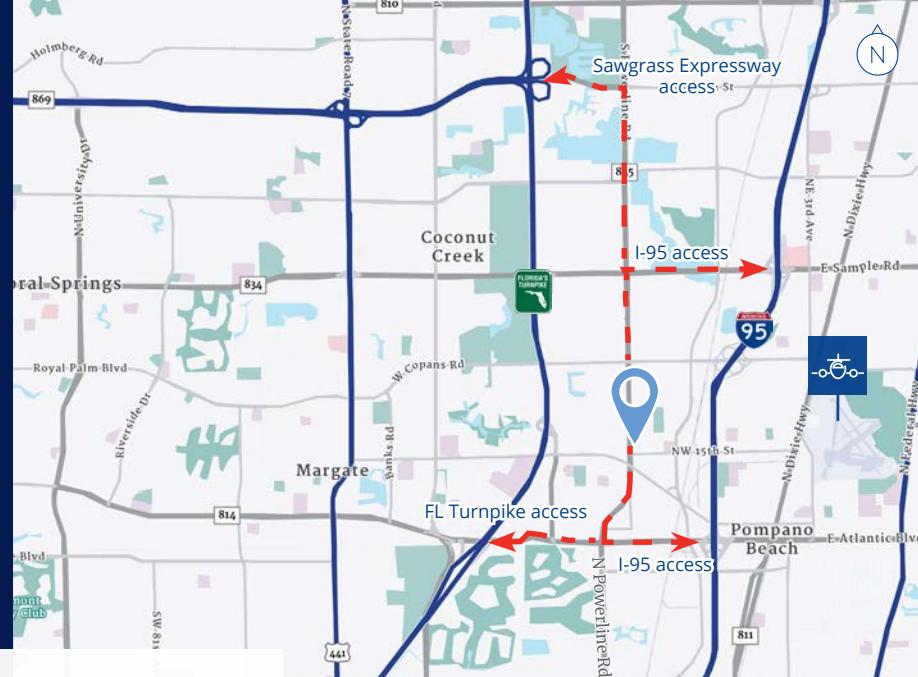
\$58,861
2024 Median Household Income



\$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

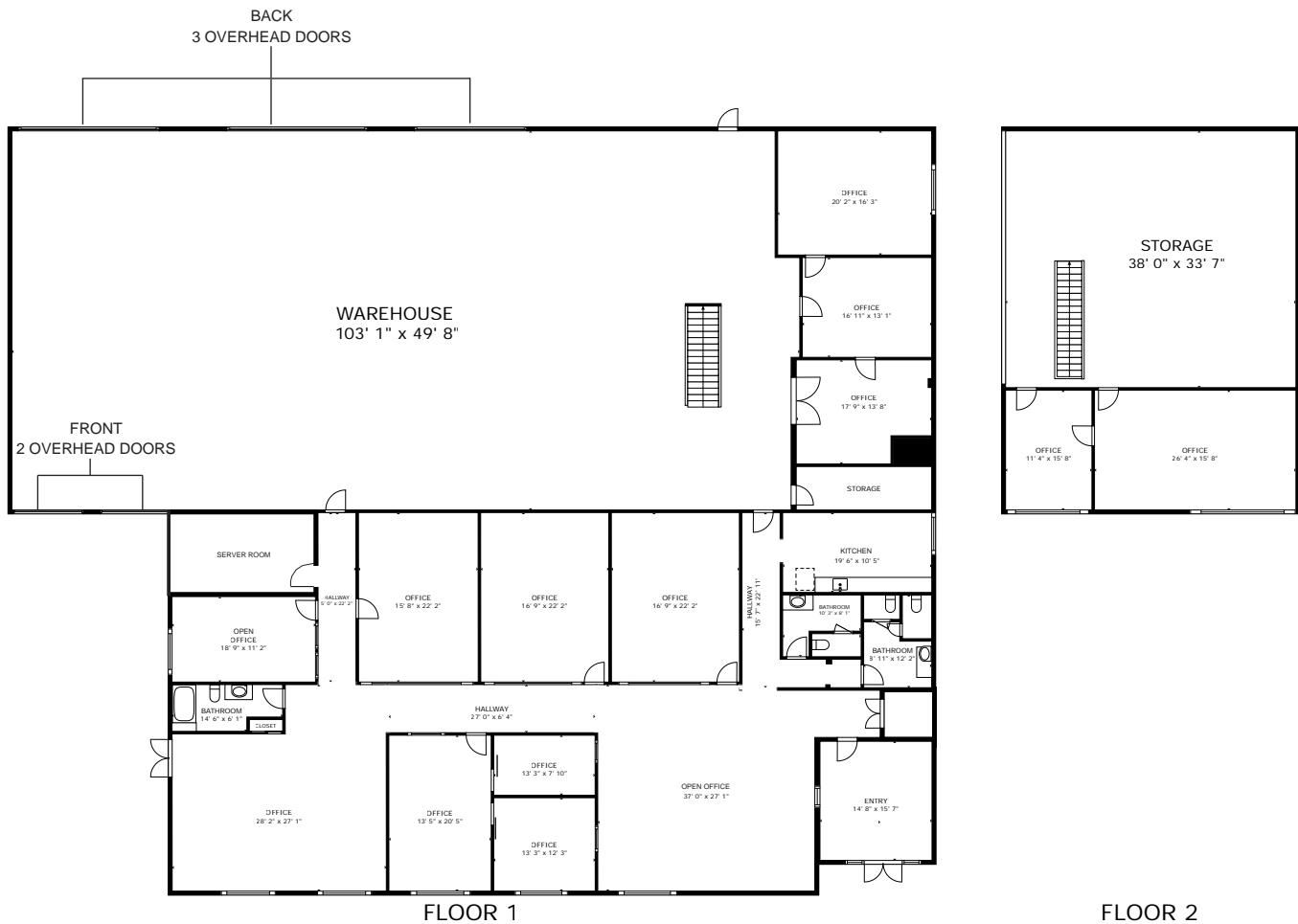
20 minutes to Fort Lauderdale-Hollywood International Airport

