

For Lease

Powerline Park

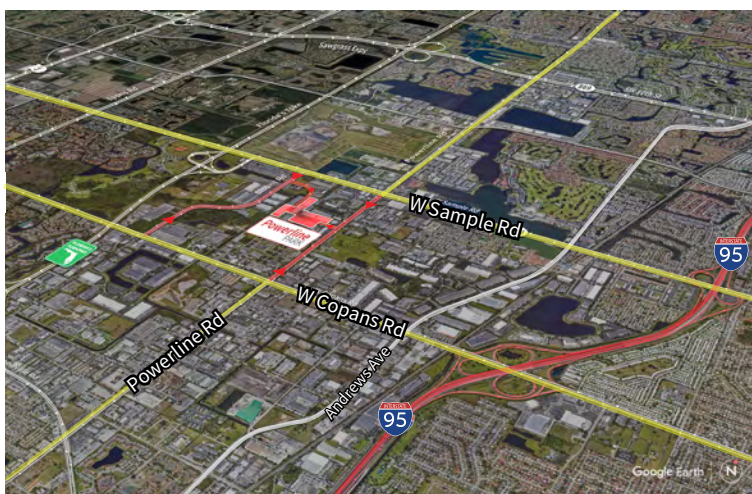
3005 NW 25th Avenue
Pompano Beach, FL 33069



Industrial Space For Lease
8,025 SF

Powerline Park

3005 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

- 8,025 SF total
- 1,234 SF of office
- 6,791 SF of warehouse
- 1,271 SF of mezzanine (Bonus)
- 24' clear height
- One (1) dock high door (well)
- One (1) grade level oversized door
- Parking ratio: 2.0/1,000 sf



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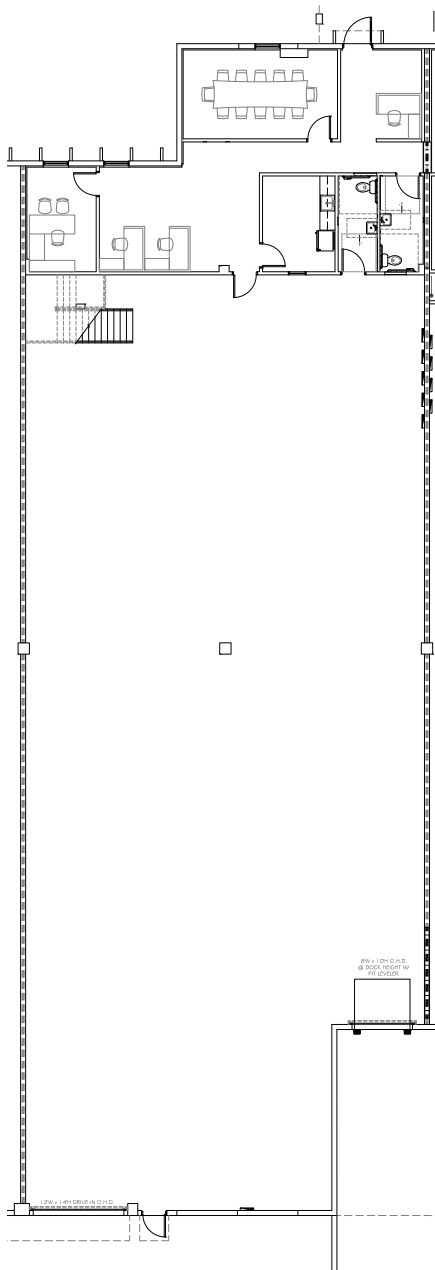
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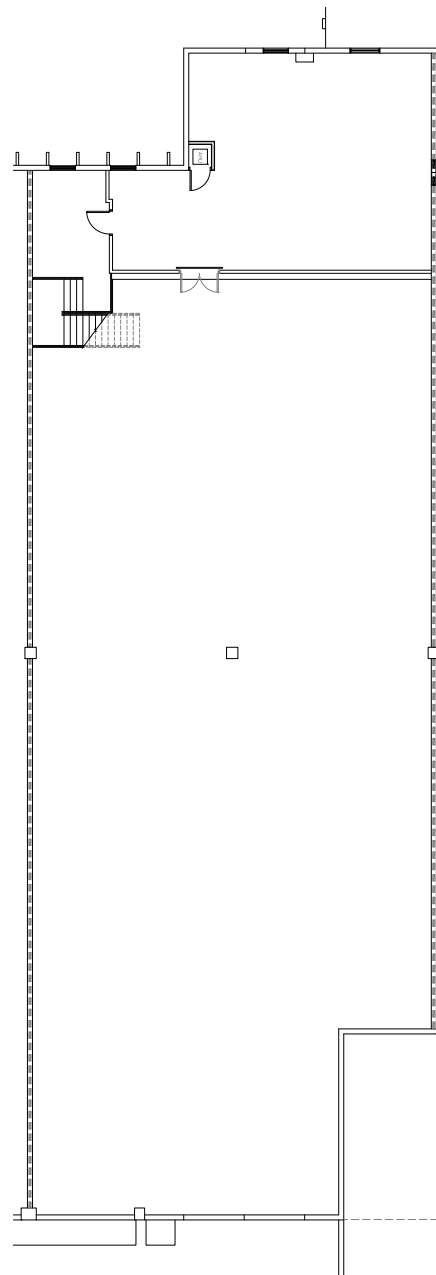
Powerline Park Floor Plan

