

# For Lease

## Powerline Park

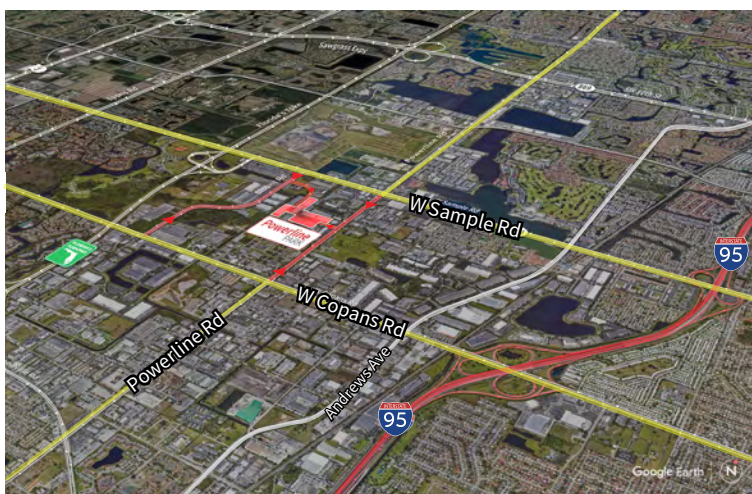
3001 NW 25<sup>th</sup> Avenue  
Pompano Beach, FL 33069



Industrial Space For Lease  
**8,541 SF**

### Powerline Park

3001 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

- 8,541 SF total
- 1,798 SF of office
- 6,743 SF of warehouse
- 1,920 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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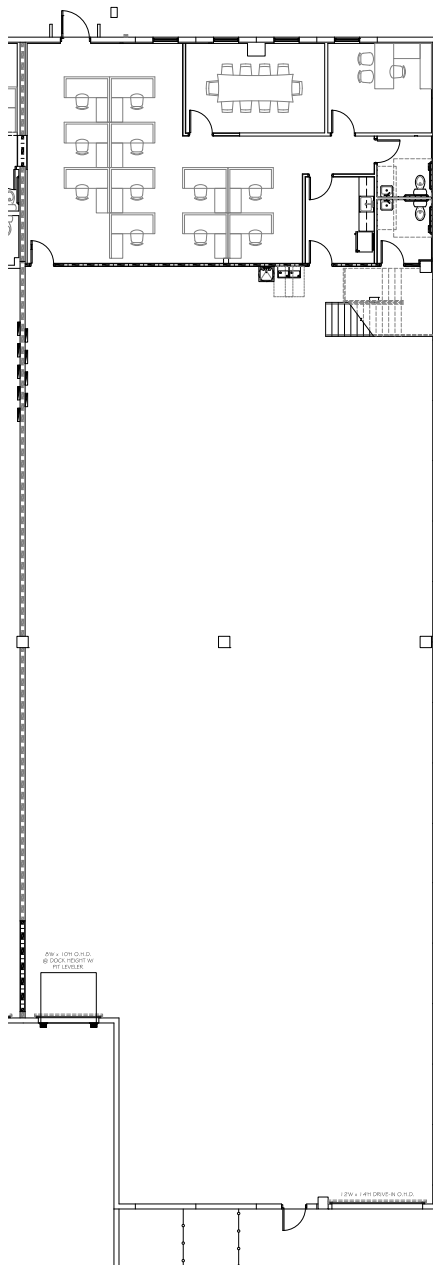
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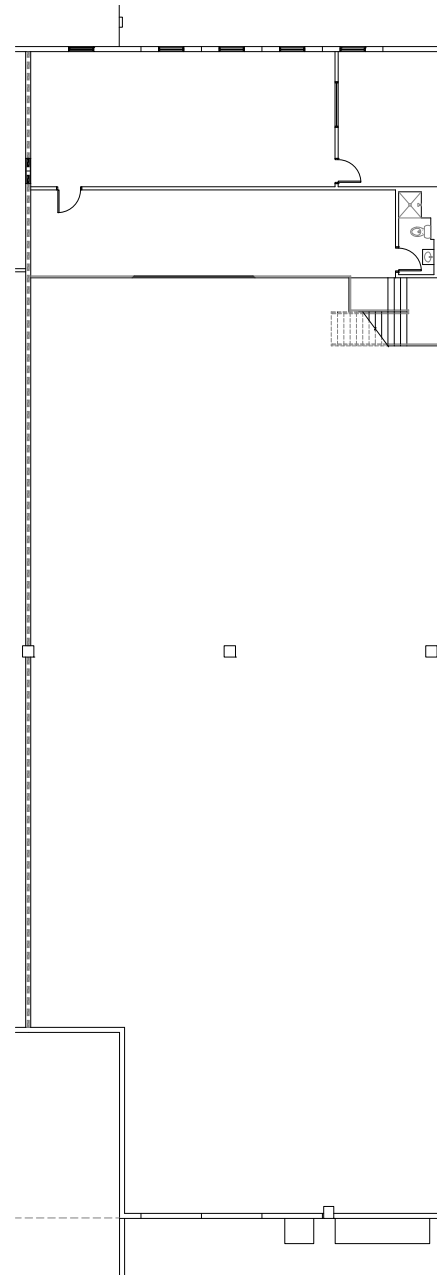
### Powerline Park Floor Plan

|            |          |            |                  |
|------------|----------|------------|------------------|
| Office:    | 1,798 SF | Mezzanine: | 1,920 SF (Bonus) |
| Warehouse: | 6,743 SF |            |                  |
| Total:     | 8,541 SF |            |                  |