25 minutes to Port Everglades

Building Plan



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



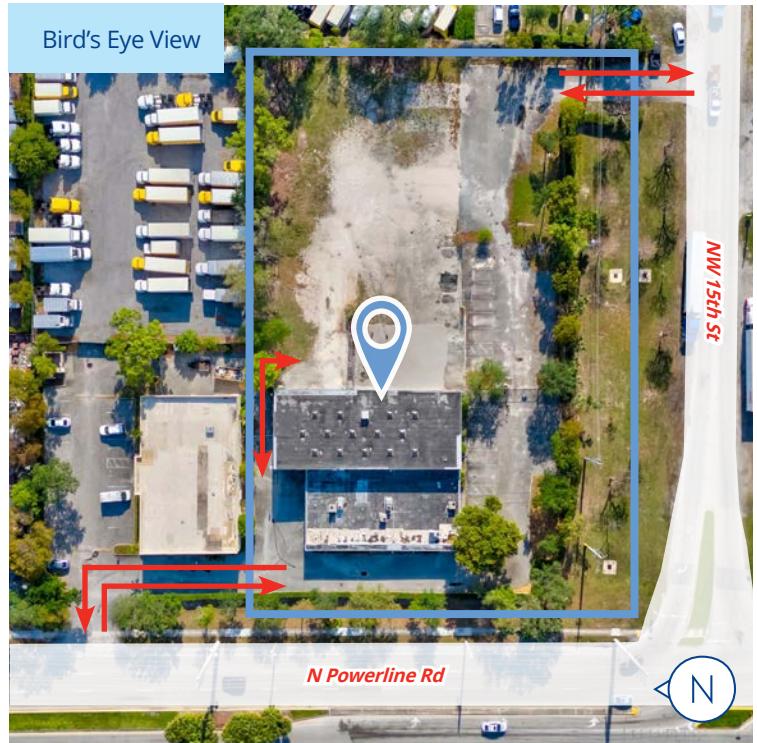
