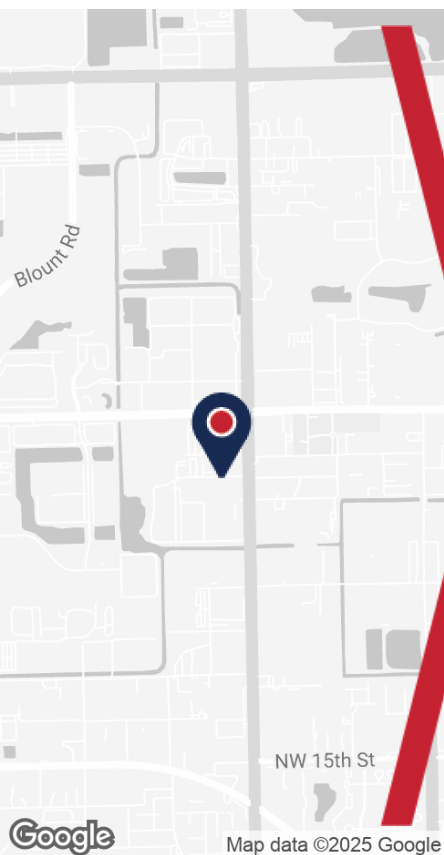




PROPERTY DETAILS

- 97,430 SF Industrial Park
- Industrial, Office, and Flex Units Available For Lease
- Triple Net Leases
- Conveniently located south of Copans on Powerline
- Excellent access to I-95 and Florida Turnpike
- Office Suites Available from 550 SF - 2,000 SF
- Warehouse Units Available from 1,280 SF - 5,000 SF

ABOUT PROPERTY



PRICE

\$15.95 - 16.95 / SF / Yr (NNN)



YEAR BUILT

1986



AVAILABLE SF

550+ SF



PARKING

Surface



LOCATION

Pompano Beach, FL

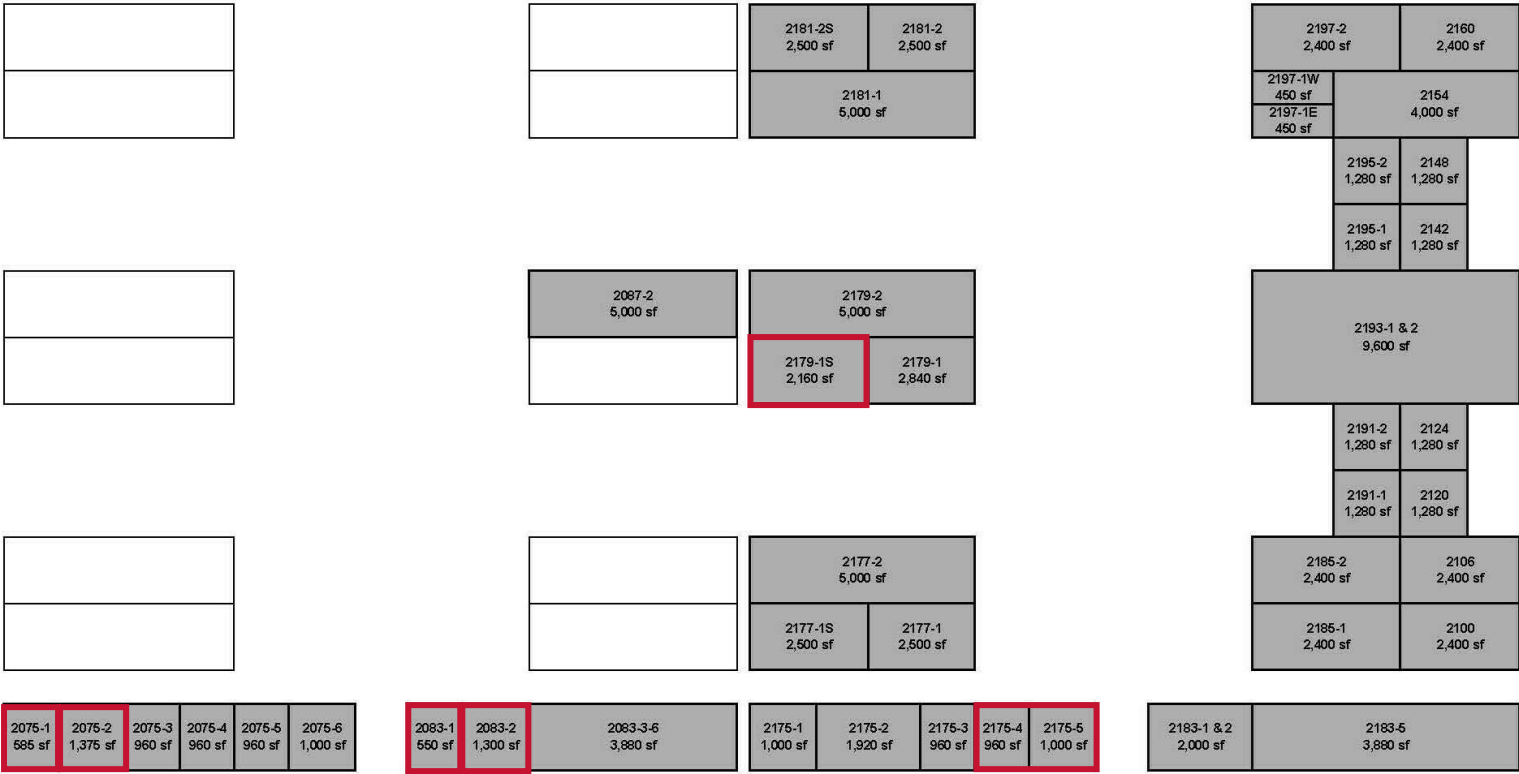
For more information:

