

FOR LEASE



Class 'A' Industrial / Showroom / Office / Flex

±6,945 SF | Suite B | PID Zoning



1432 East Newport Center Drive | Deerfield Beach, FL 33442

Exclusively Listed By:



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Property Summary



Robertson Commercial Realty Advisors is pleased to offer Suite B (±6,945 SF) for lease within the highly sought-after Newport Center Commerce Park. This office / showroom / flex suite is suited for a variety of commercial and light industrial users.

The space features ±18-foot clear ceiling heights, 3-phase power (220v/400 amps), one (1) oversized grade-level electric loading door, and 100% air-conditioned interior. PID zoning allows for a broad range of permitted uses including office, showroom, light manufacturing, distribution, and related commercial operations, providing flexibility for a wide range of tenants.

The property is ideally located with immediate access to I-95 and convenient connectivity to the Florida Turnpike and Sawgrass Expressway. The location provides efficient access to Broward, Palm Beach, and Miami-Dade Counties and is surrounded by a strong base of established corporate and industrial users.

This offering represents a quality leasing opportunity in one of Deerfield Beach's most desirable industrial / flex sub-markets.



EXTERIOR - FRONT



ONE (1) GRADE LEVEL
14' x 11' OVERHEAD ELECTRIC DOOR

Property Details



GROSS LEASABLE AREA

±6,945 SF



LOT SIZE

±1.17 Acres



YEAR BUILT

1996



LEASE RATE

\$21 NNN



CAM

\$8.72



STORIES

1 (One)



PARKING

15 Spaces



ZONING

PID (Planned Industrial District)



CEILING HEIGHT

18' Clear Throughout



AIR CONDITIONING

100%



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Location Map



 **JM Family Enterprises**

 **Publix**
Distribution Center

 **SYLVESTER**
COMPREHENSIVE CANCER CENTER
UNIVERSITY OF MIAMI HEALTH SYSTEM

 **MAPEI**



SUBJECT PROPERTY
1432 E Newport Center Dr
Deerfield Beach, FL 33442

- 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

 **Health Communications, Inc.**

Perfect For



MANUFACTURING



OFFICE (BUSINESS & PROFESSIONAL)



WAREHOUSE (ASSEMBLY & DISTRIBUTION)



WHOLESALE PACKAGING



RESEARCH & DEVELOPMENT LABORATORY



PRINTING



TYPICAL OFFICE



KITCHEN

Liberal Industrial Zoning



PID- Planned Industrial District of Deerfield Beach.

- Manufacturing
- Office, business and professional services
- Warehouses (manufacturing, assembly, distribution)
- Wholesale packaging, supply and distribution (including building trades)
- Essential services (utilities, infrastructure)
- Printing Services
- Building Cleaning & Maintenance Services
- Construction/Trade Contractors
- Commercial Kitchens
- Sports Performance Training Facility
- Craft/Artisan Production
- Environmental Auditing Company

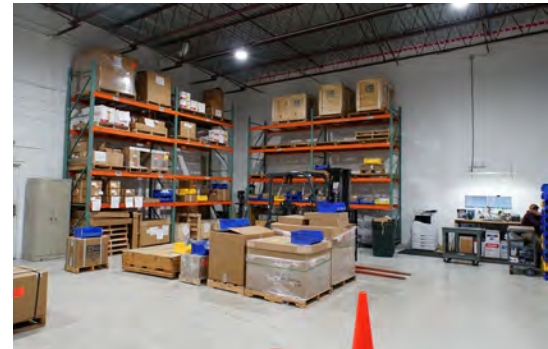
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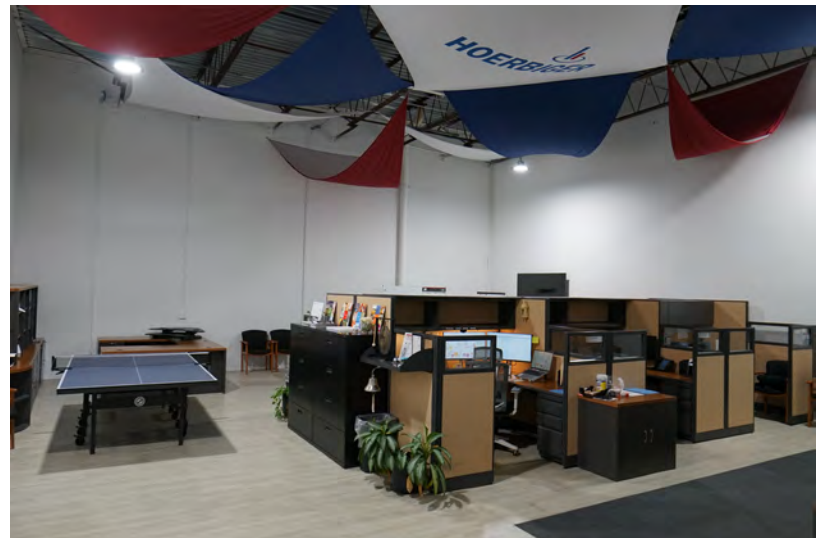
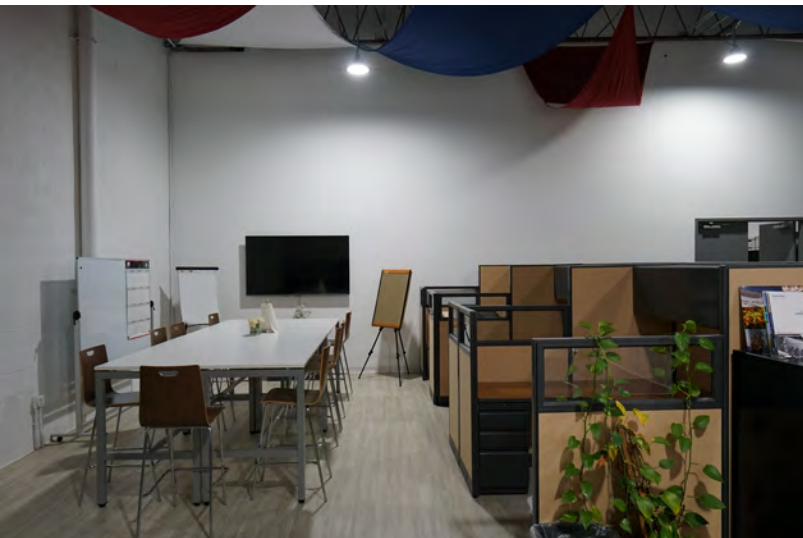
Warehouse & Distribution Areas