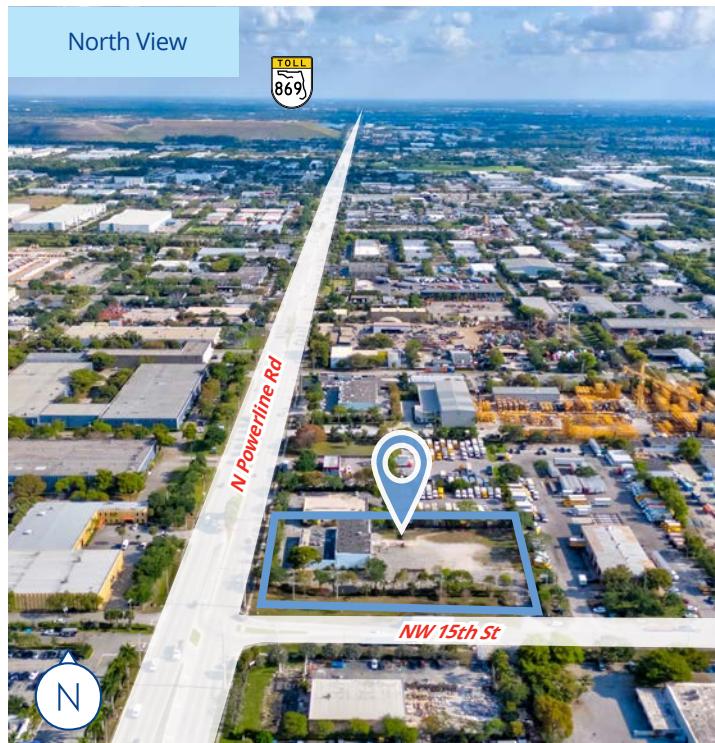
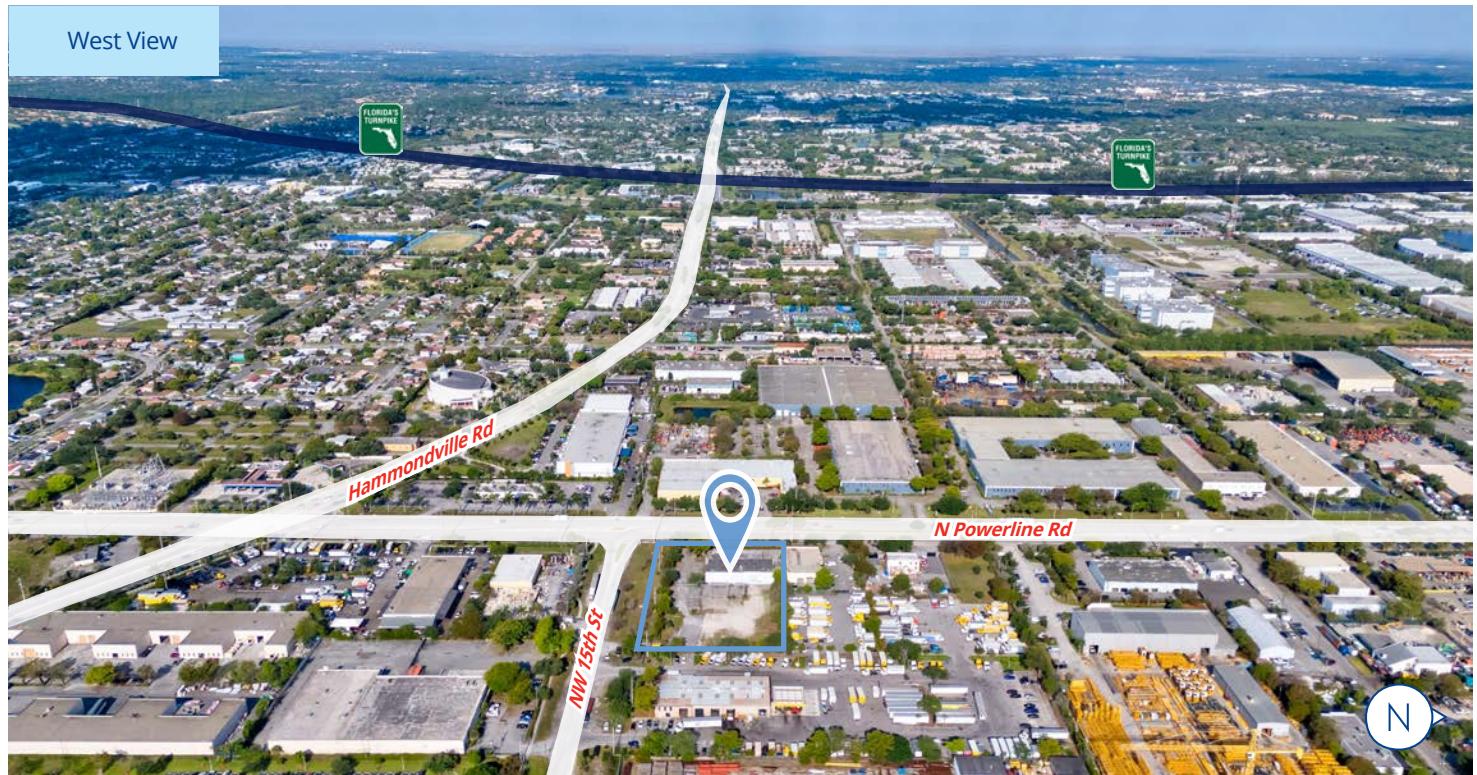
1500 N Powerline Road

