

**CBRE**

**DEERFIELD BEACH COLD STORAGE  
FACILITY**

350 GOOLSBY BLVD., DEERFIELD BEACH, FL 33442



**TOM O'LOUGHLIN**

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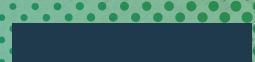
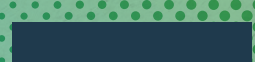
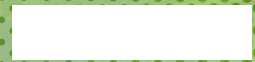
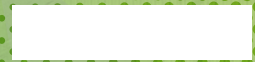
EXECUTIVE VICE PRESIDENT  
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# PROPERTY OVERVIEW

## RARE IN-FILL INDUSTRIAL FREEZER WAREHOUSE OPPORTUNITY

CBRE, as exclusive representative, is pleased to present the opportunity to acquire the Deerfield Beach Cold Storage facility. This property is approximately ±22,916 SF of freezer warehouse located on ±2.00 acres strategically located adjacent to Interstate 95 in Deerfield Beach, Florida. This property features 5 dock-high doors, ±18-32' clear heights, two-story ±3,500 SF office, and an ample parking ratio of 1.0 spaces per 1,000 SF with full drive around access. The property features USDA inspected blast freezer (-5 degrees), existing racking, cold dock area, and is a fully fenced and secured property with trailer storage. The property is situated in an ideal location in Deerfield Beach, right off Goolsby Road with great access to I-95. Nearby tenants include National Beverage, Publix Submarkets, JFC International and Sun Produce.

