

FOR LEASE | Building 2

BRIDGE POINT POWERLINE ROAD

1981

N POWERLINE ROAD

Pompano Beach, FL 33069

Total Sq. Ft. Available: ±89,185 SF



DESCRIPTION

Bridge Point Powerline Road is a state-of-the-art ±521,560 SF institutional showroom and distribution park. The park offers direct access on Powerline Road and lends itself to various uses such as typical distributors or image conscious heavy office and showroom users.

This project is located in the heart of the Pompano Beach Industrial Submarket, midpoint between the Florida Turnpike and I-95, the shortest distance between the two interstate highways in Broward County.



CONTACT US

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DEVELOPED BY:



www.cbre.us

CBRE, Inc. | Licensed Real Estate Broker

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FOR LEASE BRIDGE POINT POWERLINE ROAD

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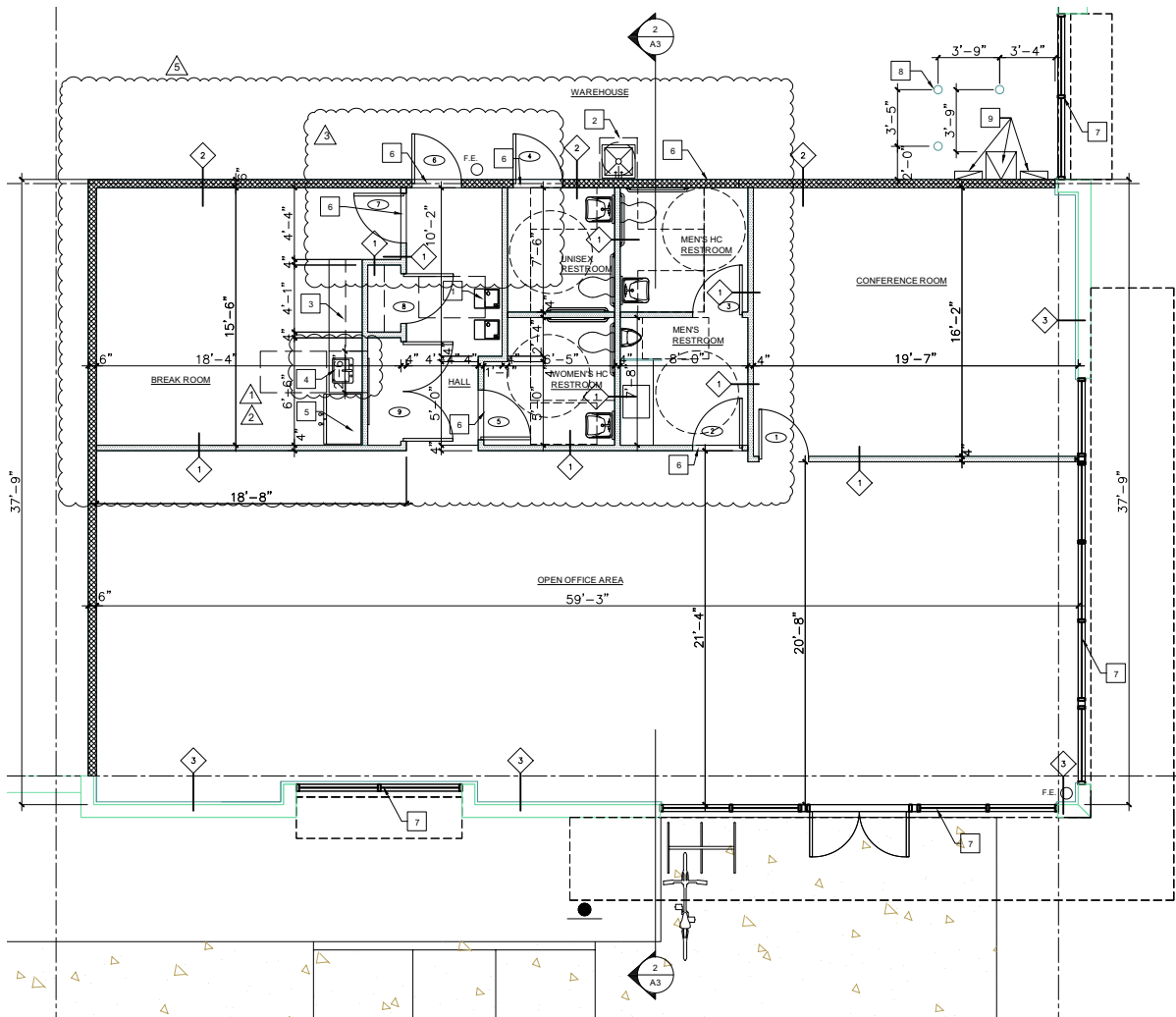


