

# For Sale/Lease

12,929 SF Industrial Property and Yard  
Situating on 1.8 acres

1500 N. Powerline Road  
Pompano Beach, FL 33069



**Scott Brenner, Esq., CCIM, SIOR**  
Executive Vice President  
+1 954 304 3855  
scott.brenner@colliers.com

2385 NW Executive Center Drive  
Suite 350  
Boca Raton, FL 33431  
colliers.com



Accelerating success.

### 3-MILE RADIUS DEMOGRAPHICS



**114,719**  
2025 Total Population



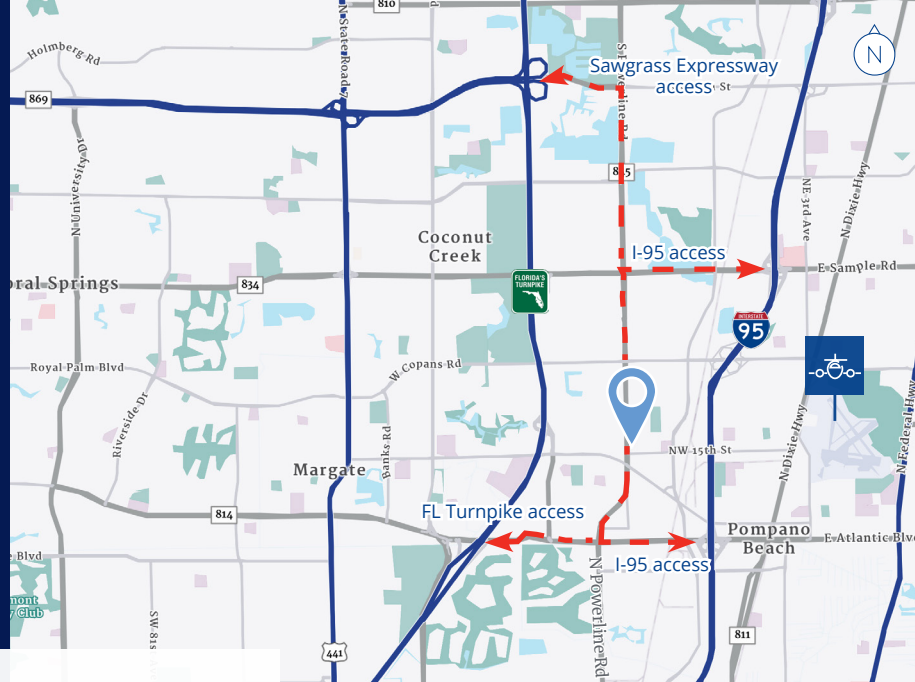
**\$63,116**  
2025 Median Household Income



**\$88,588**  
2025 Average Household Income



**\$100,167**  
2030 Average Household Income



## Property Highlights

- **Asking Price: \$7,850,000**
- **Lease Rate: \$19.50 PSF NNN - Building, \$5.50 NNN PSF for Land**
- **Lease term flexible; yard available month-to-month**
- 12,929 SF industrial warehouse with approximately 6,500 SF built-out office space plus a larged fenced yard (±1.1 acre); **can be divisible**
- Prime corner property; frontage on Powerline Road with excellent visibility and access
- Zoned Industrial I-1 - GENERAL INDUSTRIAL - Ideal for a variety of uses
- Two-story office space - Full LED lighting with functional layout for operations
- 21' clear warehouse with LED high bays and sensors
- 2 overhead doors in the front and 3 overhead doors (16') in the rear with large secondary access for tractor trailers
- Ample on-site parking with 3 gated access points and outdoor storage capabilities
- Natural gas generator on-site
- Electronic gated fence, entire building concrete block
- 3 Phase Power (725 amps service full building)
- Strategically located on a prime corner with easy access to I-95, Florida's Turnpike, Sawgrass, and major arterials
- Available for immediate occupancy; for sale or lease

**5** minutes to Florida's Turnpike

**5** minutes to I-95

**8** minutes to Sawgrass Expressway

**16** minutes to Downtown Fort Lauderdale

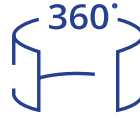
**20** minutes to Fort Lauderdale-Hollywood International Airport