**ASKING PRICE: \$7,218,540 (\$315 PSF)**

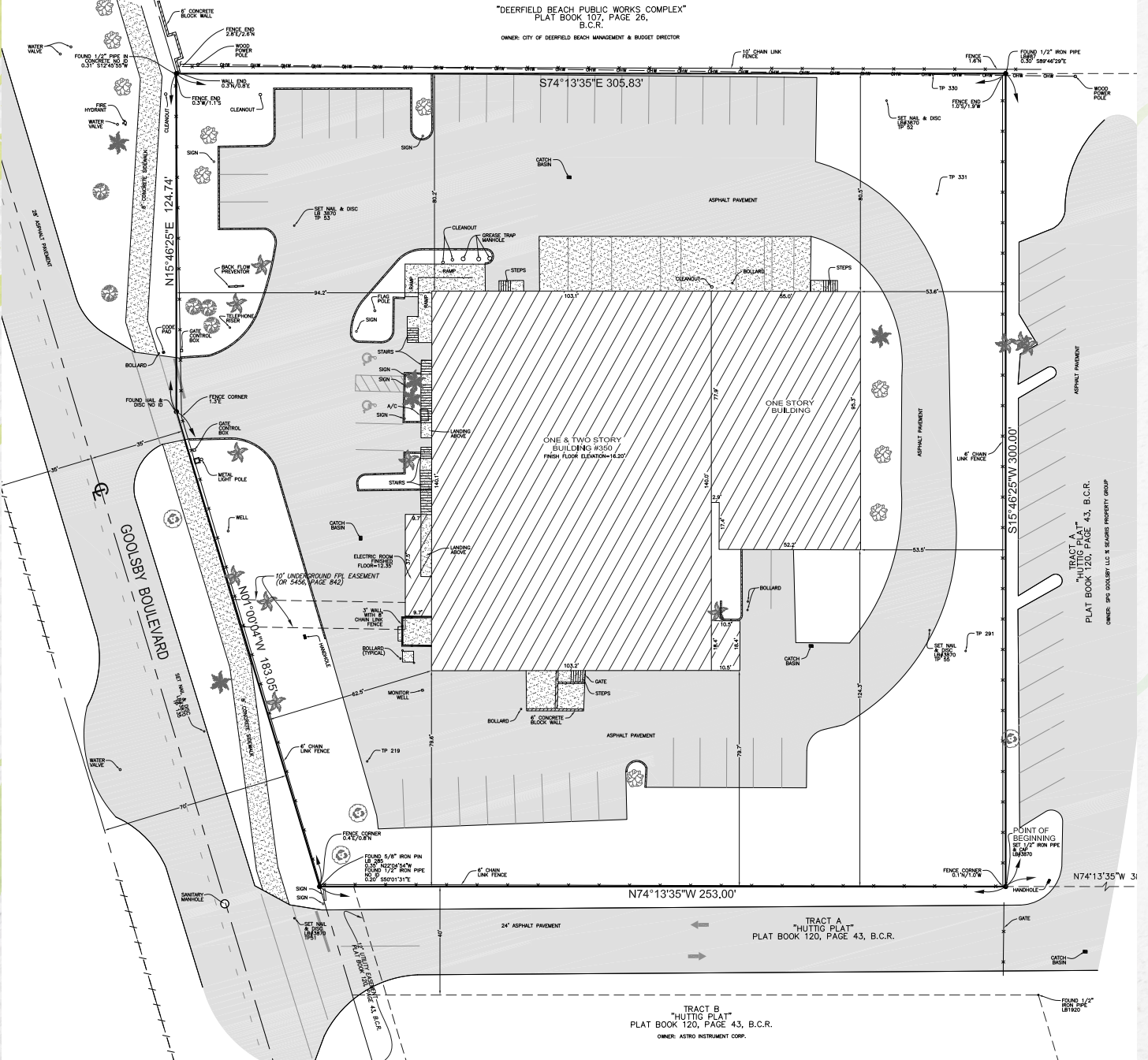




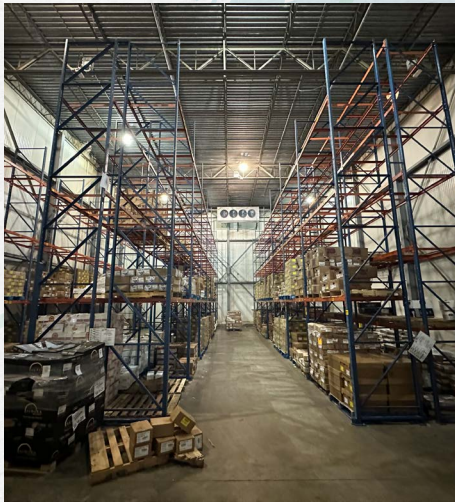
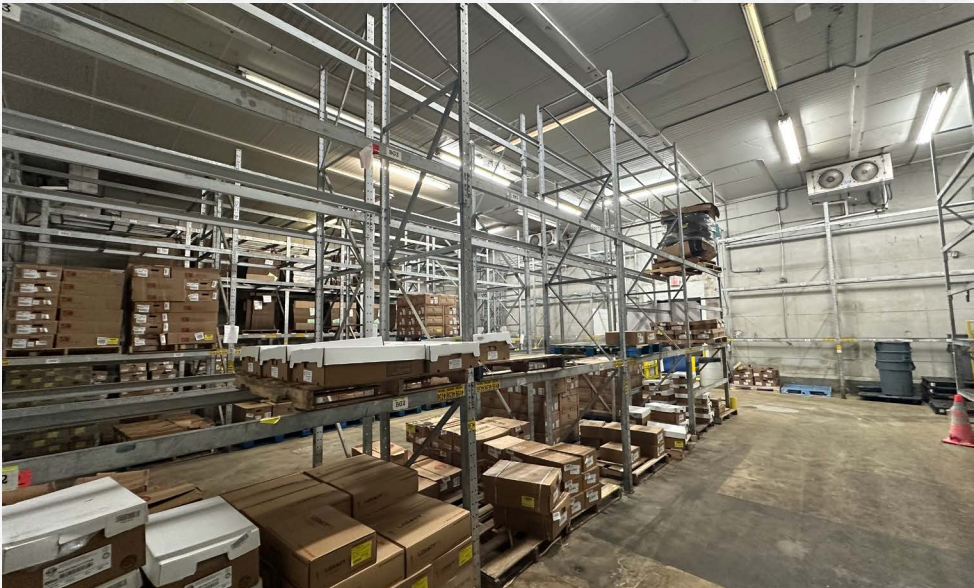
<b>PROPERTY ADDRESS</b>	350 Goolsby Blvd., Deerfield Beach, FL 33442
<b>PARCEL NUMBER</b>	48-42-02-00-0126
<b>TOTAL BUILDING SIZE</b>	±22,916 SF (per county records)
<b>FREEZER STORAGE</b>	18' Clear - Refrigeration Area (32 degrees) 32' Clear - Freezer Area (0 degrees) 3 - Small Coolers 11' Clear - Cool Dock Area 11' Clear - Blast Freezer (-5 degrees)
<b>OFFICE</b>	±3,500 SF (2-story)
<b>LOT SIZE</b>	±87,121 SF or ±2.00 Acres (Per County Records)
<b>YEAR BUILT</b>	1990 / Remodeled 2017
<b>CLEAR HEIGHT</b>	± 18-32'
<b>ZONING</b>	I-1, City of Deerfield Beach
<b>LOADING</b>	Five (5) dock-high doors (2 with levelers)
<b>PARKING RATIO</b>	1.00 / 1,000 SF - full drive around access
<b>SECURITY</b>	Fully fenced and paved
<b>TAXES</b>	\$52,646.06 (2023)
<b>POWER</b>	1,200 Amps 208v / 1,000 Amps , 240v 3-Phase