SITE PLAN



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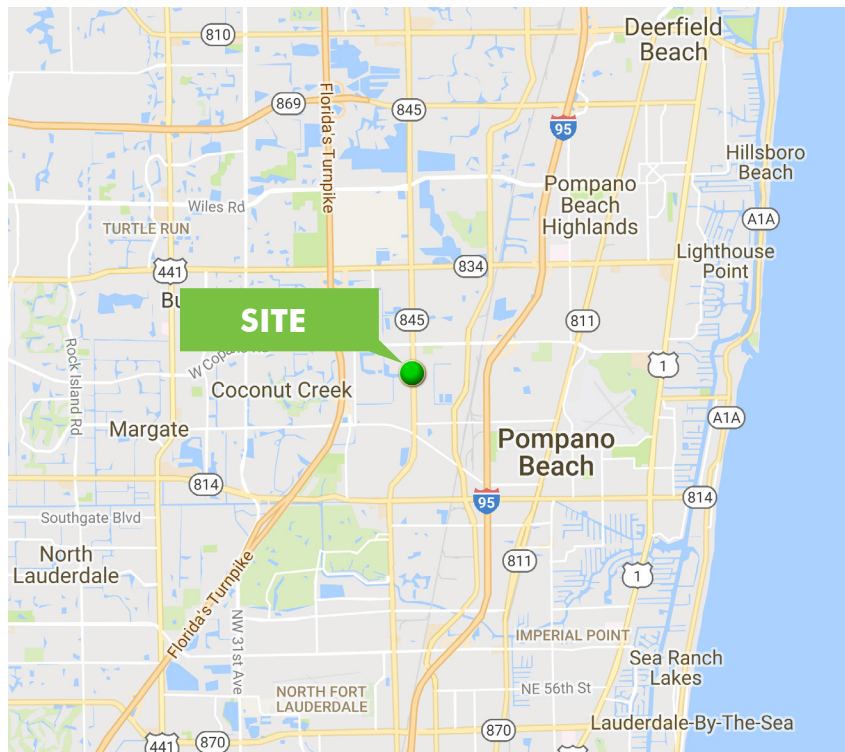


CLASS A SHOWROOM AND DISTRIBUTION

SQ. FT. AVAILABLE	±50,570 SF (4 Bays) ±38,615 SF (3 Bays)	ROOF	Single ply 45-mil mechanically fastened TPO roofing system; R value of 10 (R-10); 10-year warranty
ZONING	General Industrial, Pompano Beach	LOADING	Dock high
PARKING RATIO	1.3/1,000	MIN-MAX TRUSS HEIGHTS	±32' Clear
OFFICES	To suit	ELECTRICITY	To suit
FIRE SPRINKLERED	ESFR	COLUMN SPACING	54' x 53' 60' Speed bay
ELECTRICAL	1600 amp, 277/480 volt, 3-phase, 4-wire electrical service	BASE RENT	Contact Broker for details