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empiproperties.com

Copans-Powerline Industrial Center
Site Plan



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 - 5 Years
Total Space:	550 - 2,160 SF	Lease Rate:	\$15.95 - \$16.95 SF/yr

AVAILABLE SPACES

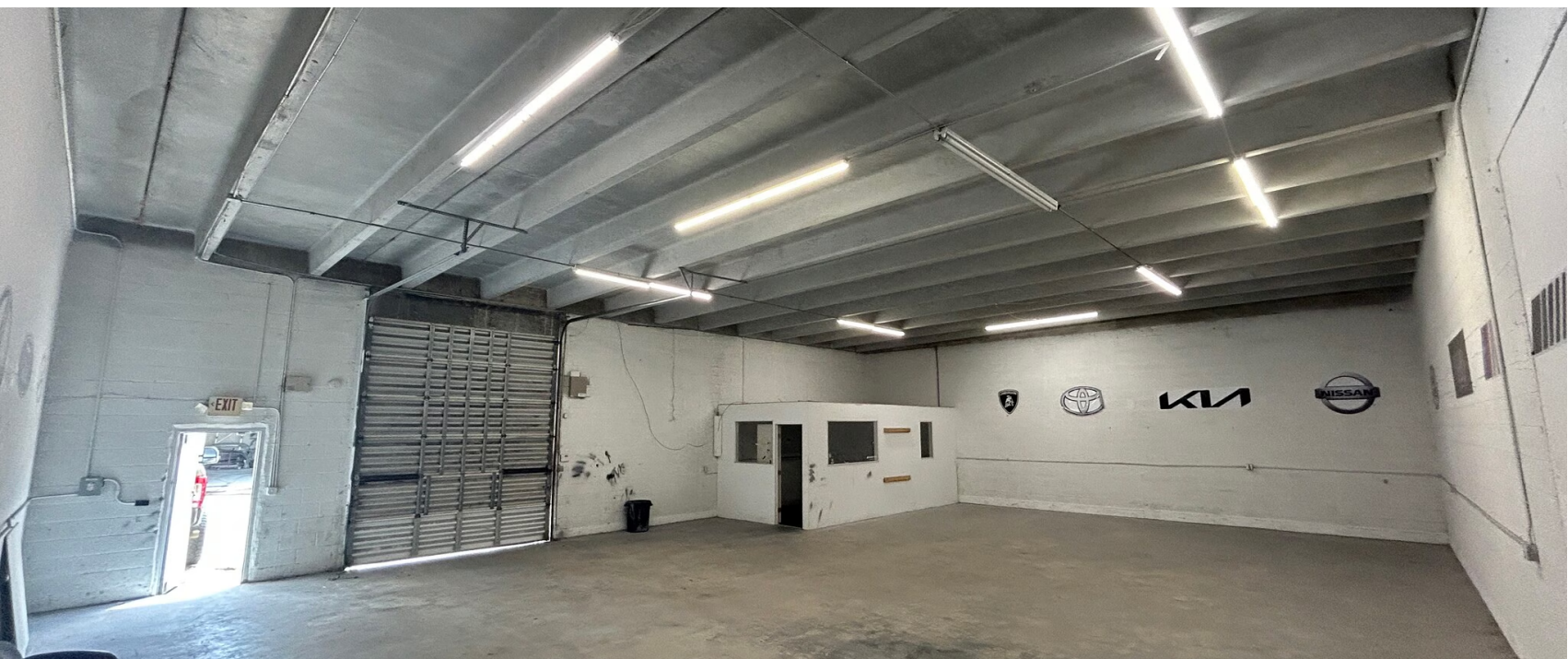
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2175-4/5	Available	1,960 SF	NNN	\$16.95 SF/yr	End Cap Office Suite. Powerline Frontage. Floor to Ceiling Windows. Mostly open plan.
2083-1	Available	550 SF	NNN	\$16.95 SF/yr	Office Suite. Mostly Open Plan. In-Unit Restroom. Can be combined with #2083-2 for 1,850 Total SF.
2083-2	Available	1,300 SF	NNN	\$16.95 SF/yr	Office Suite. Mostly open floor plan. Can be combined with #2083-1 for 1,850 Total SF.
2179-1S	Available	2,160 SF	NNN	\$15.95 SF/yr	100% Warehouse. No office, no restroom. 14' Clear Height. One (1) 10' x 12' Grade Level Door.
2075-1	Available	585 SF	NNN	\$16.95 SF/yr	Office Suite. Powerline Frontage. Floor to Ceiling Windows. Mostly open plan.
2075-2	Available	1,375 SF	NNN	\$16.95 SF/yr	Office Suite. Powerline Frontage. Floor to Ceiling Windows. Mostly open plan.

