

For Sale/Lease

1520 N Powerline Road
Pompano Beach, FL 33069

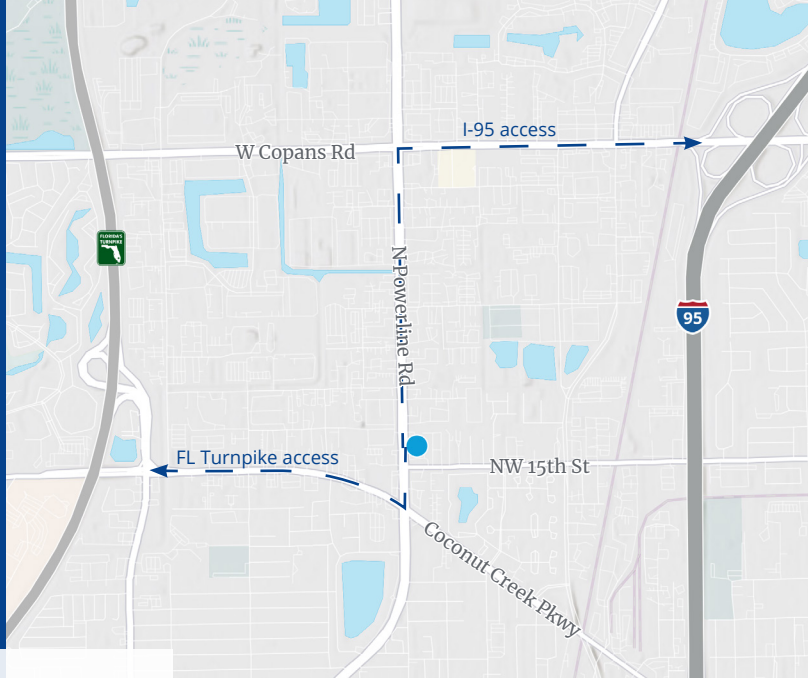


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Property Highlights

- **Asking Sale Price: \$4,750,000**
- **Lease Price for the Building: \$21.50/SF NNN
\$5/PSF for the secure lot**
- **Flex Building:** ±6,000 SF space adaptable to office, warehouse, or mixed use
- **Office/Warehouse Ratio:** 75% office, 25% warehouse for versatile operations. Could be modified to 50% office, 50% warehouse.
- **Secured Outdoor Yard:** 29,828 SF paved and fenced yard for secure storage and flexibility
- **Oversized Drive-In Doors:** 3 doors for easy loading/unloading of larger items
- **Parking Ratio:** 3.76/1,000, ensuring ample parking for employees and visitors
- **Prime Location:** Direct access to Powerline Rd provides a strategic and easily accessible location
- **Branding Opportunity:** Building signage available providing more company visibility

5 minutes to
Florida's
Turnpike

5 minutes to I-95

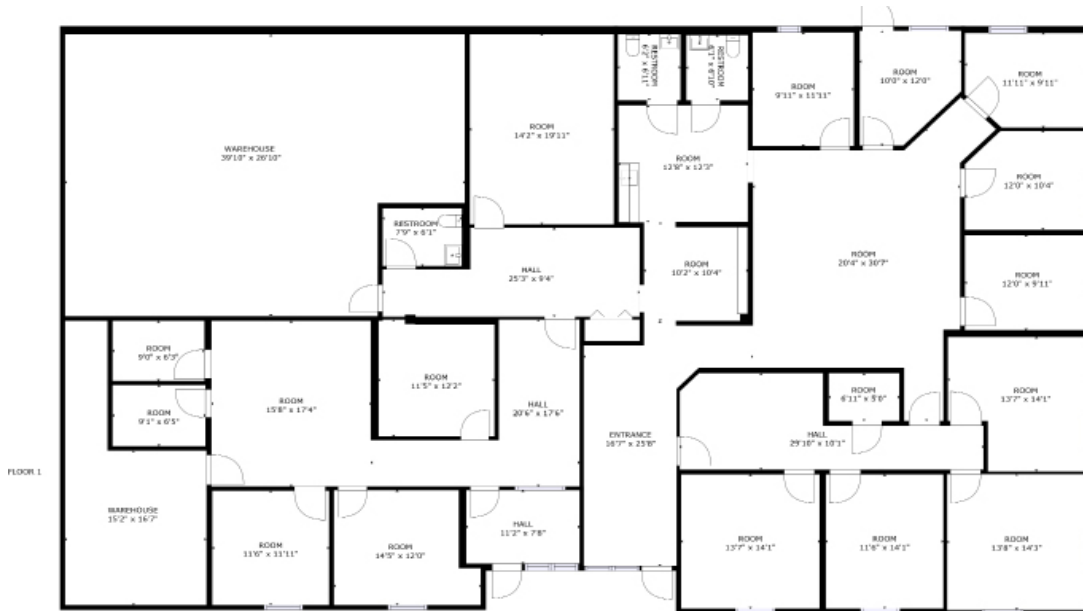
20 minutes to Fort
Lauderdale-Hollywood
International Airport

25 minutes to Port
Everglades



1520 N Powerline Road

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 6240 sq. ft.
TOTAL: 6240 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

As Built Floor Plan



Click here to view 360 virtual tour



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Proposed Floor Plan

1520 N Powerline Road

Property Gallery

3 Drive In Doors



Direct Powerline Rd Access



Fenced / Secured Outdoor Yard



2 Access Points to Loading Doors



Ample Parking

