

FOR SALE

POWERLINE ROAD HEAVY INDUSTRIAL LAND

4250

N POWERLINE ROAD

Pompano Beach, FL 33073



PROPERTY FEATURES

- + ±4.85 - 6.50 acres available
- + 350 linear feet of frontage on Powerline Road
- + Zoned M3c Heavy Industrial
- + Currently leased out as a laydown storage yard
- + Entire site is paved with pea rock
- + Direct turn-in lane from southbound on Powerline Road
- + Located on Powerline Road between Sample Road and Wiles Road
- + Access to both the Florida Turnpike and I-95 from Sample Road (only 1 mile in each direction)
- + Very rare outside storage facility located in Pompano Beach
- + 100% Leased month-to-month with 6-figure cash flow per year
- + Approximately 100,000 square feet of new construction class-A warehouse can be built on the site



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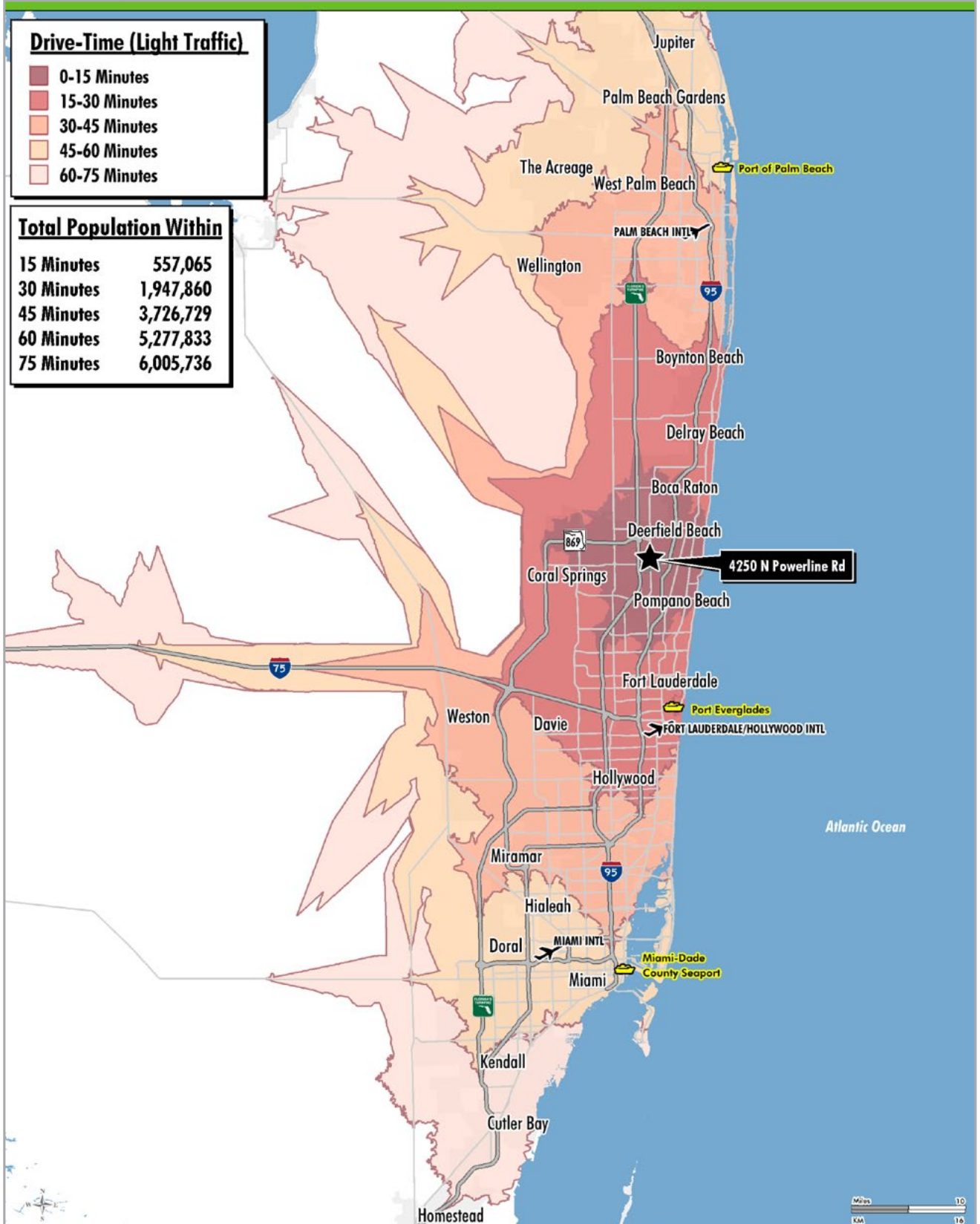
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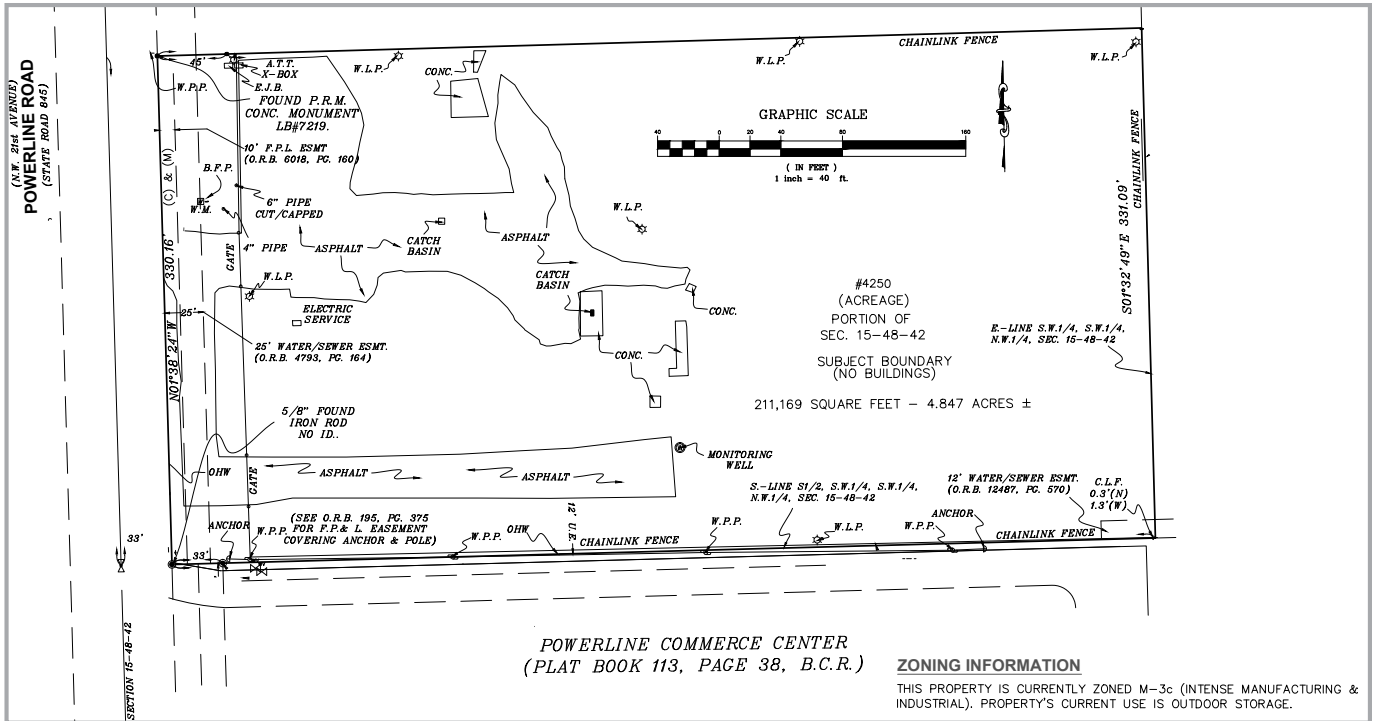