Exterior Photos

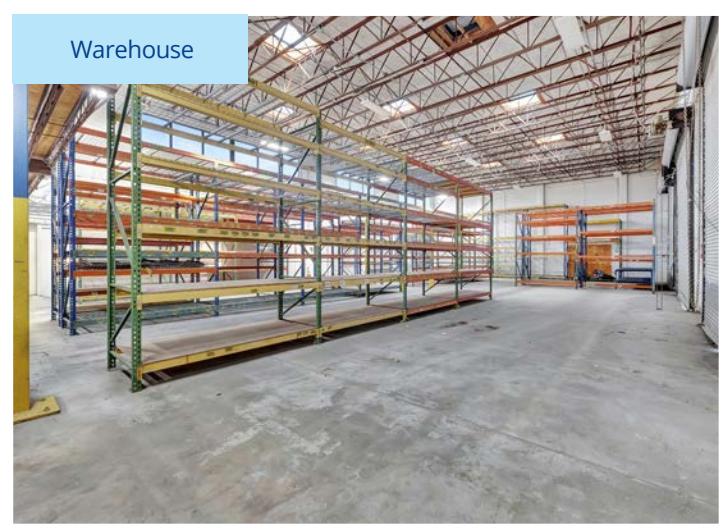
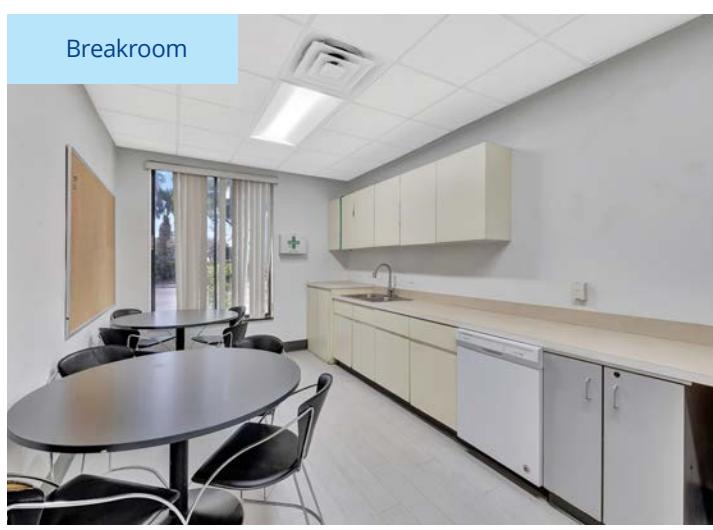
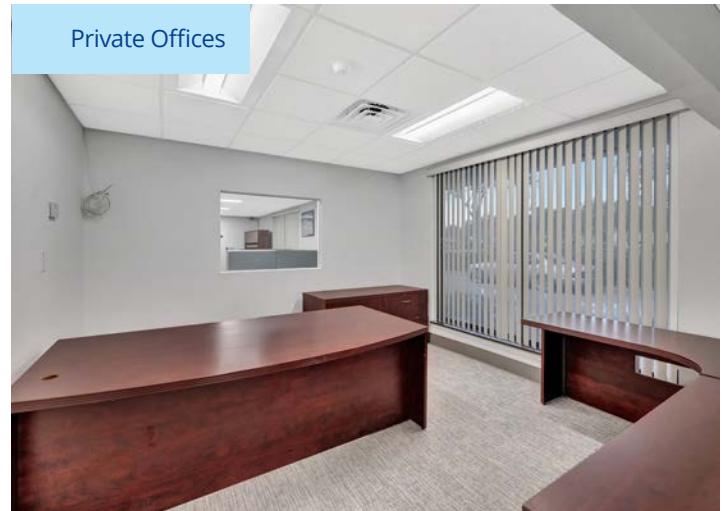


1500 N Powerline Road

Exterior Photos



Interior Photos



Interior Photos

