

FOR LEASE

SUBLEASE OPPORTUNITY

3,800 SF

INDUSTRIAL WAREHOUSE/OFFICE

SUBLEASE BELOW MARKET \$7,500 ALL IN MONTHLY

FULL SERVICE GROSS

Move-In Ready • Immediate Occupancy



Powerline Business Park
4100 N. Powerline Road, Suite D-3
Pompano Beach, FL 33064



PROPERTY HIGHLIGHTS



3,800 SF Total
Approximately 912 SF
of office space



20' Clear Ceiling Height



**One (1) Oversized
Grade-Level Roll-Up Door**



Glass Storefront Entrance



Ample Parking
2.0 spaces per 1,000 SF



Excellent Access & Visibility
Approx. 40,000 vehicles
per day on N. Powerline Road

PROPERTY DESCRIPTION

SUBLEASE BELOW MARKET – \$7,500 ALL IN MONTHLY!

Take advantage of this rare sublease opportunity for 3,800 SF of industrial warehouse/office space in the highly desirable Powerline Business Park.

The space features approximately 912 SF of office, a spacious warehouse area with 20' clear ceiling height, and one (1) oversized grade-level roll-up door. Glass storefront entrance provides a professional image for your business.

Ideal for contractors, service companies, distributors, light manufacturing, e-commerce, and warehouse users.

Sublease term through [insert expiration date].

PRIME LOCATION

- 1.2 miles east of Florida's Turnpike
- 2.1 miles west of I-95
- Minutes to Fort Lauderdale Executive Airport
- Easy access to Fort Lauderdale-Hollywood International Airport and Palm Beach International Airport
- Surrounded by a strong mix of industrial and commercial businesses

IDEAL FOR

- ✓ General Contractors
- ✓ HVAC, Plumbing & Electrical Companies
- ✓ Roofing & Restoration
- ✓ Distribution & Logistics
- ✓ E-Commerce Fulfillment
- ✓ Wholesale Operations
- ✓ Light Manufacturing
- ✓ Storage & Service Businesses
- ✓ And More



THE POWERLINE BUSINESS PARK ADVANTAGE

A well-maintained, professionally managed industrial park offering a variety of space layouts for businesses of all types.



**AVAILABLE FOR
IMMEDIATE OCCUPANCY**
Call today to schedule a private tour.



FOR MORE INFORMATION, PLEASE CONTACT:

772-666-4449



LOKATION®
REAL ESTATE

Information contained herein is believed to be accurate but not warranted and is subject to change without notice.