Office:	1,234 SF
Warehouse:	6,791 SF
Total:	8,025 SF
Bonus Mezzanine:	1,271 SF

Ground Floor



Mezzanine (Bonus)



For Lease

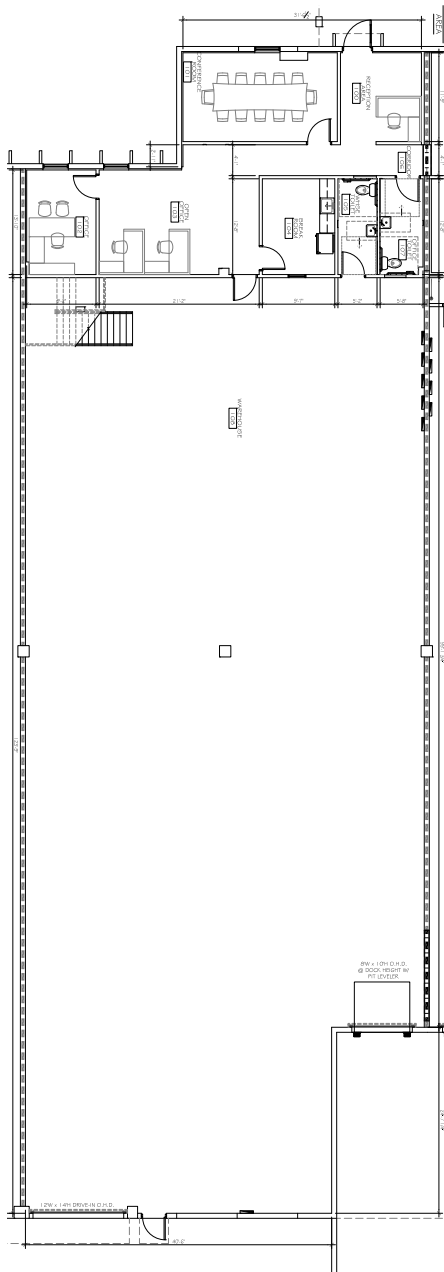
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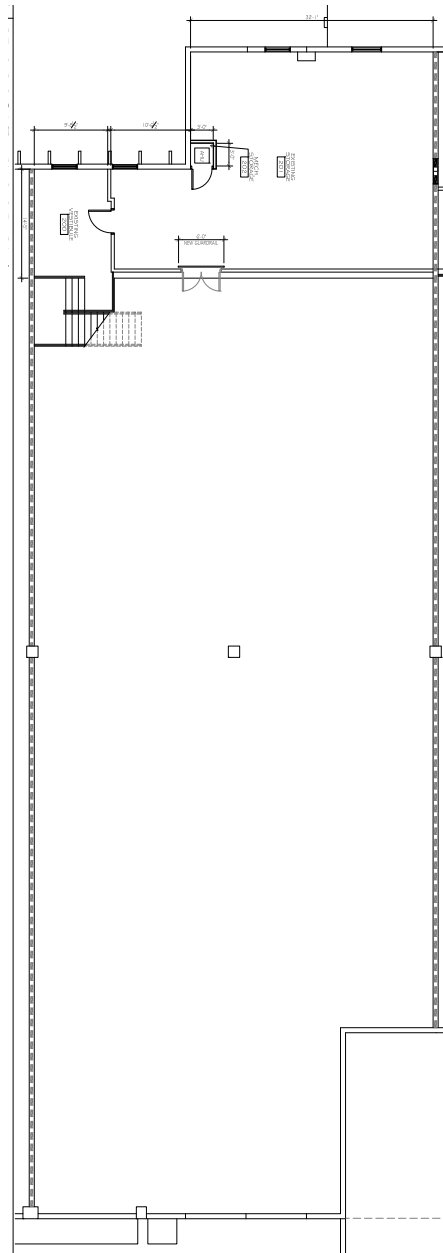
Powerline Park Dimensioned Floor Plan

Office: 1,234 SF
Warehouse: 6,791 SF
Total: 8,025 SF
Bonus Mezzanine: 1,271 SF

Ground Floor



Mezzanine (Bonus)



For Lease

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Powerline Park Site Plan

 - Subject Property



Building	Suite	Total SF	Office SF	Warehouse SF	Mezzanine SF (Bonus)	Loading	Clear Height	Available Date
5	2	8,025	1,234	6,791	1,271	1 DH / 1 G	24'	Now

