

FLORIDA TURNPIKE

NORTH BUILDING

212,240 SF

845'

250'

FUTURE DEVELOPMENT

± 11 ACRES

SW 45TH WAY

AVAILABLE FOR LEASE

Q4 2026

±212,240 SF

NEW CLASS A WAREHOUSE + YARD

1701 SW 45th Way, Deerfield Beach, Florida

45TH
WAY

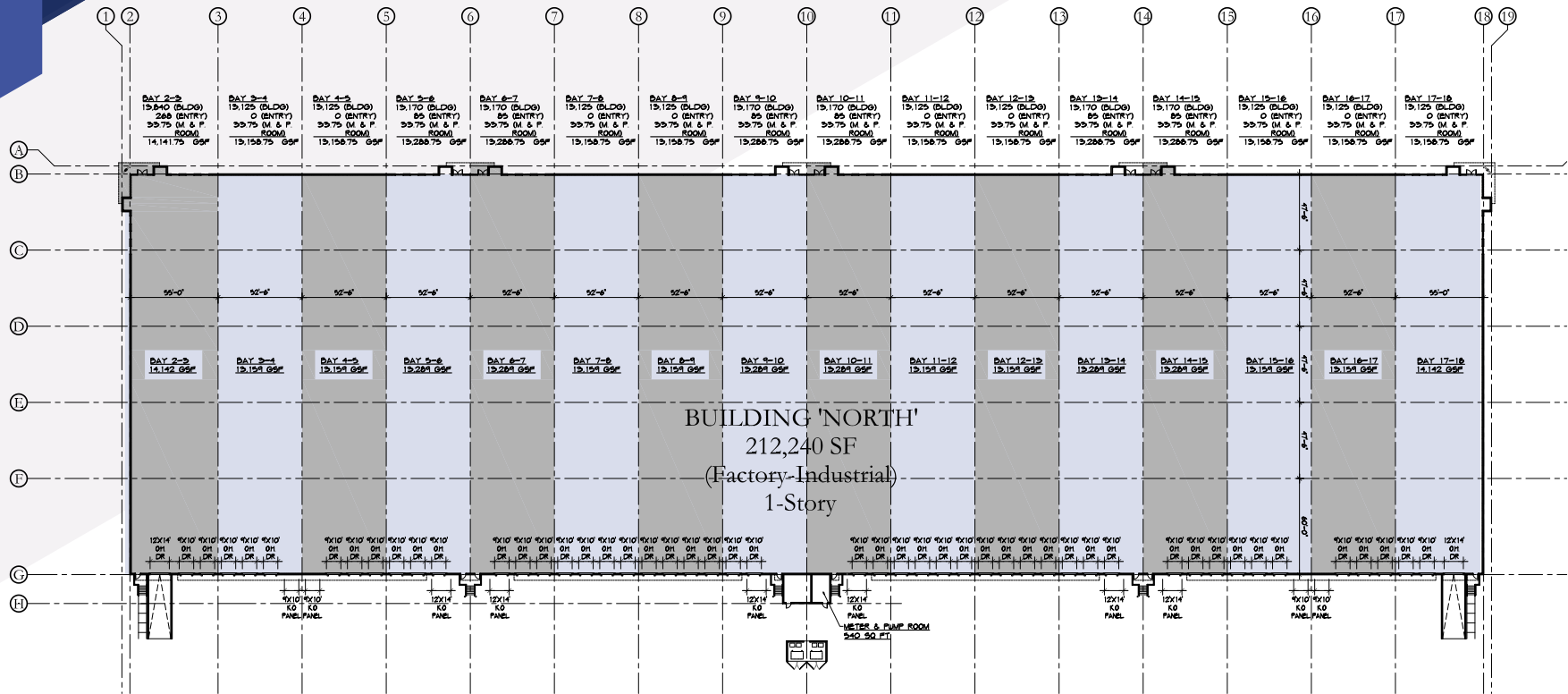
MANCINI DEVELOPMENT

LEASED BY:



DEVELOPED BY:





BUILDING HIGHLIGHTS



±212,240 SF
Available



50 Dock high doors
2 ramps



36'
Clear height



Delivering
Q4 2026



Office
to suit



190'
Truck court



222
Parking spaces



Tilt wall
construction



±22.56
Acre site



250' D x 845' W
Building dimensions



47'-6" x 52'-6"
Column spacing



Outdoor storage /
trailer parking



2,400 amps
3-phase power
up to 5MW

FLORIDA TURNPIKE

SW 15TH WAY

NORTH BUILDING

212,240 SQ FT

47'-6" X 52'-6" COLUMN SPACING

50 DOCKS • 2 RAMPS • 36' CLEAR

FUTURE DEVELOPMENT

± 11 ACRES

SITE PLAN

ACCESS MAP



SAWGRASS EXPRESSWAY (SR 869)
10 minutes / ~4 miles

FORT LAUDERDALE-HOLLYWOOD INTL' AIRPORT (FLL)
25 minutes / ~20 miles

MIAMI INTL' AIRPORT (MIA)
25 minutes / ~20 miles

FLORIDA TURNPIKE
5 minutes / ~2.5 miles

INTERSTATE 95 (I-95)
10 minutes / ~3.5 miles

PORT EVERGLADES
30 minutes / ~23 miles

PORT OF MIAMI
50 minutes / ~43 miles

PORT OF PALM BEACH
40 minutes / ~32 miles

PALM BEACH INTL' AIRPORT (PBI)
30 minutes / ~28 miles





LEASED BY:



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