

SUB LEASE INDUSTRIAL 1551 N. Powerline Road, Pompano Beach, FL

SUPERIOR COMMERCE PARK

Approximately 4 years remaining on term

Gold Standard PROPERTY

DESCRIPTION This large industrial complex is located in the heart of Pompano Beach on Powerline Road with excellent exposure and plenty of parking.

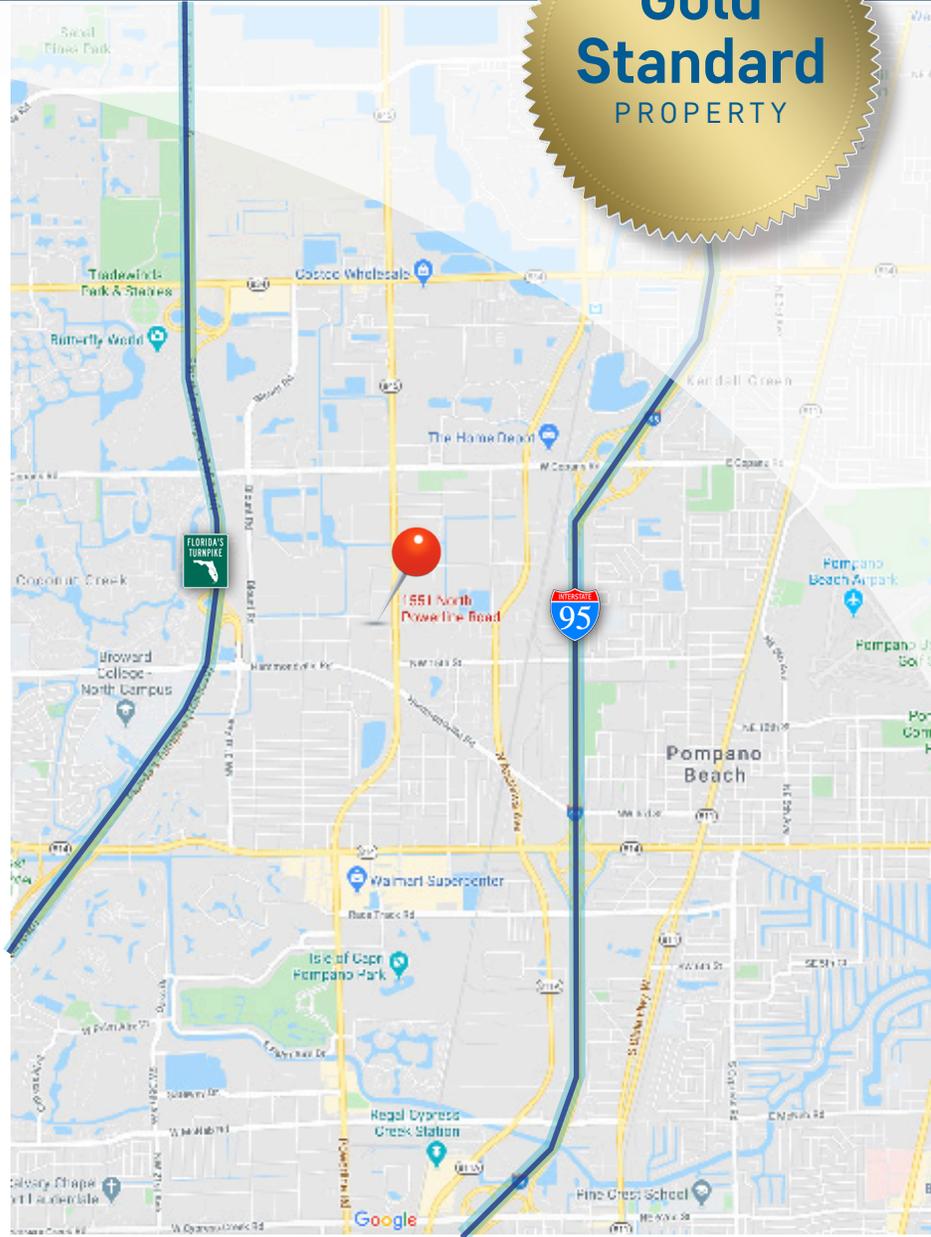
HIGHLIGHTS Located with ease of access to all points north, south, east and west. The Florida Turnpike, Interstates 95 & 595 and the Sawgrass Expressway are all minutes away. Bays are available immediately for manufacturing assembly or showrooms.