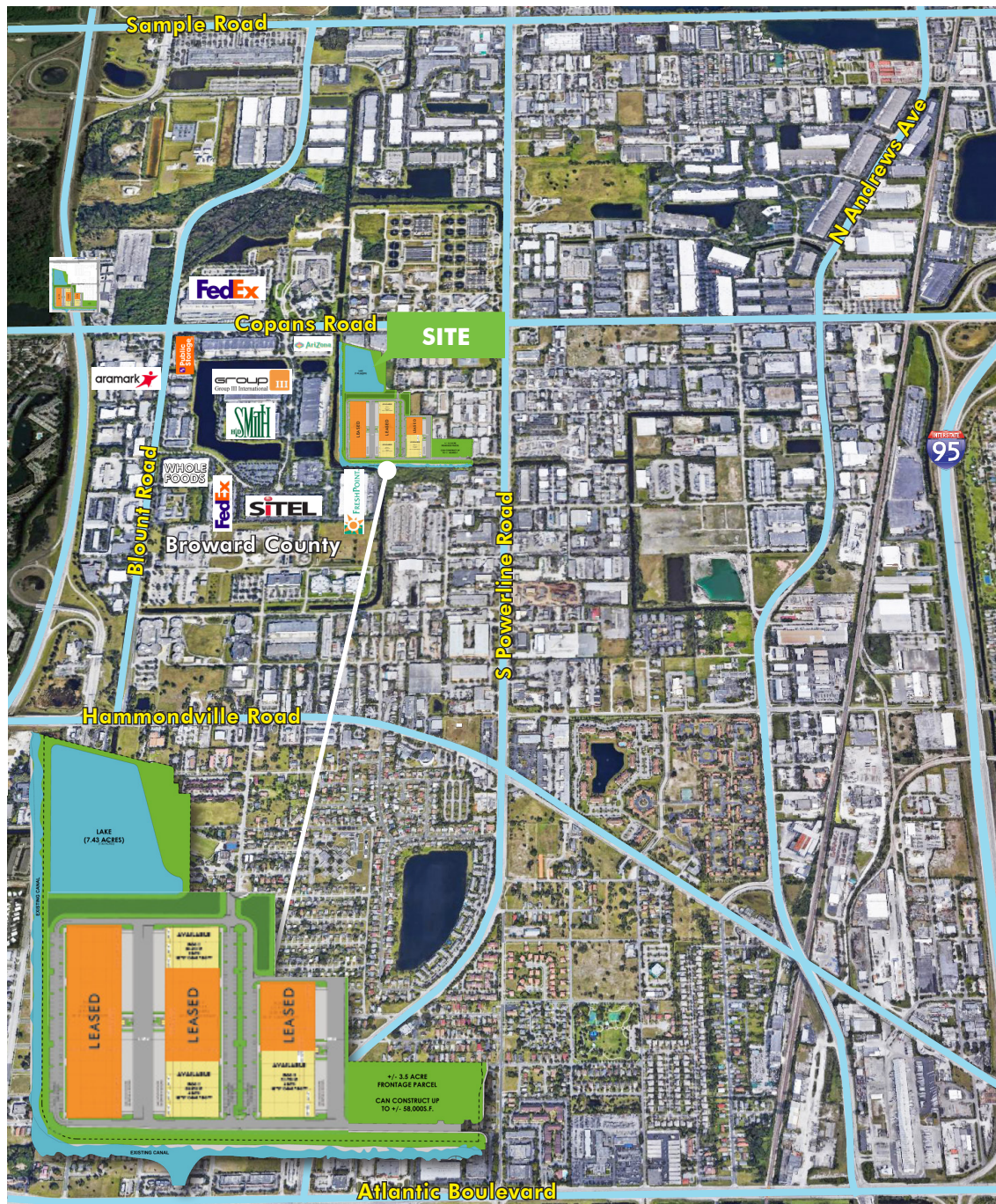


MAP



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FOR LEASE | Building 3: Floor Plate $\pm 72,778$ SF

BRIDGE POINT POWERLINE ROAD

1971

N POWERLINE ROAD

Pompano Beach, FL



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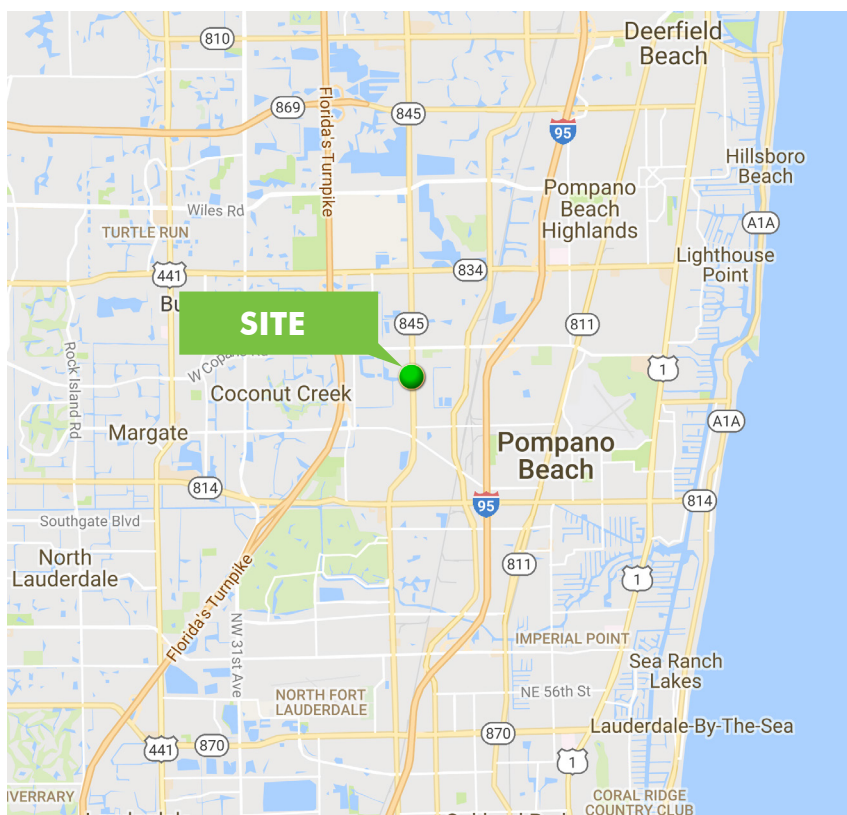


CLASS A INDUSTRIAL PARK

SQ. FT. AVAILABLE	±72,778 SF	ROOF	Single ply 45-mil mechanically fastened TPO roofing system; R value of 10 (R-10); 10-year warranty
ZONING	General Industrial, Pompano Beach	LOADING	Dock high
PARKING RATIO	1.1/1,000	MIN-MAX TRUSS HEIGHTS	±32' Clear
OFFICES	To suit	ELECTRICITY	To suit
FIRE SPRINKLERED	ESFR	COLUMN SPACING	54' x 53' 60' Speed bay
ELECTRICAL	1600 amp, 277/480 volt, 3-phase, 4-wire electrical service	BASE RENT	\$8.50 NNN



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