

For Lease

# POWERLINE BUSINESS PARK

4100 North Powerline Road, Suite X-5

Pompano Beach, FL



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**POWERLINE**  
BUSINESS PARK

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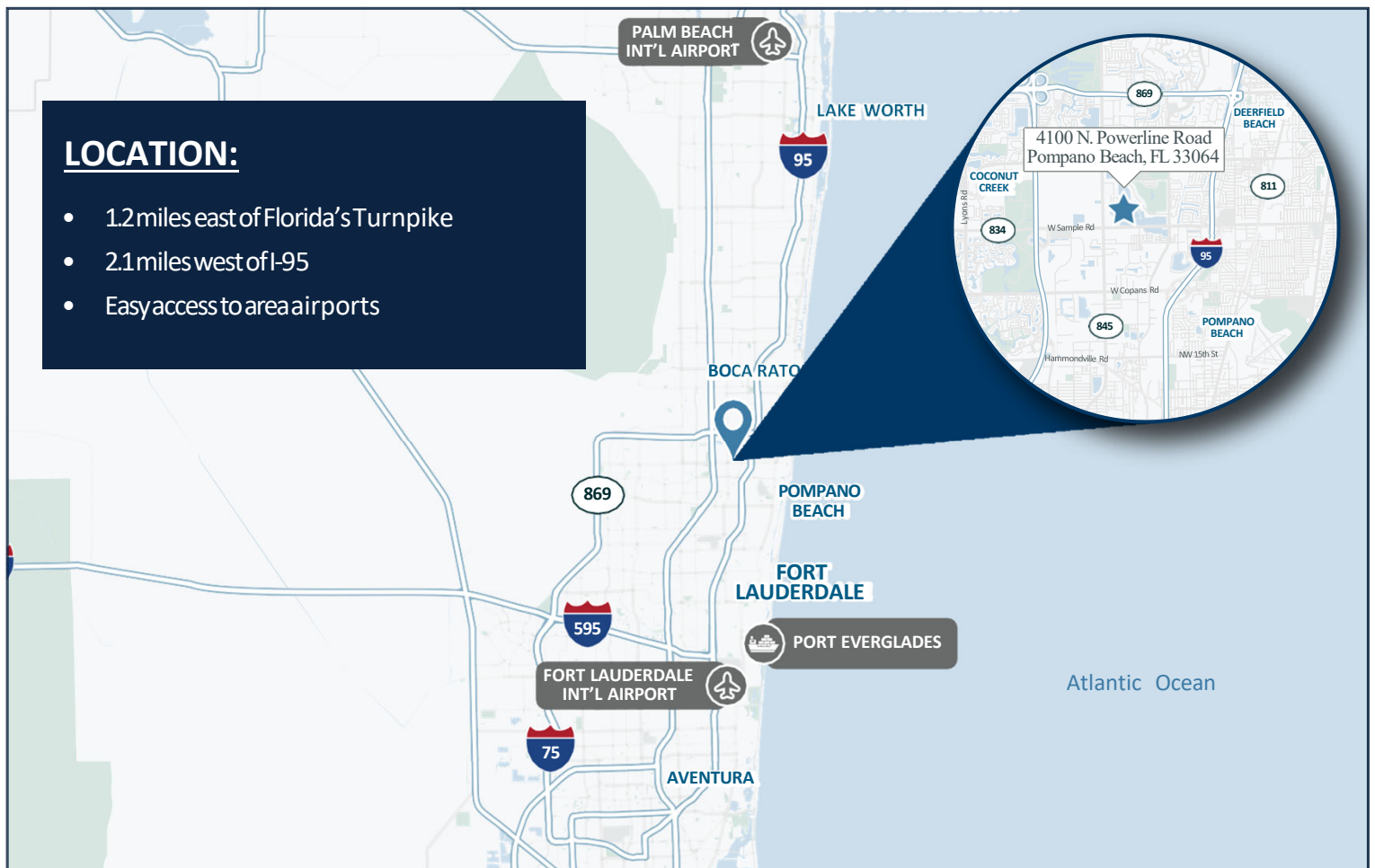
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## PROPERTY HIGHLIGHTS