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Copans-Powerline Industrial Center - #2175 Building Front

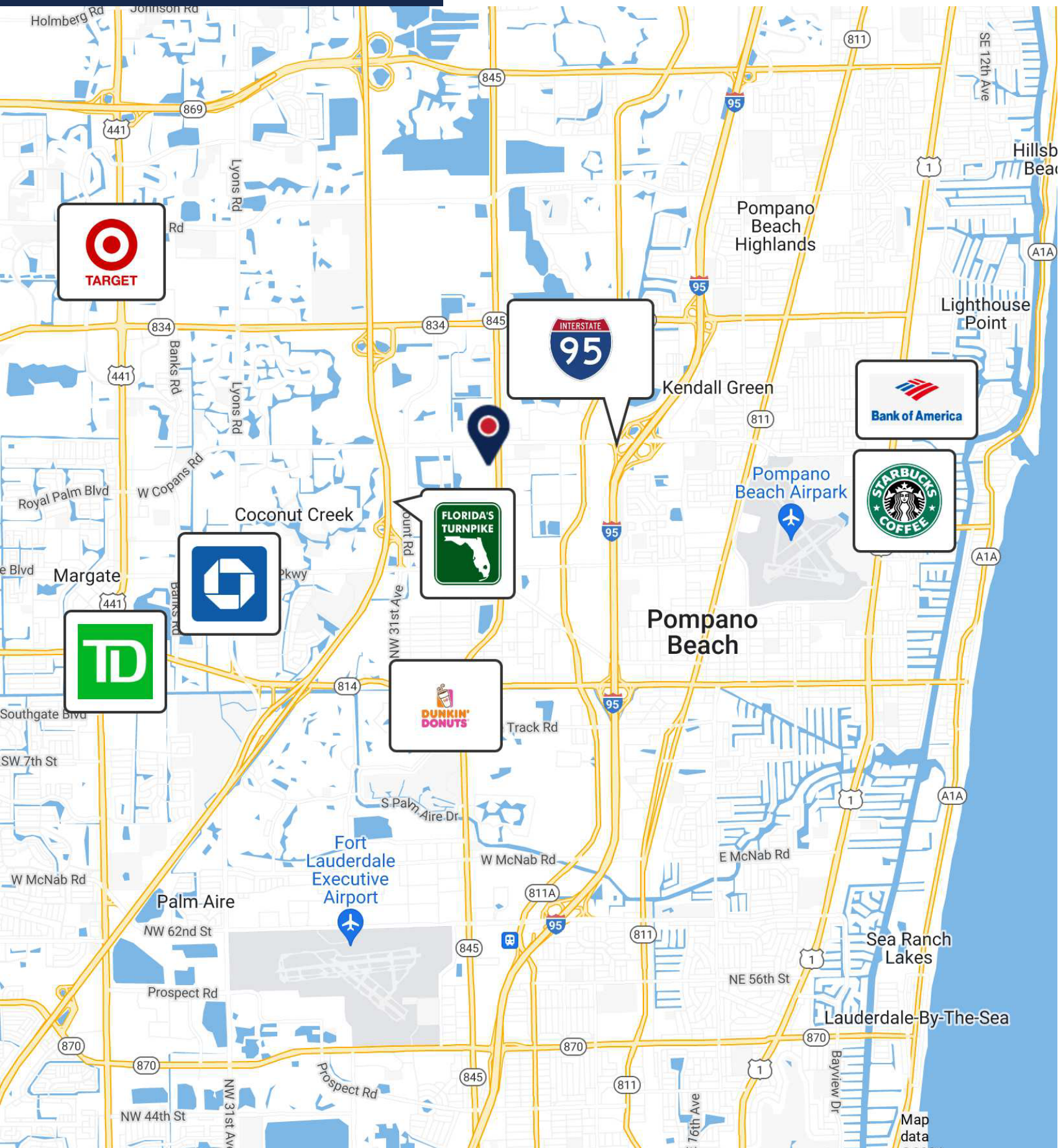


Copans-Powerline Industrial Center - #2179-1S Interior

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