



**CBRE**

## BRIDGE POINT POWERLINE ROAD

BUILDING 2 | 1981 NORTH POWERLINE ROAD  
POMPANO BEACH, FL

# CLASS A INDUSTRIAL PARK

Bridge Point Powerline Road is a state-of-the-art  $\pm 521,560$  SF institutional showroom and distribution park. The park offers direct access on Powerline Road and lends itself to various uses such as typical distributors or image conscious heavy office and showroom users.



# BRIDGE POINT POWERLINE ROAD



# PROPERTY SPECIFICS

<b>SQFT AVAILABLE BUILDING 2</b>	±50,570 SF (3 Bays)	<b>ROOF</b>	Single ply 45-mil mechanically fastened TPO roofing system; R value of 10 (R-10);10-year warranty
<b>ZONING</b>	Z I-1, General Industrial Pompano Beach	<b>LOADING</b>	Dock High
<b>PARKING RATIO (BLDG 2/BLDG 3)</b>	1.3/1,000 1.1/1,000	<b>MIN-MAX TRUSS HEIGHTS</b>	±32' Clear
<b>OFFICES</b>	To Suit	<b>ELECTRICITY</b>	To Suit
<b>FIRE SPRINKLERED</b>	ESFR	<b>COLUMN SPACING</b>	54' x 53' 60' Speed bay
<b>ELECTRICAL</b>	1600 amp, 277/480 volt, 3-phase, 4-wire electrical service	<b>BASE RENT</b>	\$10.50 NNN



# SITE PLAN

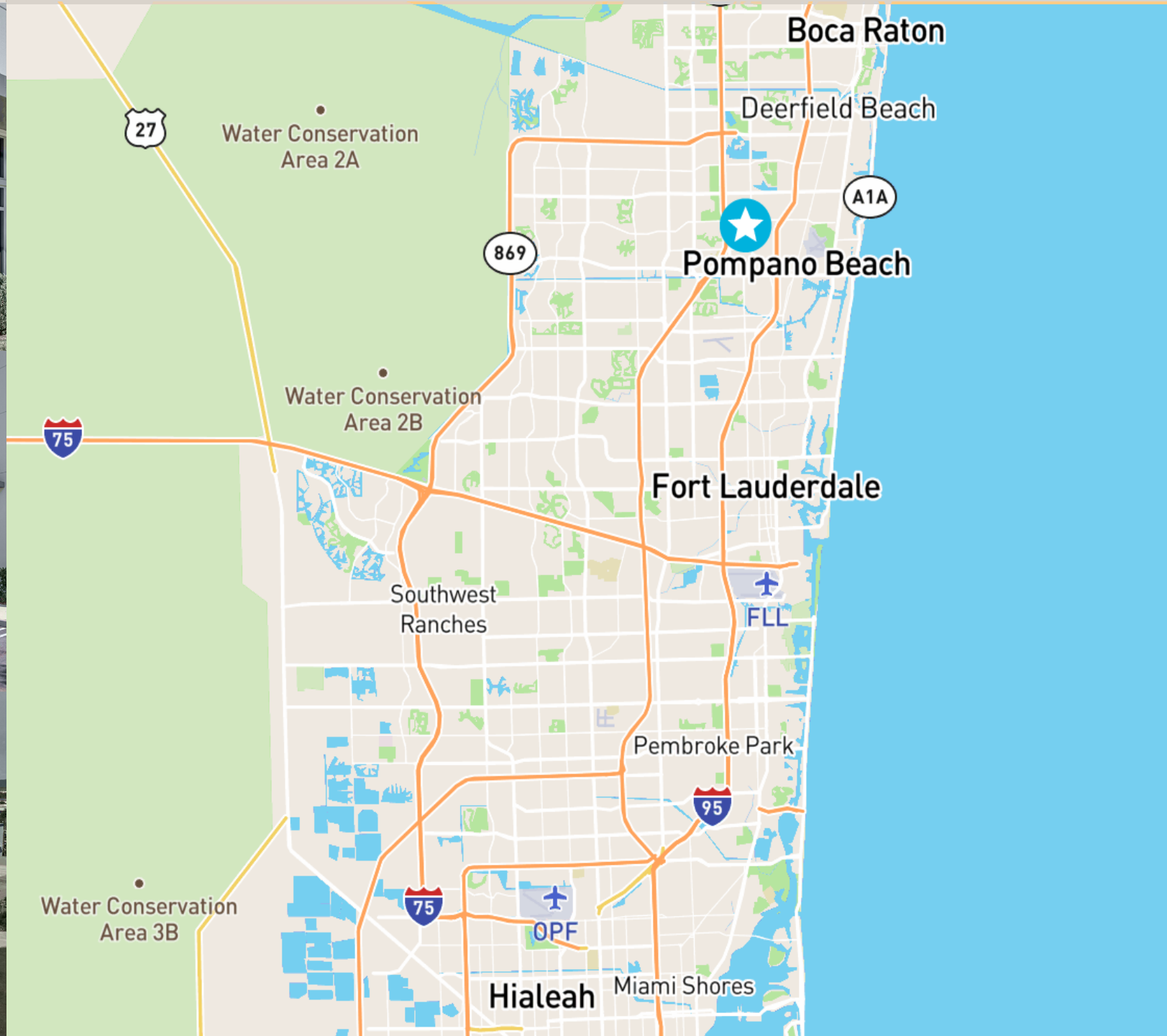


**BUILDING 2**  
50,570 SF





# LOCATION MAP



## CONTACT US

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