

COOLER SPACE

For Lease

Powerline Park

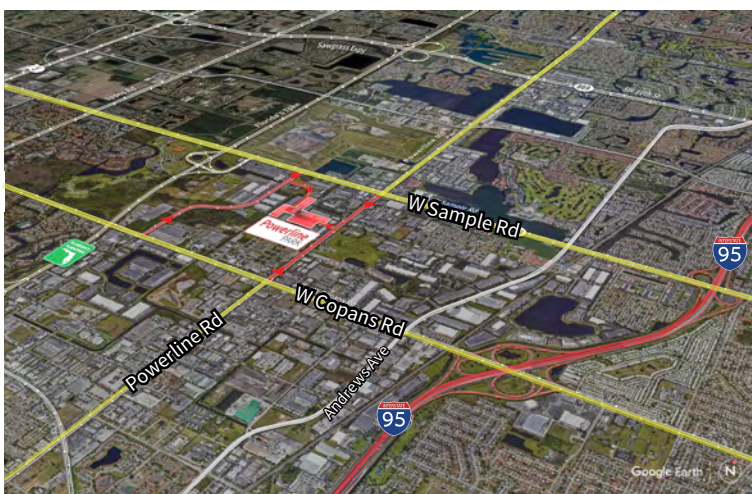
3017 NW 25th Avenue
Pompano Beach, FL 33069



Industrial Space For Lease
8,314 SF

Powerline Park

3017 NW 25th Avenue, Pompano Beach, FL 33069



Location

- Easy access off Sample Road and Powerline Road
- Excellent access to I-95 and the Florida Turnpike
- Equidistant to Fort Lauderdale/Hollywood International Airport and Palm Beach International Airport

Space Features

- 8,314 SF total
- 1,428 SF of office
- 6,886 SF of warehouse
- 1,590 SF of mezzanine (Bonus)
- 22' clear height
- 2,734 SF Cooler in space
- One (1) dock high door (well)
- One (1) grade level oversized door
- Parking ratio: 2.0/1,000 sf