Available SF	3,200 SF
Loading	1 drive-in door
Ceiling Height	18'
Parking	2.0 / 1,000 SF
Traffic Counts	40,000 cars daily
Additional Amenities	Glass store fronts and LED lighting
Location	Close proximity to Powerline Road



### LOCATION:

- 1.2 miles east of Florida's Turnpike
- 2.1 miles west of I-95
- Easy access to area airports

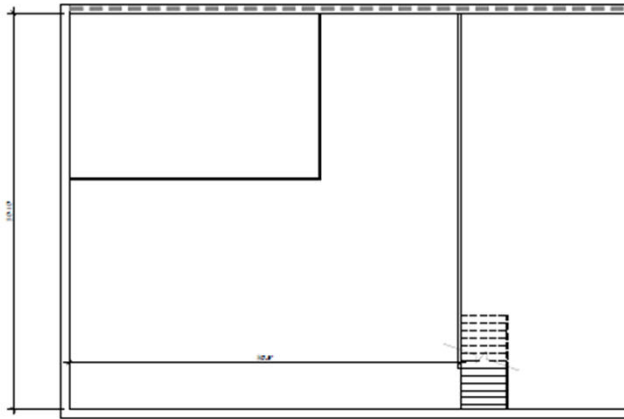
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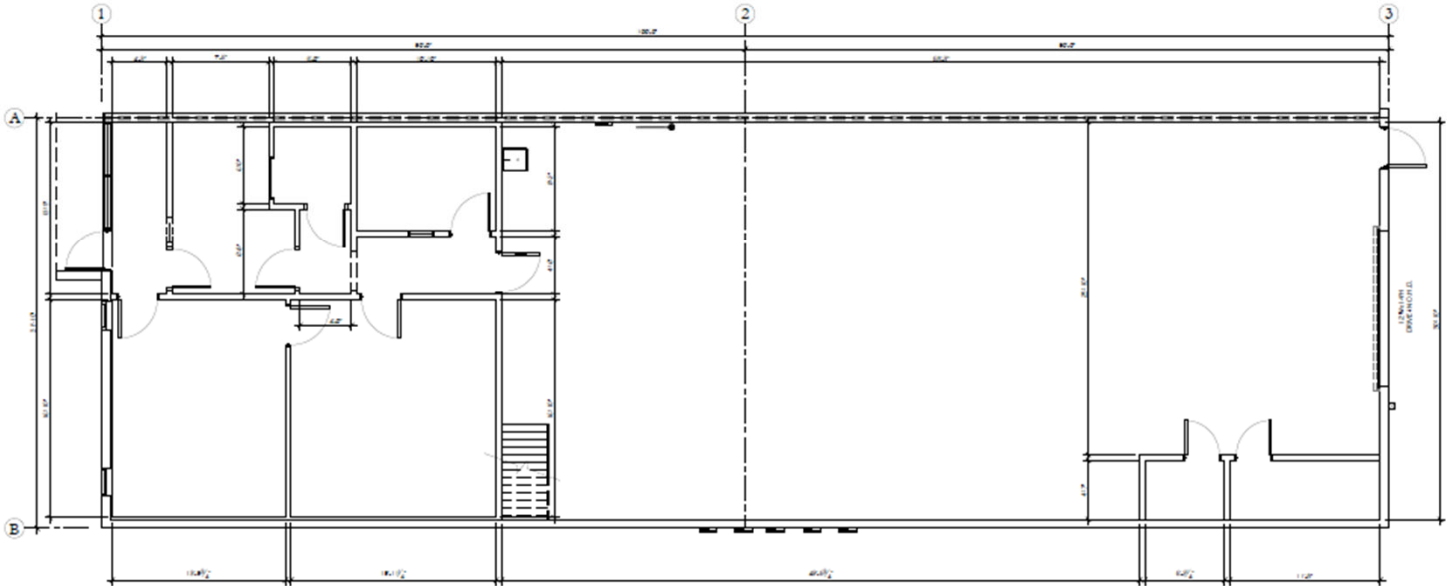
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## Suite X-5 Floor Plan



2 EXISTING FLOOR PLAN- WAREHOUSE MEZZANINE



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## SITE PLAN



## BASIC INTERIORS

