

Property Pictures Cont'd



FOR SALE

Class "A" Office Building/Showroom Prime Owner-User Opportunity

±9,483 SF | ±0.71 AC Site



1208 West Newport Center Drive | Deerfield Beach, FL 33442

Tom Robertson
Senior Managing Partner
TRobertson@rrcra.com
561.703.0888
www.RRCRA.com



Tom Robertson
Senior Managing Partner
TRobertson@rrcra.com
561.703.0888

Exclusively Listed By:



The information presented herein is believed to be accurate and provided by reliable sources, however, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of this information or any of its contents. Nothing contained herein constitutes investment, legal or tax advice or an offer to sell or a solicitation of an offer to buy any security. This information is subject to changes, removal from the market without notice, and errors and omissions. If your property is currently listed with another broker, please disregard. This is not intended to solicit their listing.

Property Summary

Don't miss this rare opportunity to own in prestigious Newport Center Business Park. The building is a two-story, elevator served, office building completely built-out, relatively updated and ready for an owner-user. The construction is concrete block and most offices have floor-to-ceiling windows. The Building location is second to none. You are located in the heart of Deerfield Beach, Broward County, FL next to Boca Raton. This central location boasts easy access to all major expressways and toll roads servicing Palm Beach, Broward, and Miami- Dade Counties, including the Florida Turnpike, Sawgrass Expressway and Interstate 95.

Property Details

Building Size	±9,483 SF
Lot Size	± .71 Acres
Year Built	1987
Stories	2
Parking Spaces	39 Spaces / 4:1,000
High Volume Interior Ceilings	12' Throughout
Building Back-Up Diesel Generator	Full Building
Zoning	Planned Industrial Development (PID)
Association Fee	\$607.99/ Quarter
Utilities	Underground
2022 Broward County Taxes	\$43,224.88

Property Pictures



Offering Price:
\$3,999,999.00

Location Map

Newport Center is located just south of Boca Raton, adjacent to I-95 in centrally located Deerfield Beach in Broward County.



- I-95 Access Ramps 0.5 miles
- Florida's Turnpike 3 miles
- Sawgrass Expressway 3 miles
- FLL Int'l Airport 17 miles
- Palm Beach Int'l Airport 30 miles
- Miami Int'l Airport 36 miles