For Lease

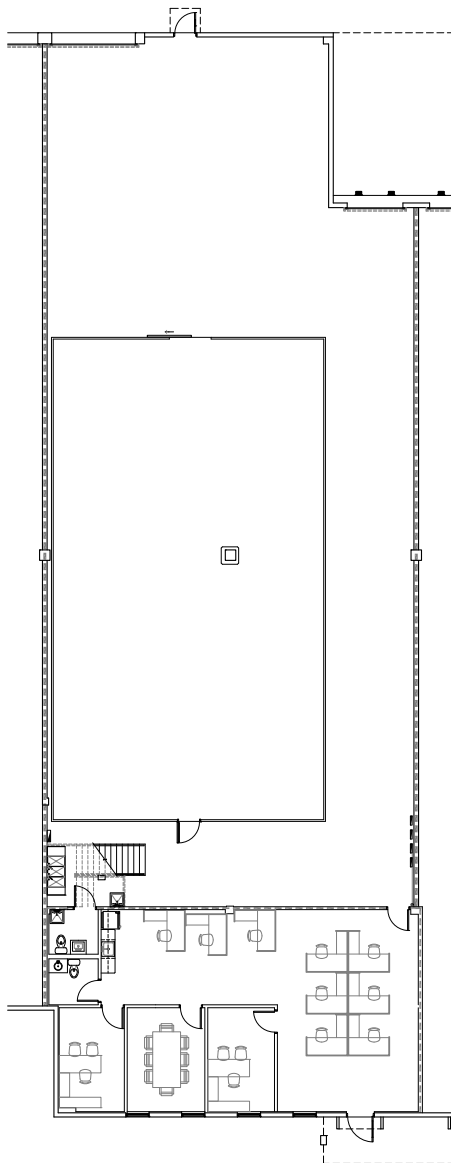
Powerline Park

3017 NW 25th Avenue, Pompano Beach, FL 33069

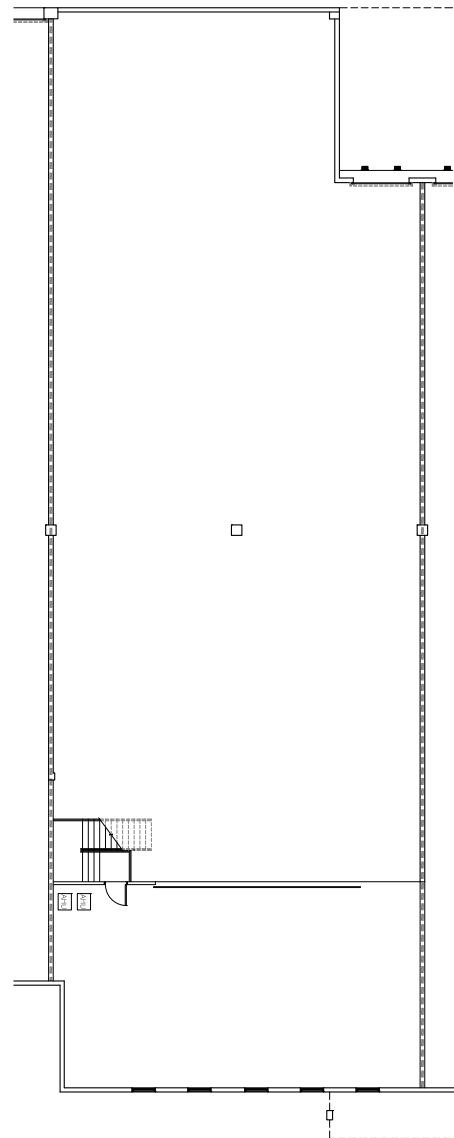
Powerline Park Floor Plan

Total:	8,314 SF
Office:	1,428 SF
Warehouse:	6,886 SF
Bonus Mezzanine:	1,590 SF

Ground Floor



Mezzanine (Bonus)



For Lease

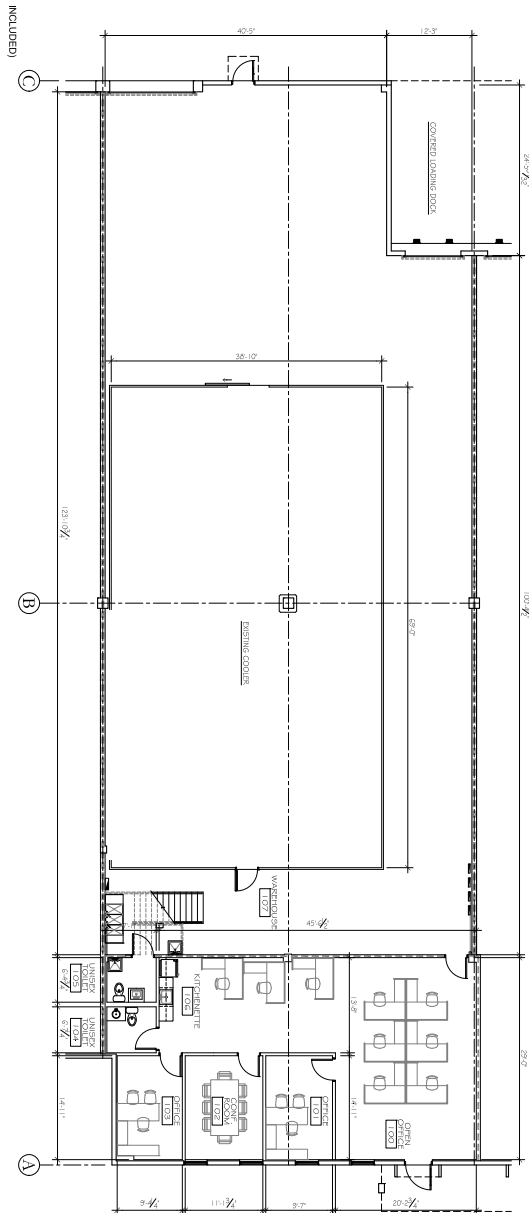
Powerline Park

3017 NW 25th Avenue, Pompano Beach, FL 33069

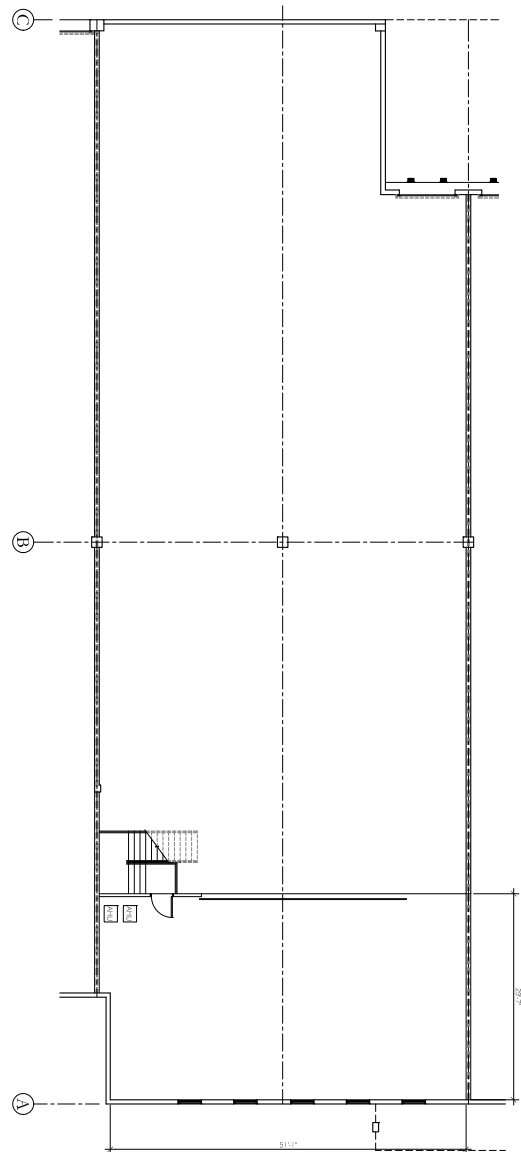
Powerline Park Dimensioned Floor Plan

Total: 8,314 SF
Office: 1,428 SF
Warehouse: 6,886 SF
Bonus Mezzanine: 1,590 SF

Ground Floor



Mezzanine (Bonus)