Ground Floor



Mezzanine (Bonus)



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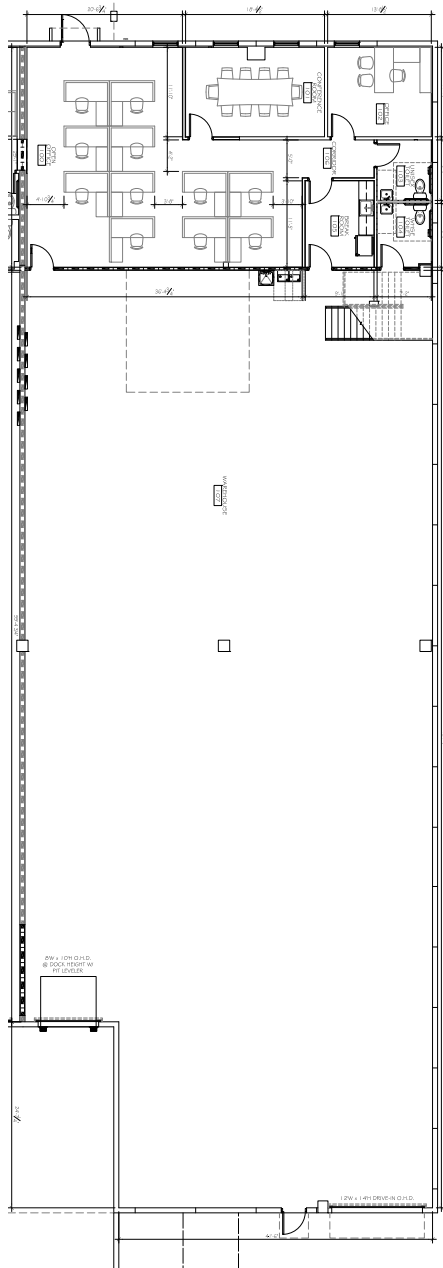
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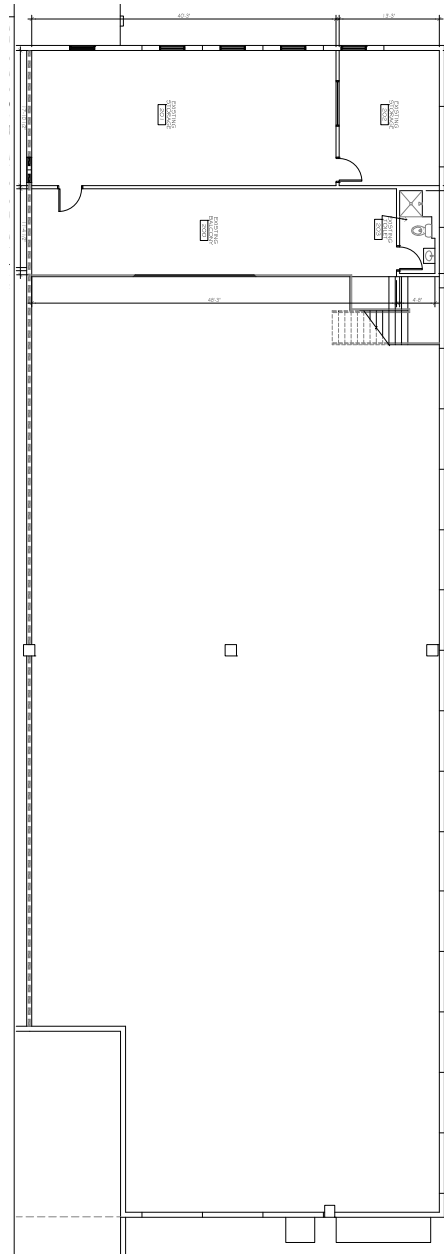
### Powerline Park Dimensioned Floor Plan

|            |          |            |                  |
|------------|----------|------------|------------------|
| Office:    | 1,798 SF | Mezzanine: | 1,920 SF (Bonus) |
| Warehouse: | 6,743 SF |            |                  |
| Total:     | 8,541 SF |            |                  |

Ground Floor



Mezzanine (Bonus)



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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        | 1     | 8,541    | 1,798     | 6,743        | 1,920                | 1 DH / 1 G | 24'          | Now            |

