

FOR LEASE

40,000 to 374,000 SF



EPIC

EAST POMPANO INDUSTRIAL CENTER

**1240 – 1270 NE 48TH STREET
POMPANO BEACH, FL**



Property Overview

1240 – 1270 NE 48th Street
Pompano Beach, FL 33064

Cushman & Wakefield is excited to announce this exclusive listing at East Pompano Industrial Center (EPIC).

All buildings feature **new Class A construction**, ensuring top-tier quality and modern amenities. They boast a **building depth of 185'** and **column spacing of 53'6" x 45'** with a **50' speed bay**. The **rear load - dock high** design facilitates efficient loading and unloading operations.

Additionally, the buildings offer a **32' clear height**, allowing for significant vertical storage space, and are equipped with an **ESFR (Early Suppression, Fast Response) sprinkler system** for enhanced fire safety. Conveniently located within **minutes to I-95**, these buildings are strategically positioned for optimal logistics and transportation efficiency.

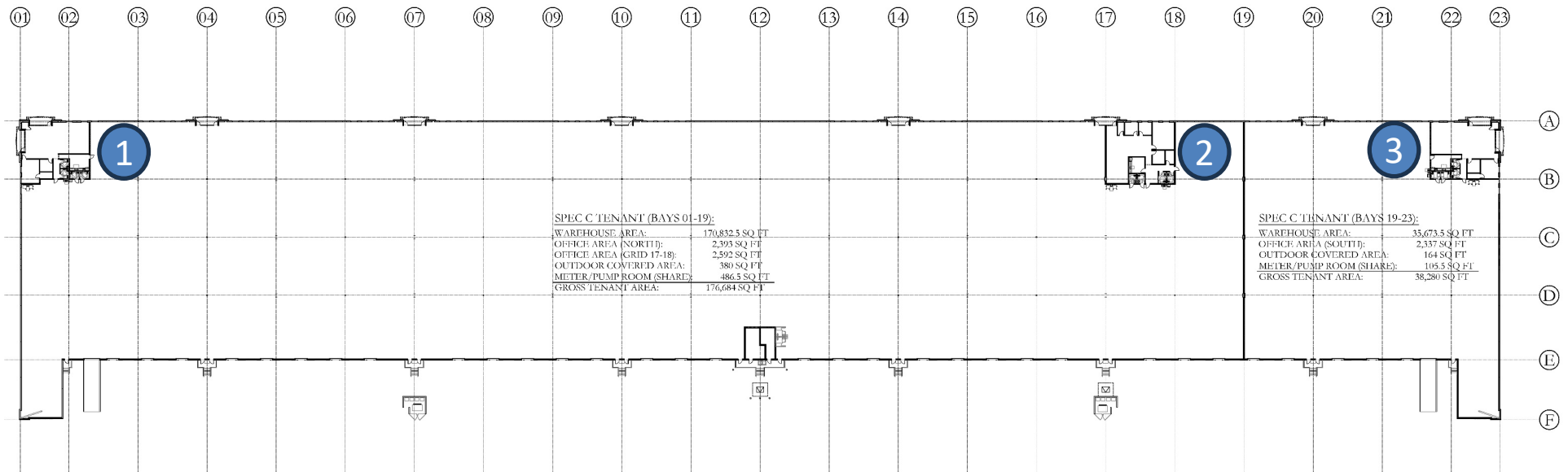
For More Information Visit:
<https://www.epic-pompano.com/>



Available Building Plans

1250 NE 48th Street
Pompano Beach, FL 33064

Building C – 214,966 SF Available



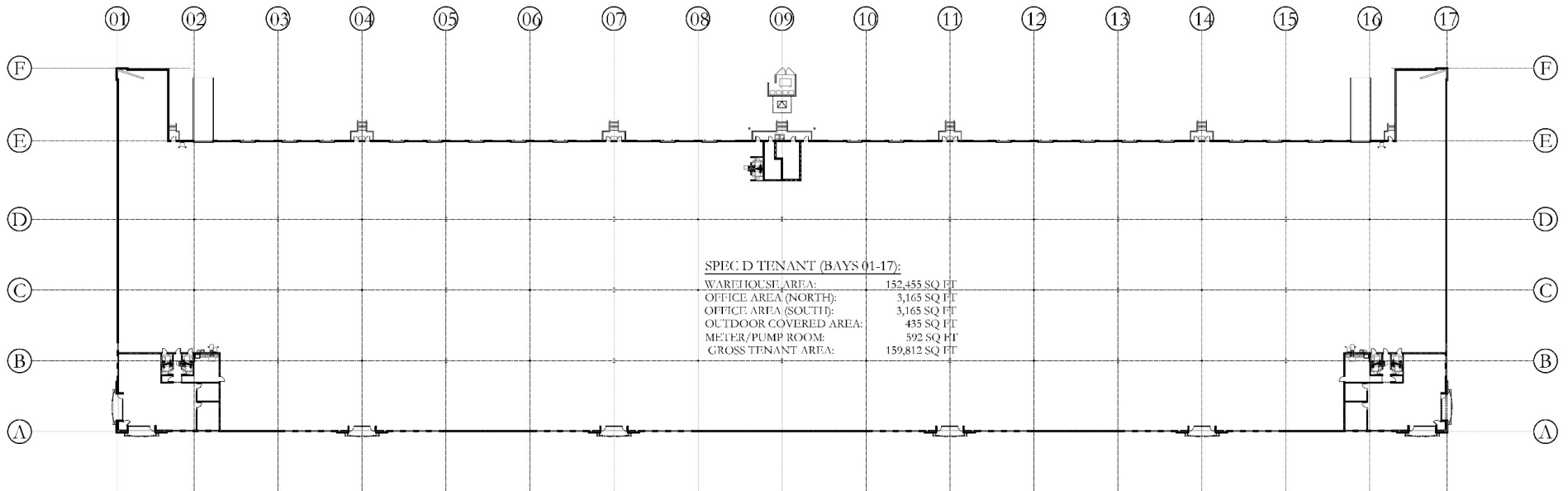
Building Highlights:

- 214,966 SF Full Building Available
- Divisible to ±40,000 SF
- 27 dock high doors
- 21 knock out panels
- 1 drive-in door
- **Spec Office 1:** endcap 2,393 SF
- **Spec Office 2:** 2,592 SF
- **Office 3:** endcap 38,280 SF
- 32' clear height

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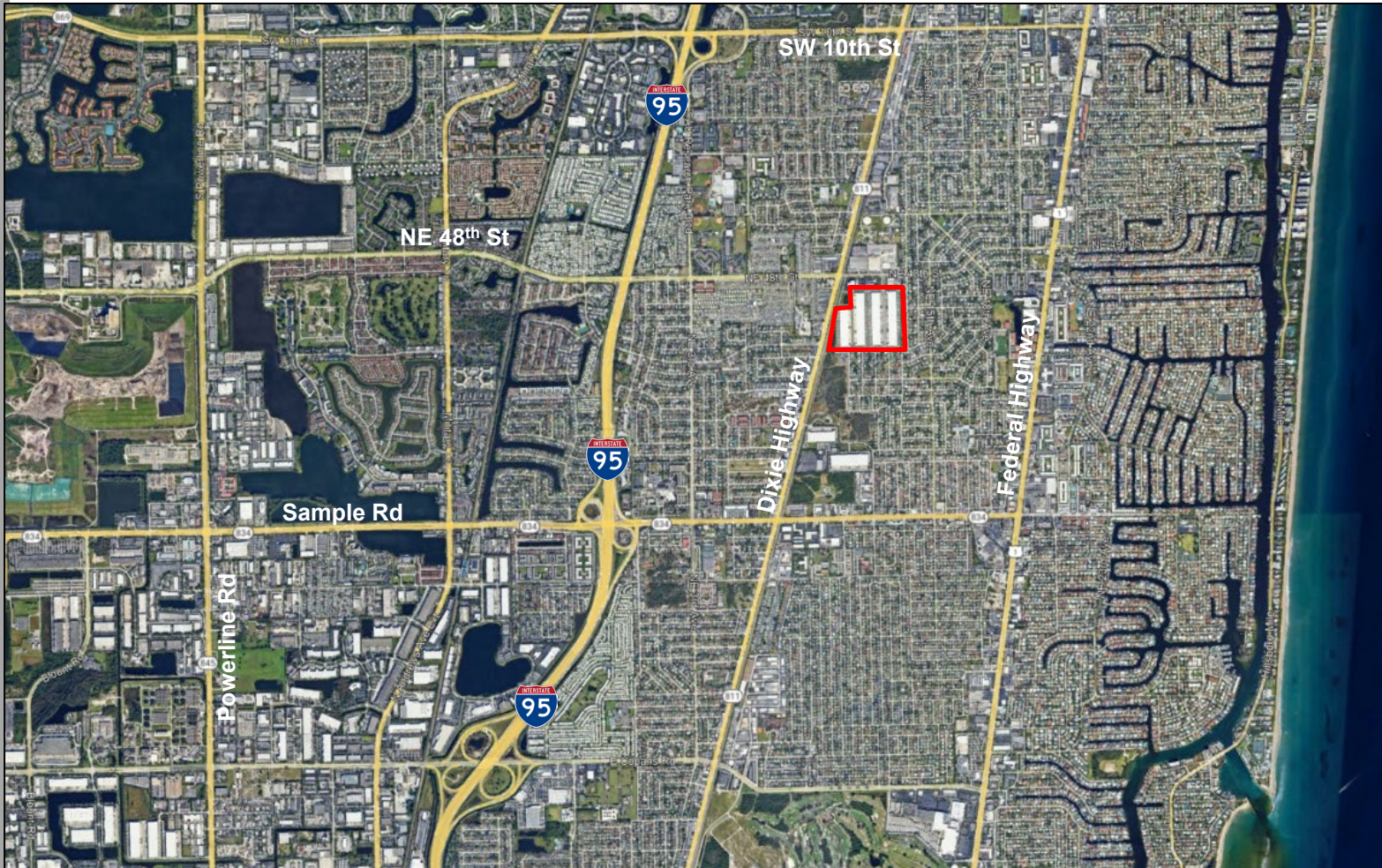
Building D – 159,812 SF | Full Building Available



Building Highlights:

- 159,812 SF Full Building Available
- Divisible to $\pm 40,000$ SF
- 20 dock high doors
- 22 knock out panels
- 2 drive-in doors
- Two endcap spec offices at 3,165 SF each
- 32' clear height

Locational Aerial



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