Ideal Uses

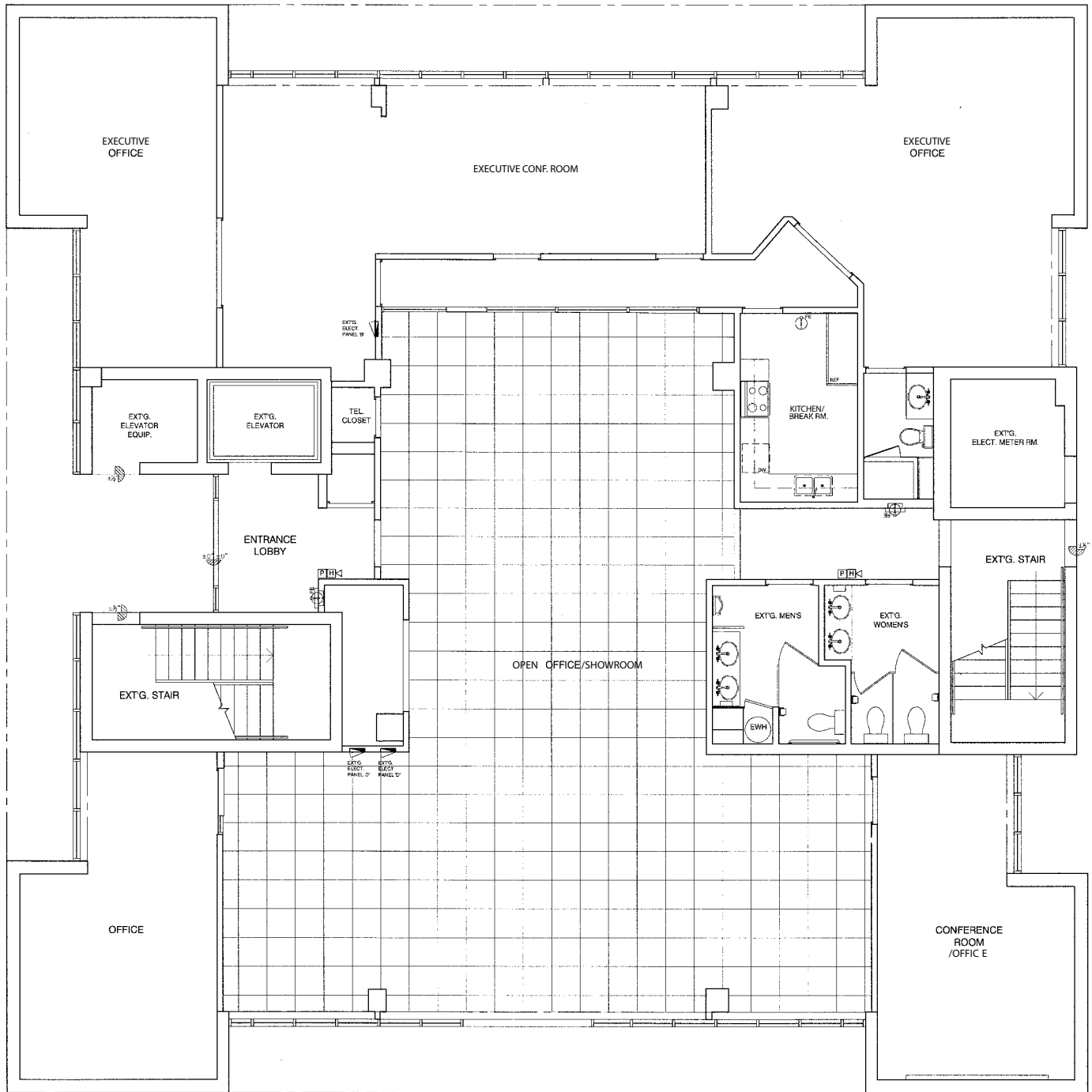
PID- Planned Industrial District of Deerfield Beach.

- School/Learning & Development
- Manufacturing/Distribution/Light Assembly
- Office (Business & Professional)
- Medical Assembly/Small Part
- Developer Corporate HQ
- Wholesale Packaging, Supply and Distribution
- Sports Performance Training Facility
- Educational, Industrial, Medical, Scientific
- Research & Development, Laboratory
- Printing
- Information Technology/Innovation
- Corporate Headquarters
- MRI Imaging Facility

