

FOR LEASE



±11,400 SF

# SECOND-FLOOR FLEX SPACE



Manufacturing / Office / Assembly

R&D Lab | Engineering | Cosmetics | Adhesives | Medical Equipment

Newport Center  
Business Park



1121 W Newport Center Dr  
Deerfield Beach, FL



3-Phase  
Heavy Power



100%  
Fire Sprinkled



100%  
Air-Conditioned



Shared Grade-Level  
Loading on 1st Floor



Elevator &  
Stair Access



Rare opportunity to lease functional, second-floor flex space within one of Deerfield Beach's most established industrial business parks.



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Exclusively Listed By:



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1121 W Newport Center Dr | Deerfield Beach, FL 33442

±11,400 SF | Newport Center Business Park

## Property Summary



Set within the established and sought-after Newport Center Business Park, the property comprises a ±24,262 SF two-story freestanding building on 1.32 Acres. Featuring 100% fire sprinkler system, full air conditioning, 3-phase power, 12' clear ceiling heights, PID zoning, and shared grade-level loading on the first floor.



The ±11,400 SF second-floor availability offers a private, full-floor lease opportunity with an open layout designed for flexibility, allowing tenant to configure the space to support a variety of operational needs, including manufacturing, office, assembly, R&D, specialty production, storage, and service-oriented uses.



Strategically located just east of I-95 with immediate access to Florida's Turnpike and the Sawgrass Expressway, the property provides efficient regional connectivity throughout Broward, Palm Beach, and Miami-Dade counties, making it well-suited for businesses serving customers, vendors, and employees across the tri-county area.



Private second-floor configuration, flexible layout, and strong building infrastructure, the offering provides an efficient lease option for businesses seeking functional space within an established Deerfield Beach/North Broward County industrial/flex corridor.

## QUICK FACTS



100% Fire Sprinkled



3-Phase Power  
2500 Amps | 1600 Volts



12' Clear Ceiling Height



PID Zoning- Planned Industrial District



Shared Grade-Level Loading access available



Elevator & Stair Access



Parking is Available Subject to Building Allocation



ASKING LEASE RATE

**\$14.00/ PSF NNN**

## Ideal Uses



R&D Lab



Office/  
Engineering



Medical  
Equipment



Data Center/  
Tech



Cosmetics



Commercial  
Kitchen



Adhesives



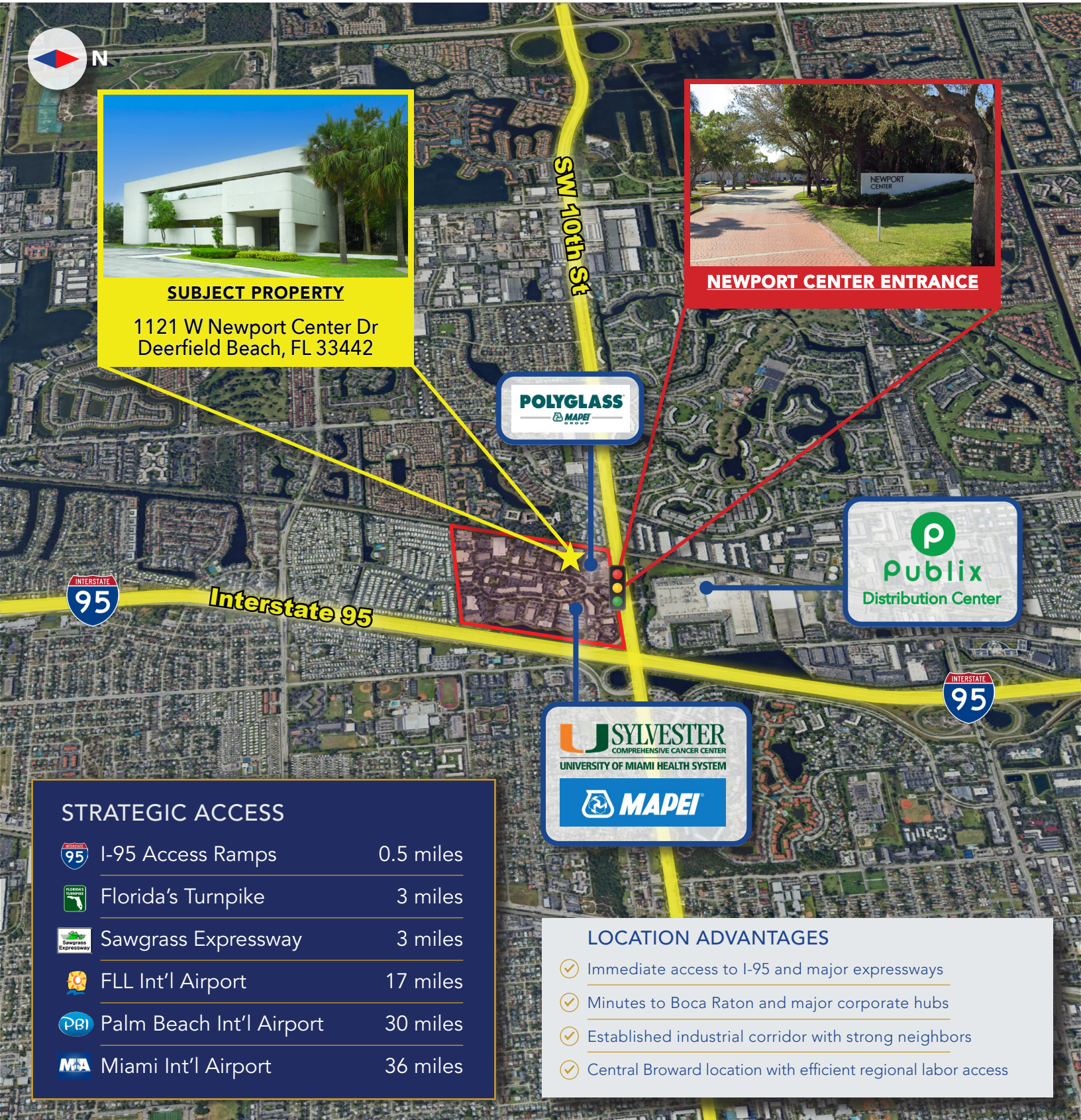
Centrally located in Northeast Broward, providing efficient access to the region's primary labor, logistics, and distribution corridors.