**25** minutes to Port Everglades

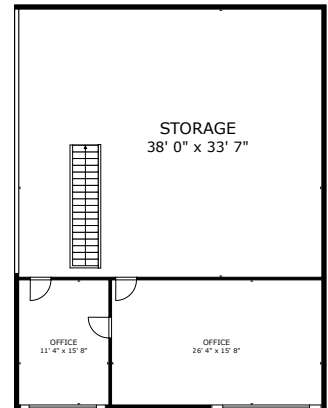
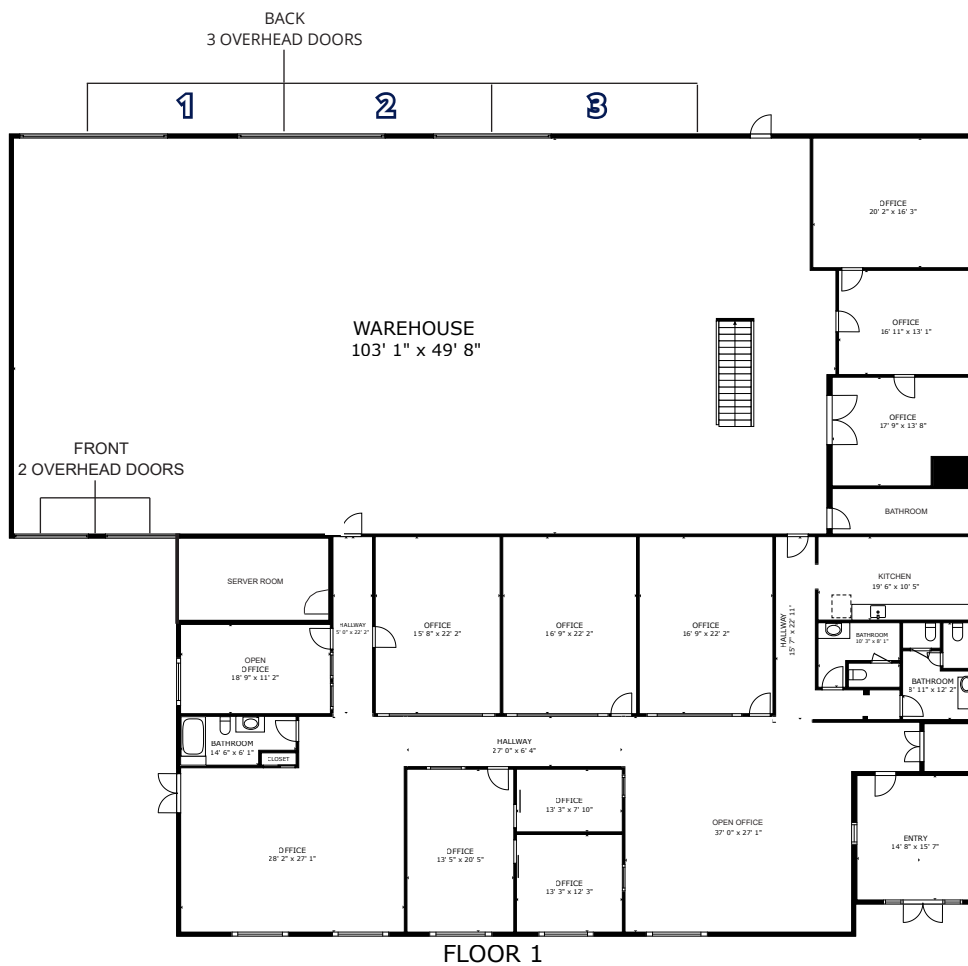
1500 N Powerline Road

# Building Plan

## Option 1



[Click here to view 360 virtual tour](#)



## Option 1

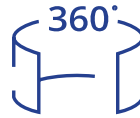
- 5,000 SF warehouse space
- 8,000 SF office/mezzanine space