Open-bay warehouse featuring 18' clear ceiling height, one (1) 14' x 11' grade-level electric loading doors, and 3-phase power, ideal for storage, assembly, and distribution operations.



Open Office & Work Areas In 100% A/C Warehouse

Built-out, fully air-conditioned office and workspace areas provide flexible layout for administrative staff, collaborative workstations, showroom, or warehouse / assembly use.



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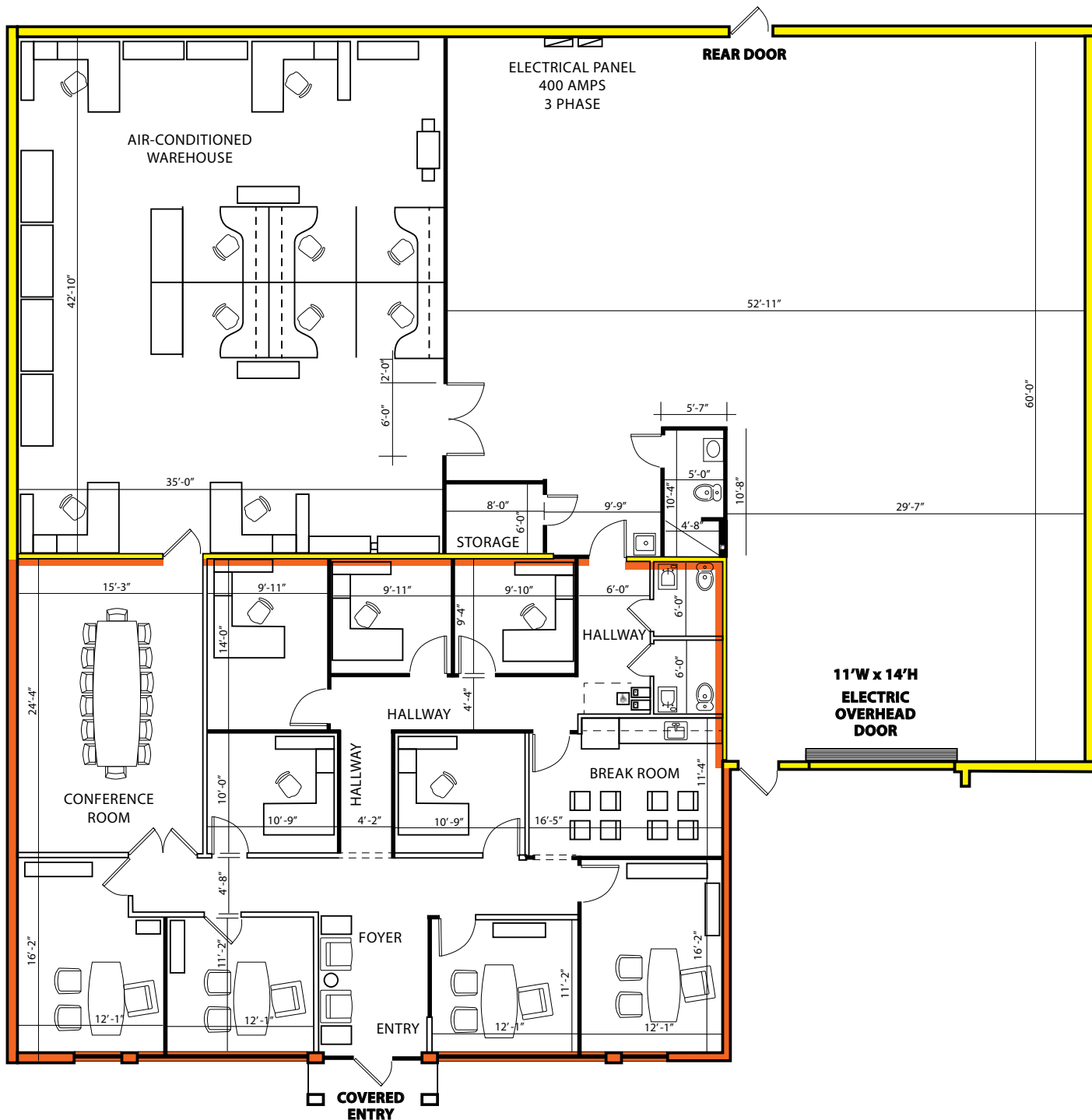


FLOOR PLAN

1432 E Newport Center Drive, Deerfield Beach, FL 33442

SUITE B | ±6,945 SF

9 Private Offices



FRONT ENTRANCE

| LEGEND | |
|--------|-----------------------------------|
| | Warehouse Space ±4,545 SF |
| | Office / Showroom (A/C) ±2,400 SF |

