

FOR SALE



Class 'A' Freestanding Industrial Building



Demised for Two (2) Tenants
45% of Building Available for Owner/User Occupancy

±15,268 Total SF | ±6,945 Available | ±1.17 Acre Site



Manufacturing / Showroom / Distribution / Office

Newport Center
1432 East Newport Center Drive
Deerfield Beach, FL 33442



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Exclusively Offered By:



Property Summary



Robertson Commercial Realty Advisors is pleased to present an exceptional opportunity to acquire a rarely available Newport Center Class 'A' industrial building located at 1432 E Newport Center Drive in Deerfield Beach, Florida. Situated on ±1.17 acres within the highly desirable Newport Center Commerce Park, this ±15,268 SF manufacturing, distribution, office, and showroom facility represents a premier owner-user or investment opportunity in one of Broward County's most established corporate park environments.

The building is demised for two tenants and offers a functional two-suite layout, with approximately 45% (Suite B- 6,945 SF) available for owner/user occupancy. Suite B is available for occupancy and totals ±6,945 SF, comprised of approximately ±4,545 SF of warehouse space and ±2,400 SF of office space. Perfect for an owner/user needing to occupy space while collecting \$173,535 Annual Base Rent and \$8.72 PSF Operating Expenses NNN lease. The property allows an owner to operate their business on-site while benefiting from in-place cash flow. Opportunities to acquire assets of this quality and location are rarely available.

The building features 18' clear ceiling heights, heavy three-phase 400 amp power, two oversized grade-level electric loading doors, and a fully air-conditioned interior. Liberal PID zoning allows for a wide range of office, showroom, distribution, assembly, and light manufacturing uses, with convenient access to I-95, the Florida Turnpike, and the Sawgrass Expressway.



BUILDING EXTERIOR

\$5,100,000
OFFERING PRICE



GRADE-LEVEL ELECTRIC LOADING DOORS

Property Details



Property Address	1432 E Newport Center Drive, Deerfield Beach, FL 33442	
Building Size	±15,268 SF Total	
	Suite A ±8,323 SF <small>(±2,000 SF Warehouse Space, ±6,323 SF Office / Showroom) Leased through 10/15/2030</small>	Suite B ±6,945 SF <small>(±4,545 SF Warehouse Space, ±2,400 SF Office Space) Leased through 10/01/2026</small>
Land Area	±1.17 AC	
Year Built	1996	
Power	3 Phase / 400 Amps	
Association Fee	\$1,080 / Quarter	
Parking Spaces	37 / 2.05 Per 1,000 SF	
Grade-Level Loading	2 Oversized Electric Grade-Level Doors (11'W x 14'H)	
Air Conditioning	100% Air Conditioned	
Ceiling Height	18' Clear	
2025 Broward County Taxes	\$57,757.11	
Ideal Uses / PID Zoning City of Deerfield Beach	Office, Showroom, Flex, Light Manufacturing, Distribution, R&D, Assembly, Warehouse, Office / Medical, Technology, Wholesale Packaging, Supply & Distribution	

Location Map



Distance to Major Highways / Airports / Ports



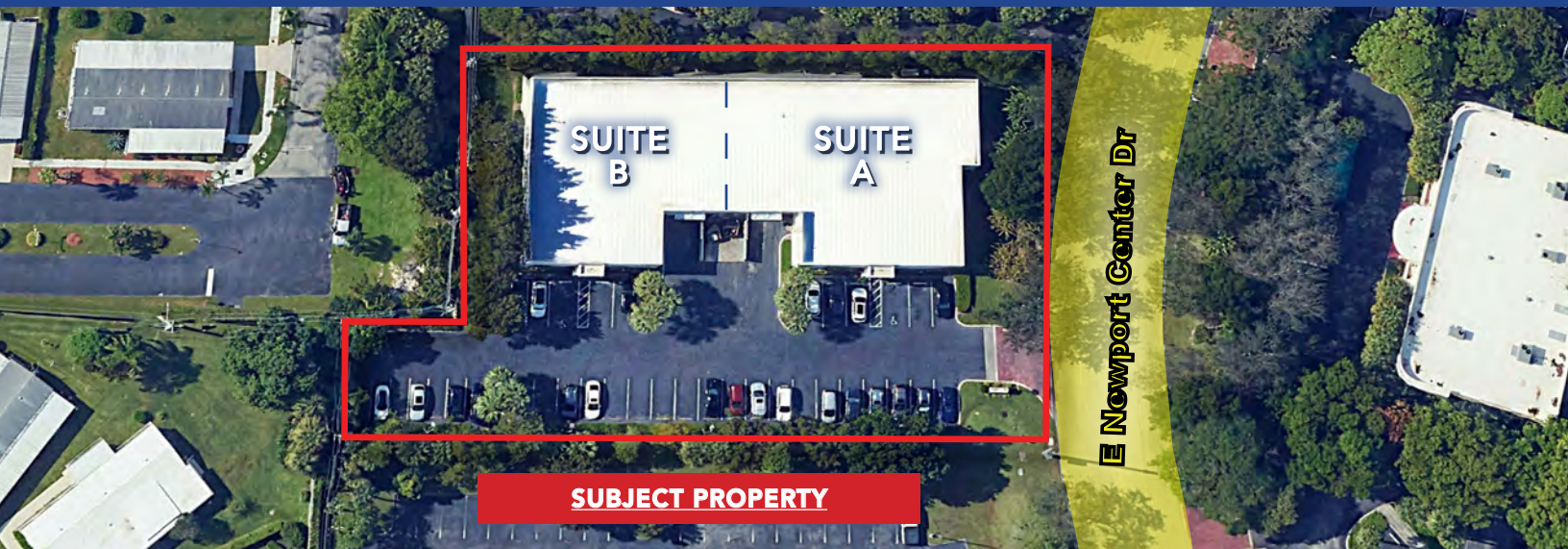
- I-95 Access Ramps 0.5 miles
- Florida's Turnpike 3 miles
- Sawgrass Expressway 3 miles



- FLL Int'l Airport 17 miles
- Palm Beach Int'l Airport .. 30 miles
- Miami Int'l Airport 36 miles



- Port Everglades 23 miles
- Port of Palm Beach 32 miles
- Port Miami 45 miles



Top Uses



MANUFACTURING



SHOWROOM



OFFICE (BUSINESS
& PROFESSIONAL)



WAREHOUSE
(ASSEMBLY &
DISTRIBUTION)



MEDICAL



TECHNOLOGY



RESEARCH &
DEVELOPMENT
LABORATORY



WAREHOUSE SPACE IN AVAILABLE SUITE



ELECTRIC GRADE-LEVEL OHD (11' X 14')

Liberal Industrial Zoning



PID- Planned Industrial District of Deerfield Beach

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.

Permitted Uses



- 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



Property Pictures



Suite A - 100% Occupied
Leased through 10/15/2030



Property Pictures



Suite B - 100% Occupied

Leased through 10/01/2026