**Total of 13,000 SF**

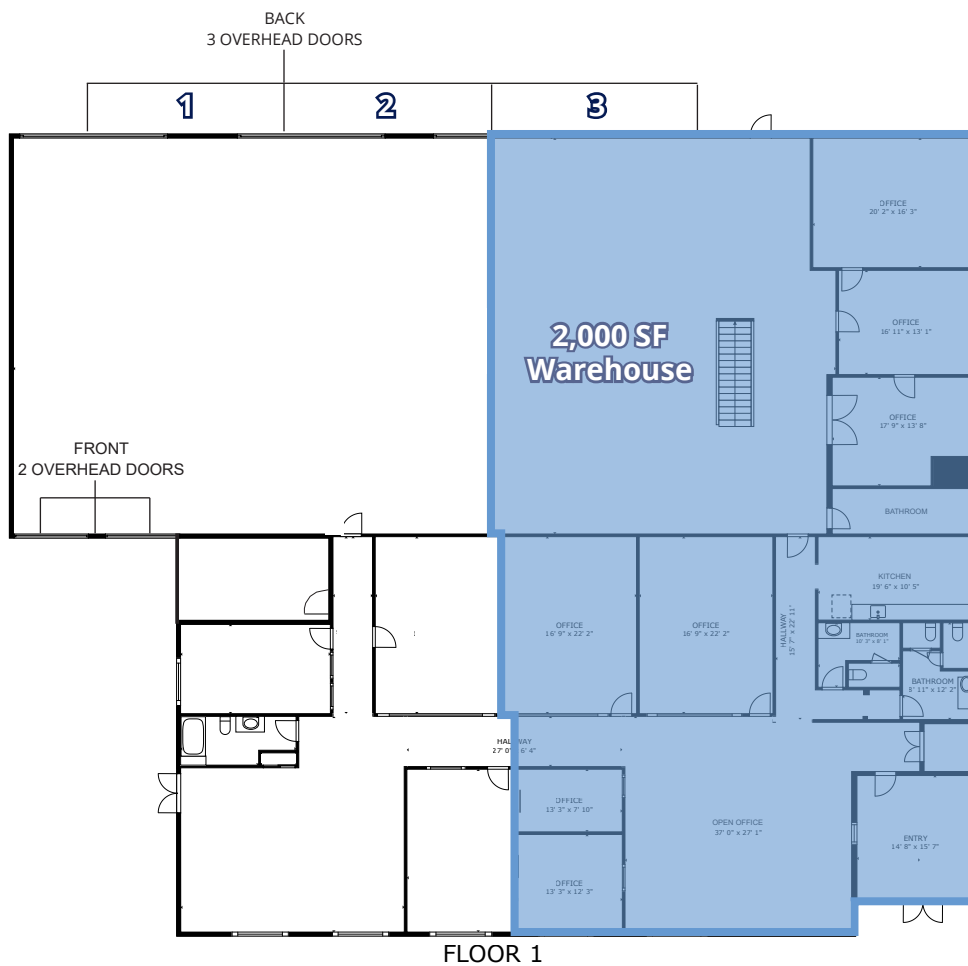
1500 N Powerline Road

# Building Plan

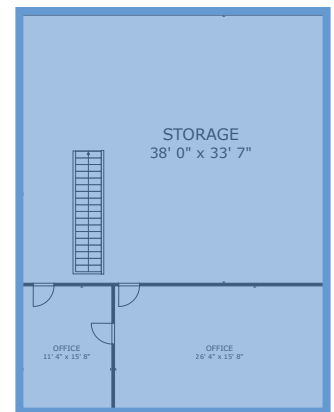
## Option 2



[Click here to view 360 virtual tour](#)



