

Two High Visibility Industrial Flex Buildings for Sale

For Sale \$4,780,200
1600 North Powerline Rd.
Pompano Beach, FL 33069



FOR SALE	Total 15,934 Sq. Ft. Both Buildings on 38,072 Sq. Ft. Property
DESCRIPTION	Two flex buildings situated on 200' on Powerline Rd. Front Building is 2 story and 13,264 sq. ft. and rear building is 2,670 sq. ft. both situated on .87 acres and close to all major arteries. Prominent features include fully fenced, 16' ceiling heights, New roof 2021, freight elevator, 3 phase power, large call center area, 12 grade level doors. I-1 zoning would permit print shop, telecommunications facility, trade school, medical/ dental office, hospital, aircraft or aviation equipment sales or rental, boat sales/ repair, employment agency, call center, gun range, gym, bar, hall for hire, nightclub, automotive sales and service, car wash, gas station, truck terminal, contractors office, crematory, Fuel oil or bottled gas distribution, heavy equipment sales and repair, machine shop, food and beverage manufacturing, warehouse storage, showroom. Perfect for a buyer seeking a flex property with great exposure.
PROPERTY VIDEO	https://www.youtube.com/embed/yUqzCpUwDBc?rel=0
LOCATION	Between Copans Rd. and Hammondville Rd. on East side
PRICING	\$4,780,200 reflecting \$300/ sq. ft. building and \$125.55/ sq. ft. lot.
YEAR BUILT/ TRAFFIC COUNT	1982 Traffic Count 37,981 Cars per day on Powerline Rd.
CEILING HEIGHT/ ELECTRIC	16" Ceiling Height/ 3 Phase Power
PARKING/ LOADING	Up to 27 Surface Spaces are available; 12 Grade Level Doors both Buildings.
ZONING/ FOLIO	I-1 Pompano Beach 4842 27 22 0060
SPACE CONFIGURATION	62% Office to Warehouse Percentage.

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

1233 E. Hillsboro Blvd
 Deerfield Beach, FL
 33441

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CAMPBELL & ROSEMURGY
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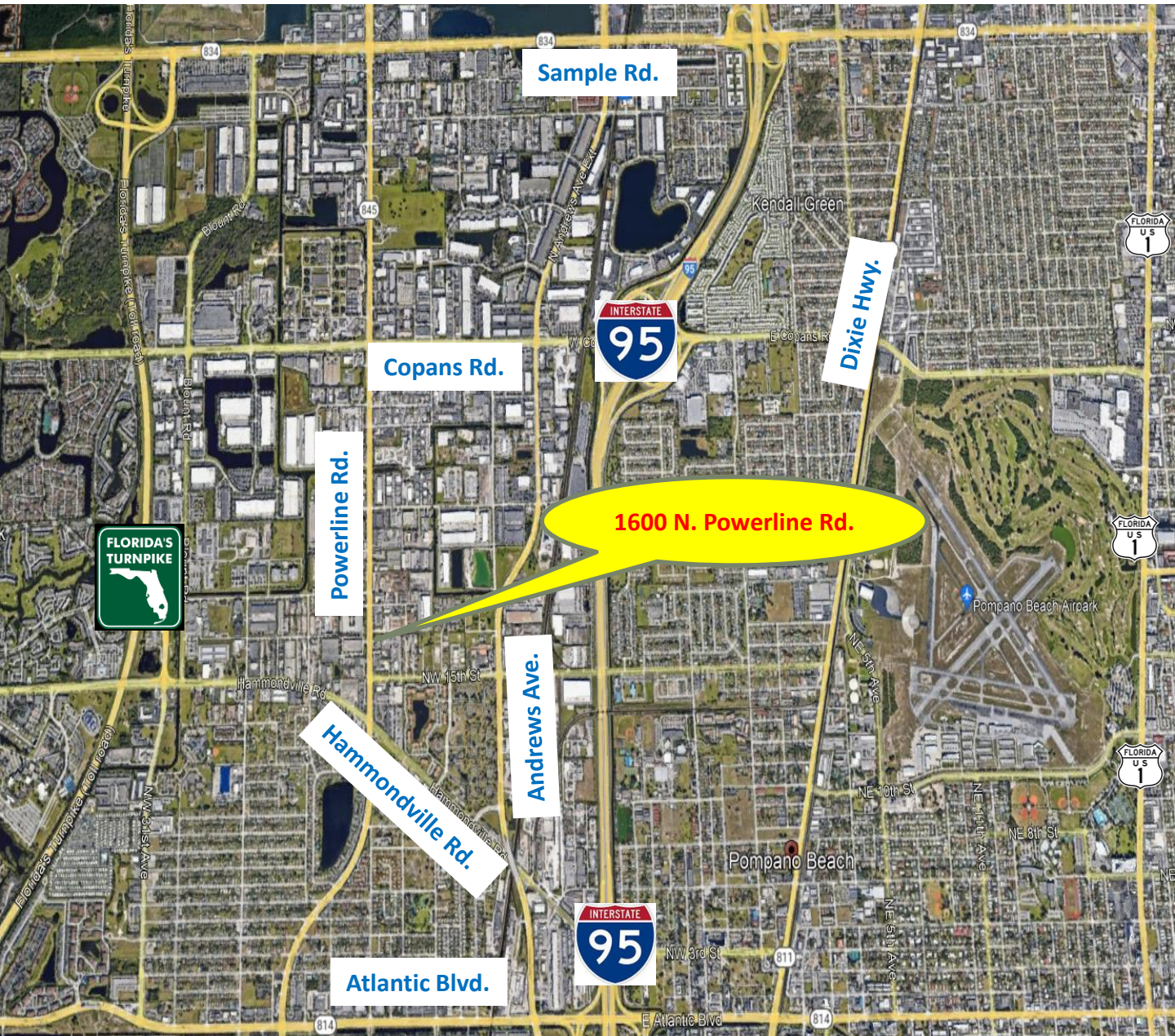
John D. McQueston

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Location Map

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Additional Photos

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Property Aerial



Interior Office/ Call Center



Warehouse Area



Rear Building 5 Grade Level Doors



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