DETAILS

- Zoned I-1, Industrial District, Pompano Beach
- Twin T and Tilt-Wall Construction
- 100% Fire-Sprinklers
- Built in 1987
- End Cap / Frontage on Powerline Road
- 1 Grade Level Door - 12' Height
- 1 Dock High Door - 10' Height
- 24' Clear Height in Warehouse
- Columns - 52' wide x 33' deep

SPACE AVAILABLE IMMEDIATELY

TOTAL Showroom/Warehouse	10,154 +/- gsf
- A/C Showroom/Office Space	3,392 +/- gsf
- Warehouse Space	6,762 +/- gsf



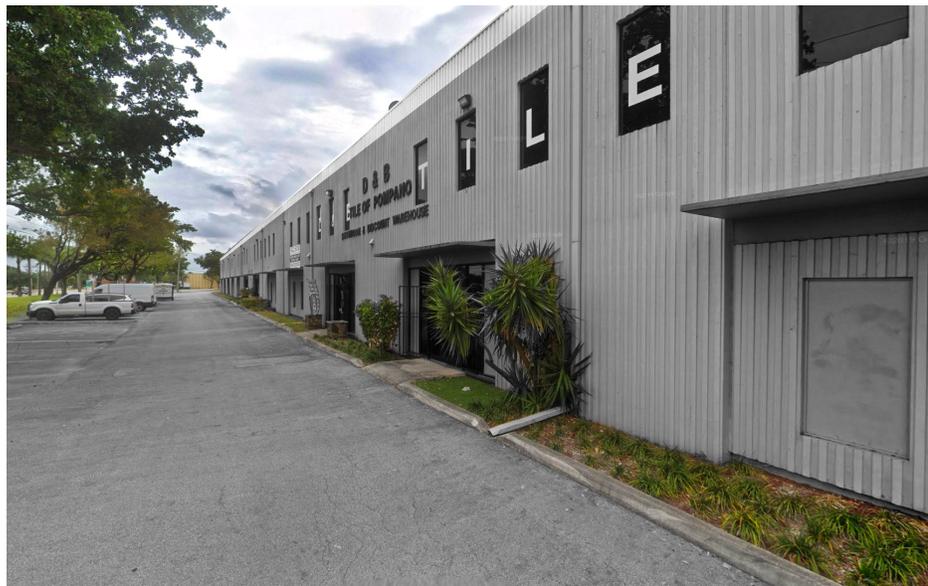
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CALL US



BRAY REALTY ADVISORS



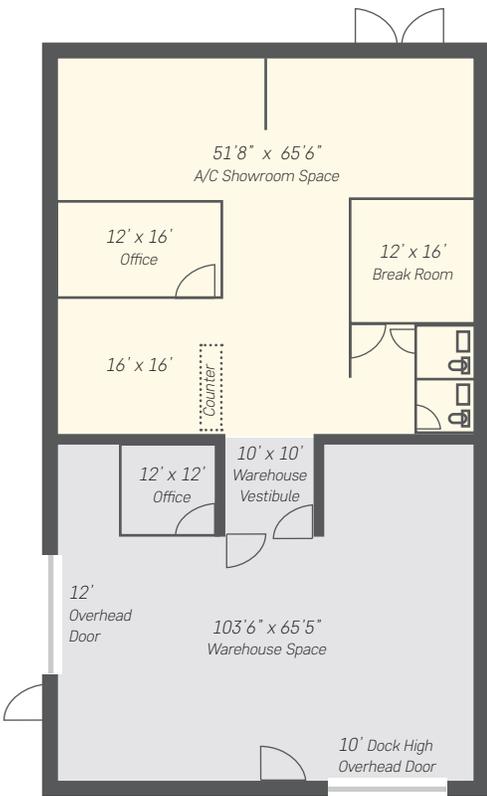
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Showroom

Warehouse

Graphic representation is approximate.
Not drawn to scale.