FLOOR 1



FLOOR 2

## Option 2

### 1st Floor

- 3,800 SF office space
- 2,000 SF warehouse space

### 2nd Floor

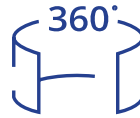
- 2,000 SF mezzanine/offices space

**Total of 7,800 SF**

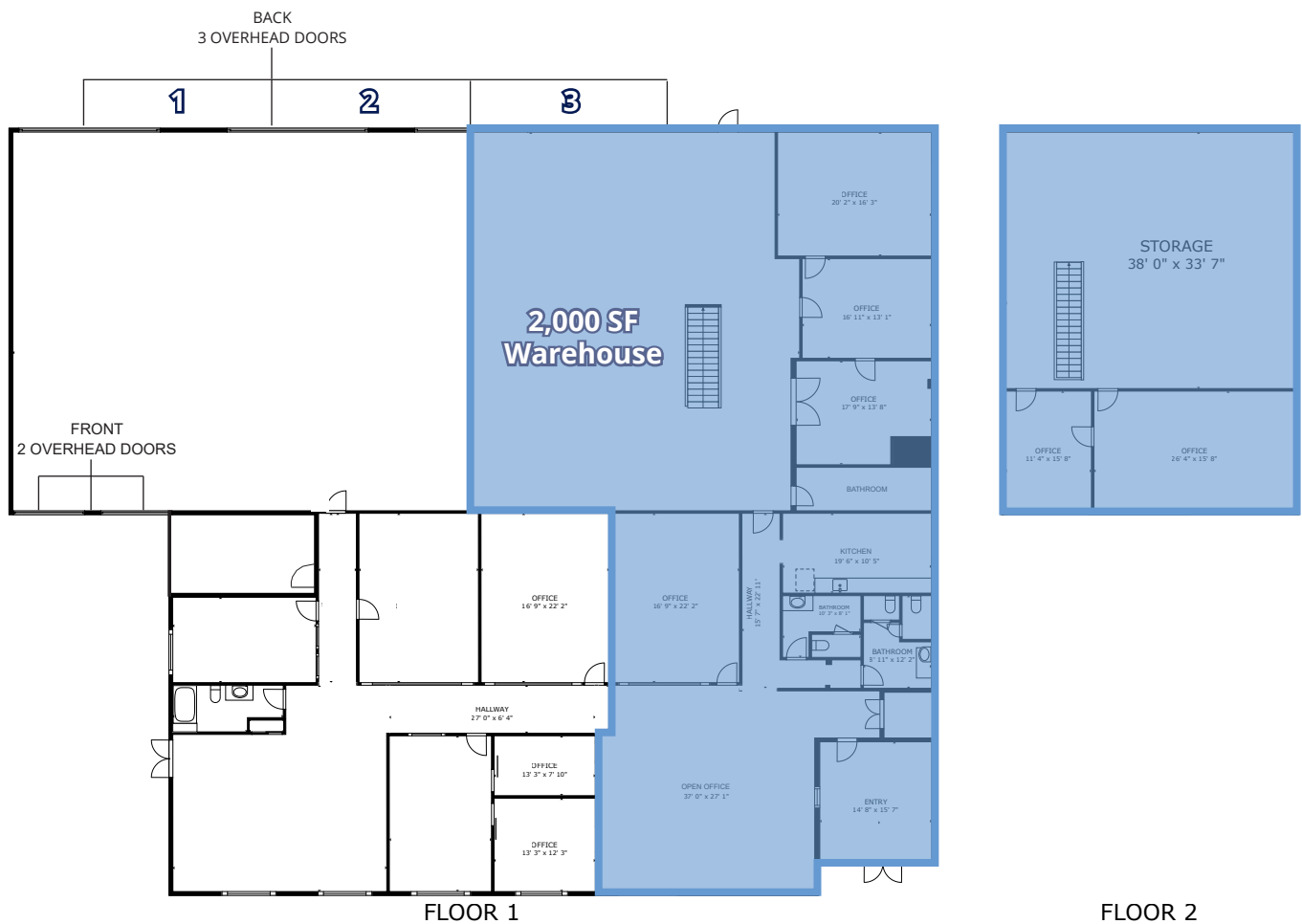
1500 N Powerline Road

# Building Plan

## Option 3



[Click here to view 360 virtual tour](#)