DRIVE TIME MAP

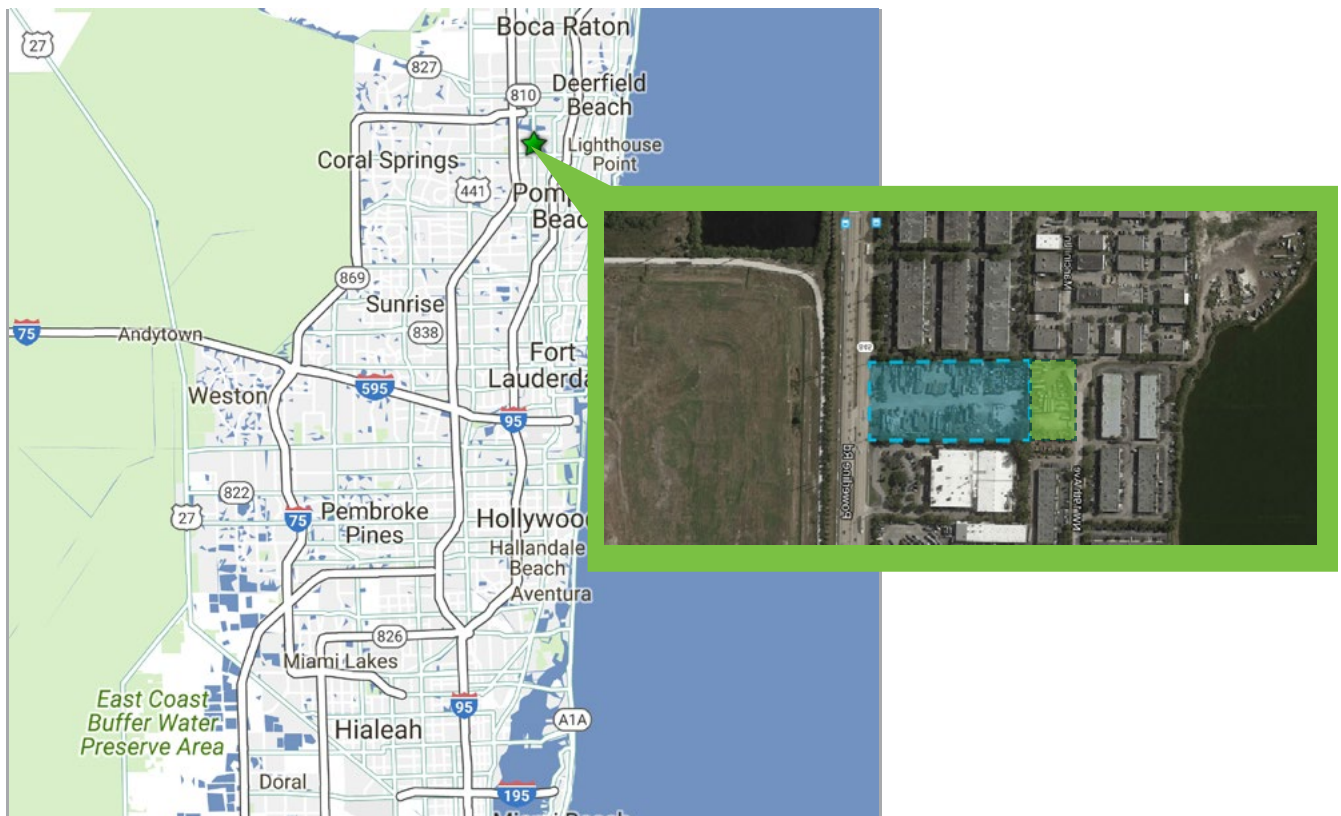




ALTA / ACSM LAND TITLE SURVEY



PROPERTY LOCATION



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HEAVY INDUSTRIAL LAND**

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