1208 West Newport Center Drive



1st Floor Floorplan



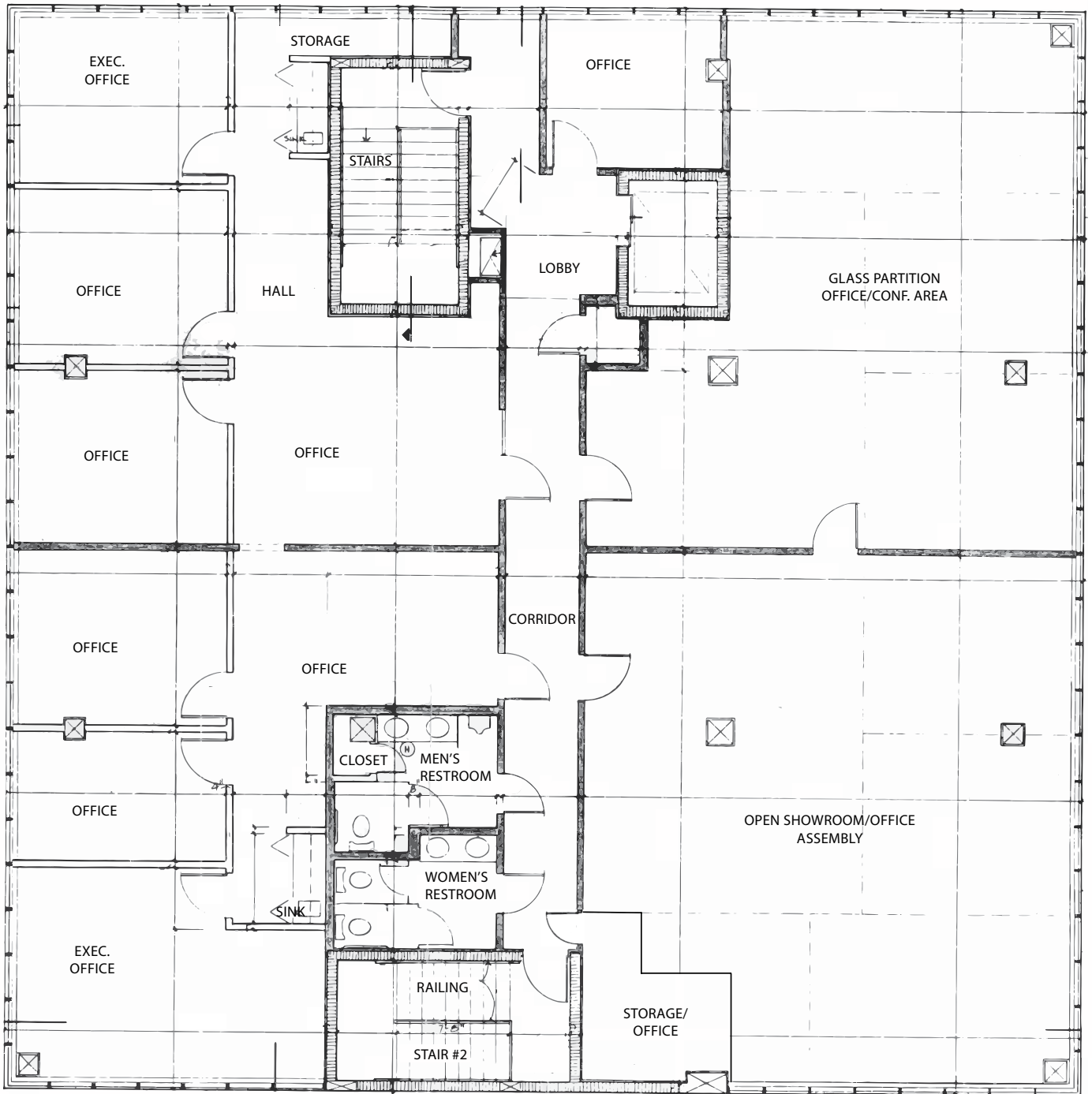
Tom Robertson
Senior Managing Partner
TRobertson@rrcra.com
561.703.0888



1208 West Newport Center Drive



2nd Floor Floorplan



Tom Robertson
Senior Managing Partner
TRobertson@rrcra.com
561.703.0888

Sec. 98-57. PID, planned industrial district.