## Option 3

### 1st Floor

- 2,800 SF office space
- 2,000 SF warehouse space

### 2nd Floor

- 2,000 SF mezzanine/offices space

**Total of 6,800 SF**

1500 N Powerline Road

# Exterior Photos

Exterior View



South Side of Building



Front of Property View



West View



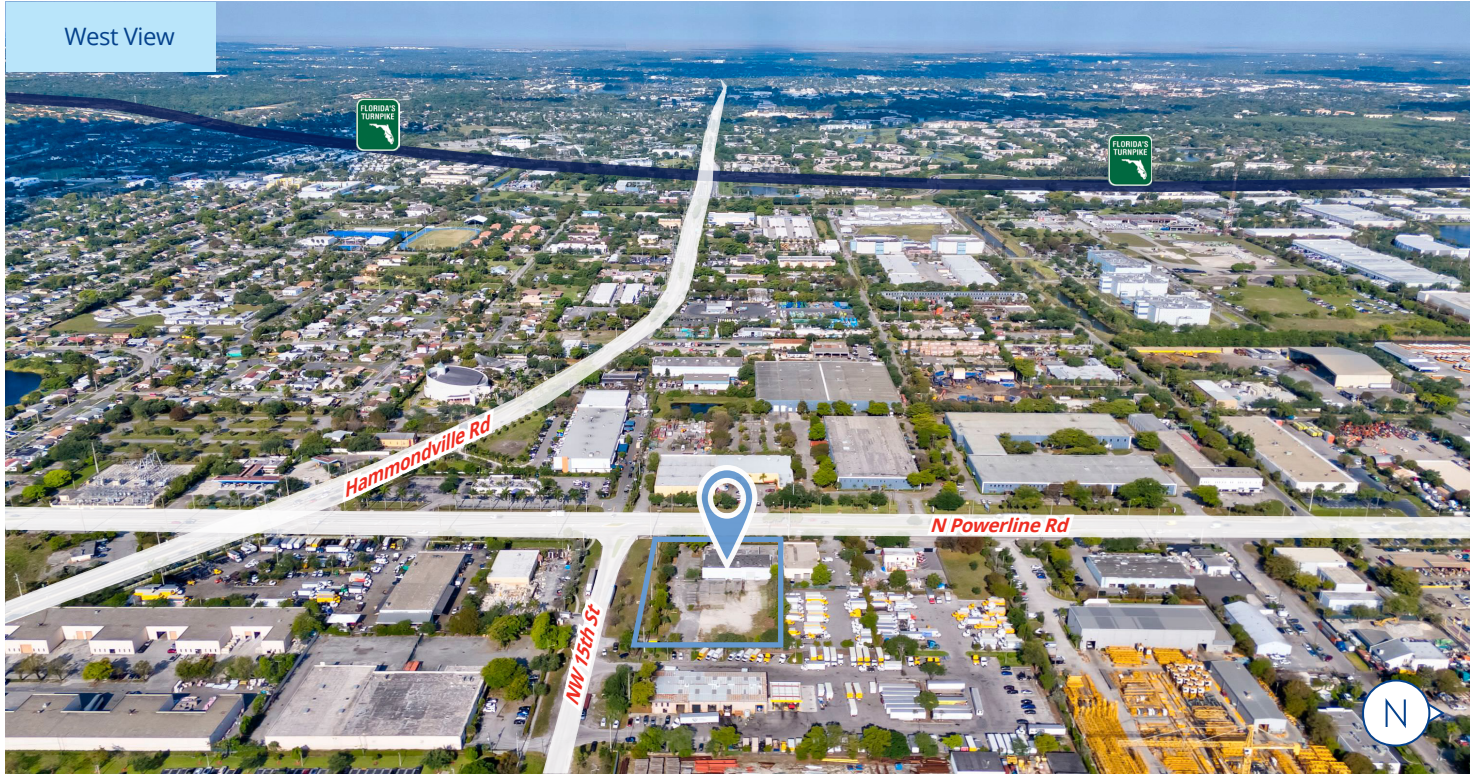
East View



1500 N Powerline Road

# Exterior Photos

West View



North View



Loading Dock



1500 N Powerline Road

# Interior Photos

Workstation Area



Private Offices



Conference Room



Breakroom



Warehouse





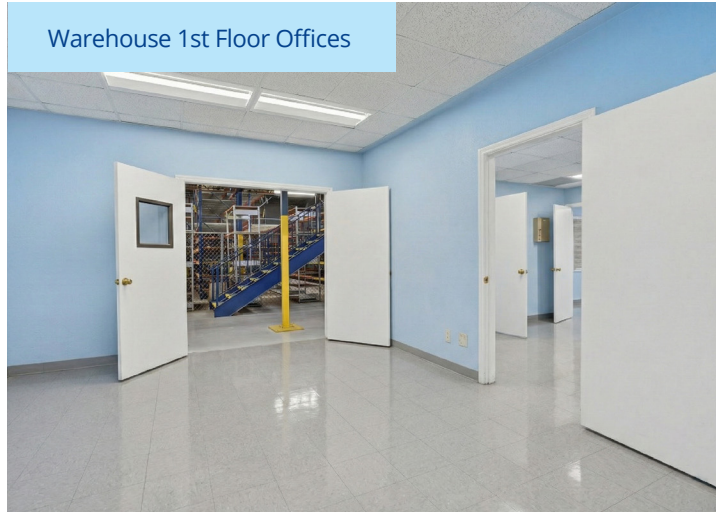
1500 N Powerline Road

# Interior Photos

Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



Warehouse 1st Floor Offices



Warehouse



1500 N Powerline Road

# Interior Photos

3 Back Overhead Doors



2 Front Overhead Doors



2nd Floor - Mezzanine Racking Area



2nd Floor Offices



2nd Floor Workstation Area