# SURVEY

"DEERFIELD BEACH PUBLIC WORKS COMPLEX"  
PLAT BOOK 107, PAGE 26,  
S.C.R.  
OWNER: CITY OF DEERFIELD BEACH MANAGEMENT & BUDGET DIRECTOR



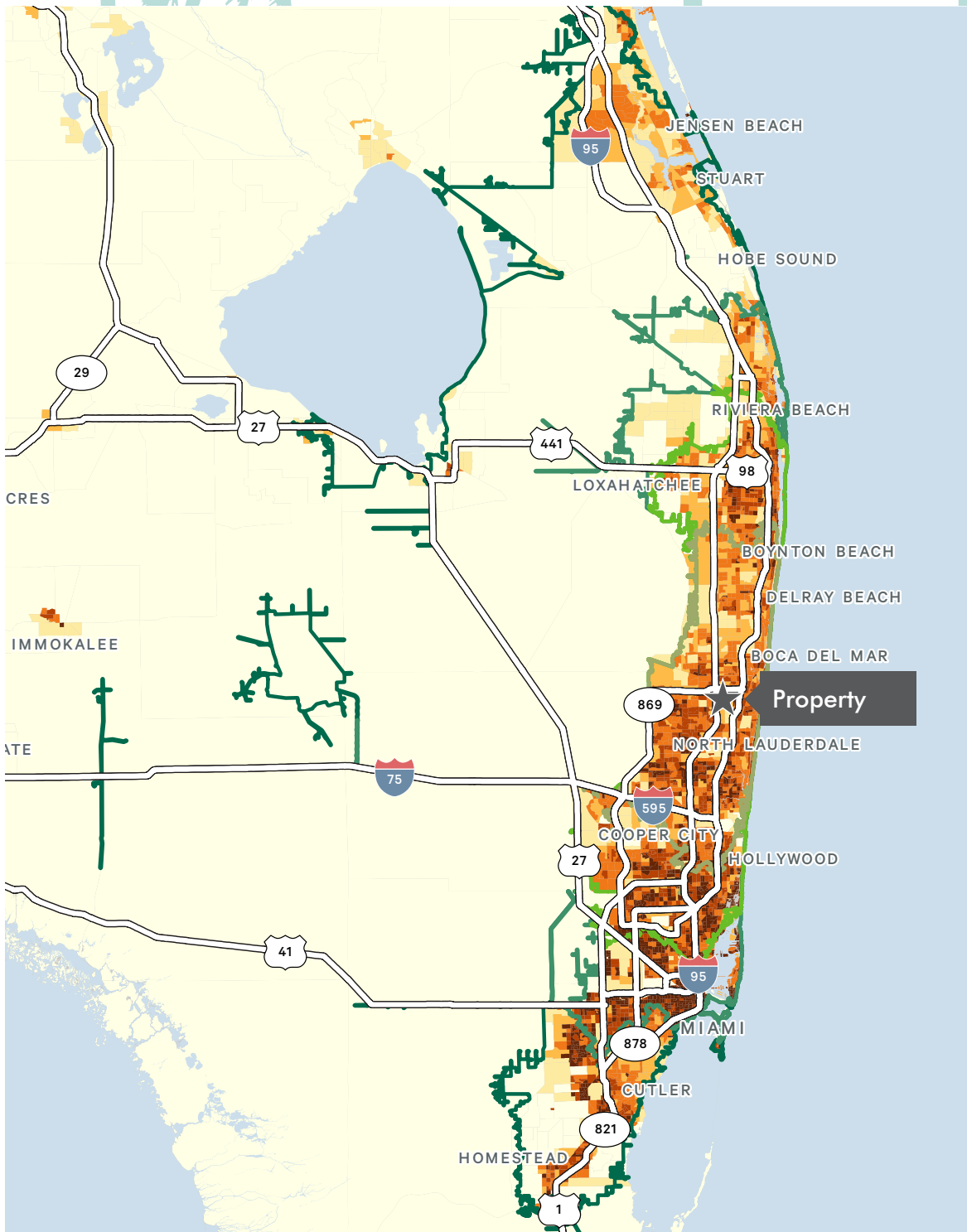
# PROPERTY PHOTOGRAPHS



# AREA MAPS

## DRIVE TIME

### AND POPULATION DENSITY



#### Population Density

People per Square Mile

- Less than 500
- 500 - 1,500
- 1,500 - 3,000
- 3,000 - 6,000
- 6,000 - 9,000
- 9,000 or Greater