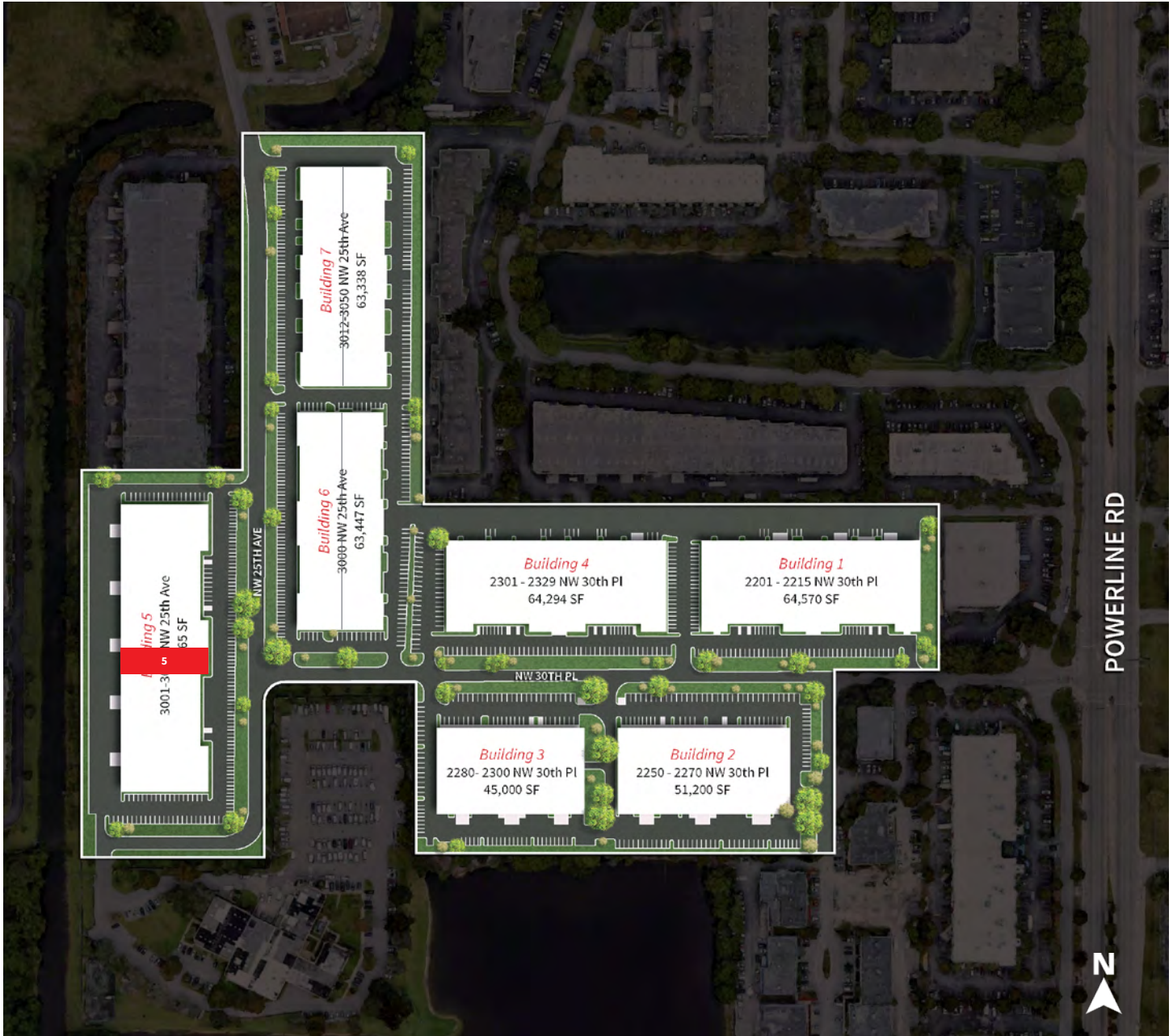
For Lease

Powerline Park

3017 NW 25th Avenue, Pompano Beach, FL 33069

Powerline Park Site Plan

 - Subject Property



Building	Suite	Total SF	Office SF	Warehouse SF	Mezzanine SF (Bonus)	Loading	Clear Height	Available Date
5	5	8,314	1,428	6,886	1,590	1 DH / 1 G	22'	Now