- (a) *Purpose and intent.* The purpose of this district is to provide for **innovations** in industrial or **office** development by encouraging projects reflective of changes in the **technology** of land development and the relationship to the specific site and its natural amenities. This innovation is to be encouraged through the substitution of design and performance criteria for the normally rigid development parameters of other industrial districts. This district is intended to be applied in those areas of the city identified in the land use element of the comprehensive plan as suitable for industrial use. With the exception of outdoor seating for restaurants, craft/artisan production, and brewpubs, all business shall be conducted within a fully enclosed building.
- (b) *Permitted uses.* The following uses shall be permitted principal uses in the PID district:
- (1) Manufacturing;
 - (2) **Office, business and professional;**
 - (3) Warehouses associated with manufacturing, assembly and distribution;
 - (4) Wholesale packaging, supply and distribution (this category includes facilities devoted to the building trades);
 - (5) Essential services;
 - (6) **Educational**, industrial, **medical**, **scientific research** and **development**, **laboratory**;
 - (7) Printing;
 - (8) Building cleaning and maintenance services;
 - (9) Construction/trade contractors;
 - (10) Commercial kitchens;
 - (11) Sports performance training facility;
 - (12) Craft/artisan production (in accordance with land use plan limitations) provided:
 - a. There is a non-production area dedicated for uses such as retail, eating, drinking or tasting that is at least ten percent, but no more than 30 percent of the total floor area;
 - b. The facility must front a street or have a well-marked and visible entrance;
 - c. All production, processing and distribution activities are to be conducted within an enclosed building;
 - d. Access and loading bays shall not face any street, excluding alleys;
 - e. Silos are permitted as accessory structures and must obtain site plan approval; the maximum height shall be as allowed in the dimensional requirements of the zoning district;
 - f. Live music or entertainment shall only be allowed as an accessory use. All noise generated by live music or entertainment activities shall be fully contained within the building.
 - g. Outdoor seating shall be permitted as an accessory use and limited in size to 20 percent of the gross floor area of the tenancy space.
 - (13) Brewpub (in accordance with land use plan limitations) provided:
 - a. Revenue from food sales shall constitute more than 50 percent of the total gross sales;

-
- b. Live music or entertainment shall only be allowed as an accessory use. All noise generated by live music or entertainment activities shall be fully contained within the indoor space occupied by the brewpub;
 - c. No more than 50 percent of the total gross floor area of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - d. Outdoor seating shall be permitted as an accessory use and limited in size to 20 percent of the gross floor area of the tenancy space.
- (c) *Conditional uses.* The following shall be conditional uses for a PID of 50 acres or more:
- (1) *Child day care centers.* One only per PID will be permitted.
 - (2) *Hotels.* One only per PID will be permitted. Hotels and motels are subject to dimensional requirements of the RM-25 zoning district. Density is limited to 38 dwelling units per gross acre.
 - (3) *Stand-Alone Restaurant.* One only per PID will be permitted. The stand-alone restaurant shall be of a minimum of 5,000 square feet in structure with no drive thrus allowed. Outdoor seating shall be limited in size to 20 percent of the gross floor area of the tenancy space.
- (d) *Accessory uses.* Permitted accessory uses in the PID district shall include those uses customarily incidental to a principal permitted or approved conditional use. Permitted accessory uses shall include (i) any use either stand alone or part of a permitted use that is primarily intended to serve the employees of the PID district, or (ii) any use within a Hotel structure that is primarily intended to serve patrons or employees of the Hotel. Examples include sandwich shops, restaurants, personal services, credit unions, cafeterias, assembly spaces or other similar uses as deemed appropriate by the Director of Planning and Development Services Department.
- (e) *Minimum site requirements.* The minimum land area for a PID shall be 25 contiguous acres. All land to be included within the PID shall be owned by the applicant.
- (f) *Design standards.* The following standards shall be applied in reviewing PID development proposals:
- (1) Area limitations:
 - a. The project area shall be enclosed on all sides with the exception of accessways by a landscaped green belt area with a minimum width of 25 feet. It shall be the responsibility of the owner or developer to carry out this requirement, and to provide such maintenance or guarantee of maintenance, subject to planning and zoning board approval.
 - b. In no instance shall off-street loading facilities front on a public right-of- way and in no event shall these facilities be located within 100 feet of a residential district.
 - c. All storage shall be within a fully enclosed building.
- (g) *Administrative procedures.* A PID shall be processed and adopted in the same manner as a PUD and may be varied in the same manner as provided for therein.
- (h) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2000/001, § 21, 4-5-00; Ord. No. 2005/027, § 16, 9-6-05; Ord. No. 2014/033, § 7, 12-2-14; Ord. No. 2016/015, § 1, 9-6-16; Ord. No. 2018/014, § 2, 5-1-18)