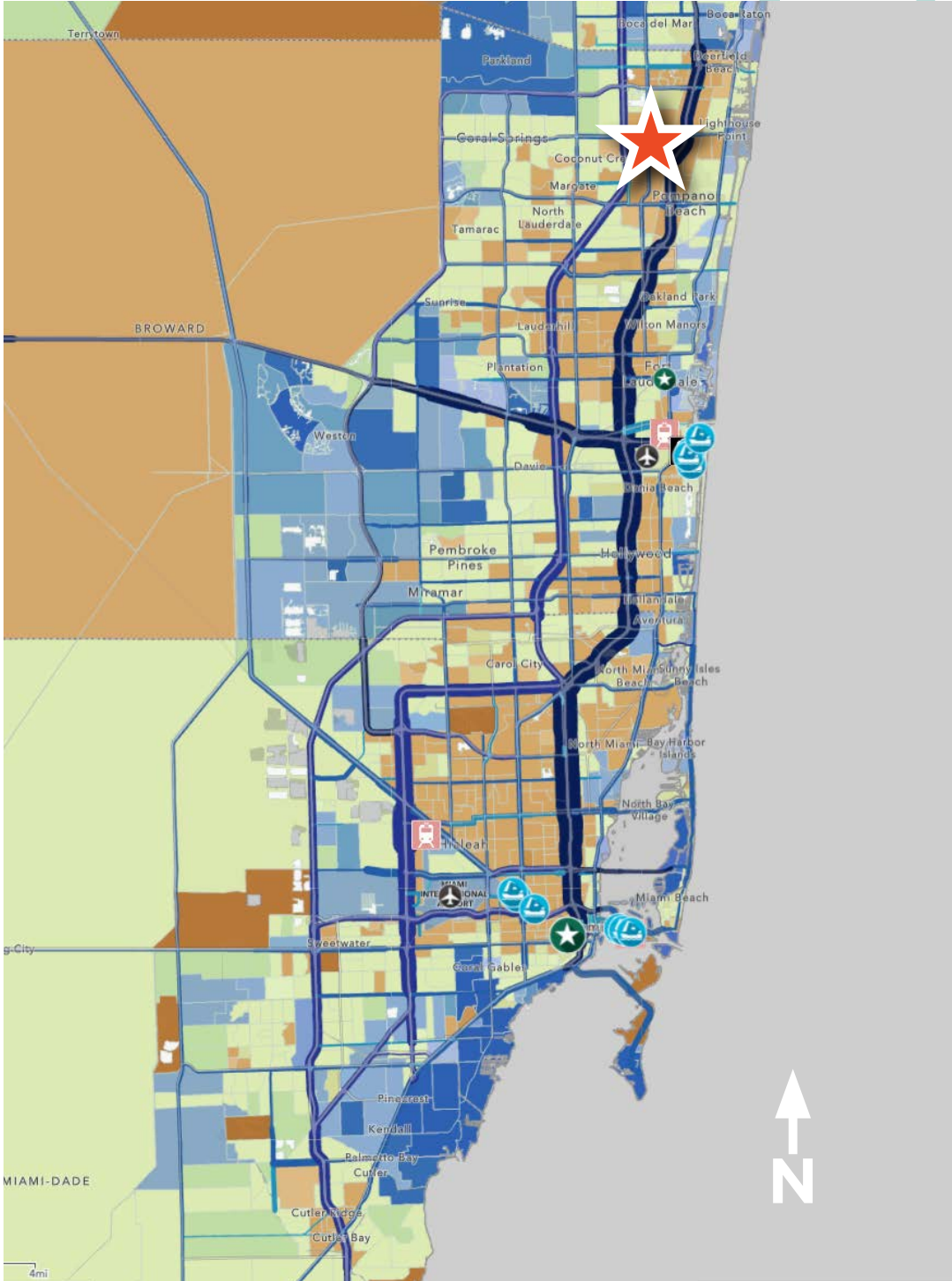
#### Drive Times to Cities

Deerfield Beach	11 min
Boca Raton	14 min
Tamarac	20 min
Delray Beach	22 min
Fort Lauderdale	22 min
Davie	25 min
Hollywood	28 min
Aventura	35 min
West Palm Beach	40 min
North Miami	41 min
Sunny Isles	41 min
Miami	49 min
Doral	50 min
Miami Beach	53 min
Kendall	66 min
Homestead	79 min

Property

# TRUCK

TRAFFIC & INCOME



### LEGEND

- Major Cargo Airports**
  - Major Cargo Airports
- Major Global Seaports**
  - Major Global Seaports
- Marine Intermodal Facilities**
  - Marine
- Rail Intermodal Freight Facilities (TOFC/COFC)**
  - Multi-Owner Intermodal
  - One Owner
  - More than one Owner
- Truck Volumes per Day**

Truck Volume (2012) by Road Class

  - Interstate
  - Other Freeways and Expressways
  - Other Principal Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Unknown
- 2020 USA Average Household Income**

Tract

  - \$156,900 - 394,000
  - \$109,600 - 156,900
  - \$62,200 - 109,600
  - \$14,900 - 62,200
  - \$0 - 14,900
- 2020 USA Median Household Income**

Tract

  - \$92,600 - 186,600 per household
  - \$66,300 - 92,600 per household
  - \$40,100 - 66,300 per household
  - \$13,800 - 40,100 per household
  - \$0 - 13,800 per household
- 2020 USA Retail Goods Spending**

Tract

  - \$38,850 - 93,840 per year, per household
  - \$27,660 - 38,850 per year, per household
  - \$16,470 - 27,660 per year, per household
  - \$5,270 - 16,470 per year, per household
  - \$0 - 5,270 per year, per household
- 2020 USA Median Home Value**

Tract

  - \$679,900 - 2,000,100
  - \$412,300 - 679,900
  - \$144,700 - 412,300
  - \$0 - 144,700

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