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## Location Map



### SUBJECT PROPERTY

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### NEWPORT CENTER ENTRANCE



### STRATEGIC ACCESS

	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

### LOCATION ADVANTAGES

- ✓ Immediate access to I-95 and major expressways
- ✓ Minutes to Boca Raton and major corporate hubs
- ✓ Established industrial corridor with strong neighbors
- ✓ Central Broward location with efficient regional labor access

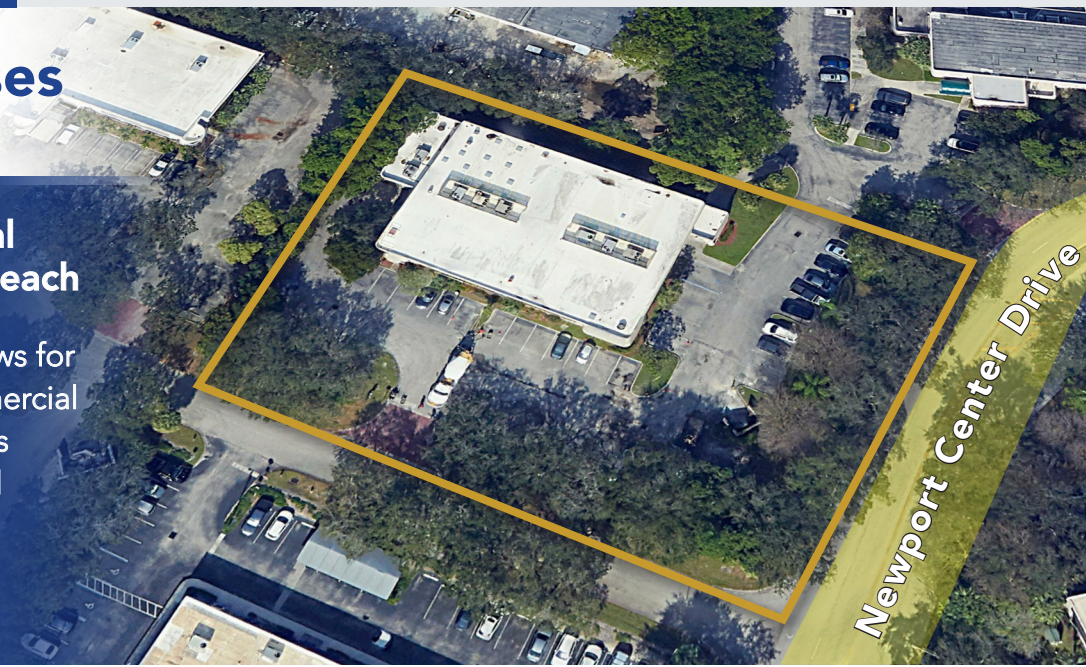


## Zoning & More Uses



### PID- Planned Industrial District of Deerfield Beach

The PID zoning designation allows for a wide range of industrial, commercial and specialized uses, making this property ideal for innovative and growing businesses.



## Permitted Uses Include



### INDUSTRIAL / MANUFACTURING

Light manufacturing, assembly, fabrication, processing, packaging and related industrial operations.



### LABORATORY / R & D

Research and development, laboratories, testing facilities and scientific operations.



### MEDICAL / SCIENTIFIC

Medical offices, imaging centers, equipment labs and related healthcare uses.



### TECHNOLOGY / DATA CENTER

Data centers, IT operations, technology infrastructure and support facilities.



### ASSEMBLY / DISTRIBUTION

Medical assembly, storage, distribution and fulfillment operations.



### COMPUTER PART / ASSEMBLY

Computer parts assembly, electronic manufacturing and related uses



### CORPORATE HEADQUARTERS

Corporate offices, regional headquarters and administrative operations.



### COMMERCIAL KITCHENS

Commercial food preparation, production, catering and related culinary operations.



### SPORTS MEDICINE / WELLNESS

Sports medicine, wellness centers and rehabilitation facilities.

## PID ZONING ADVANTAGES

- ✓ Wide range of industrial and specialized uses
- ✓ Support for research, innovation and technology
- ✓ Ideal for manufacturing, assembly and distribution
- ✓ Flexible for evolving business needs
- ✓ Established industrial business park environment



SHARED GRADE-LEVEL LOADING



IDEAL FOR R&D / LAB USE



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## Second-Floor Floorplan

The second-floor floorplan is defined by a largely open, column-supported open area with private restroom access, creating a straightforward and adaptable layout for users seeking functional space for office, conference room, assembly, production, training, showroom, light industrial, or specialized operational uses.

### SPACE HIGHLIGHTS



#### OPEN FLOORPLAN

Expansive open assembly/production area.



#### VERSATILE USES

Ideal for manufacturing, R&D, training, showroom, assembly and more.



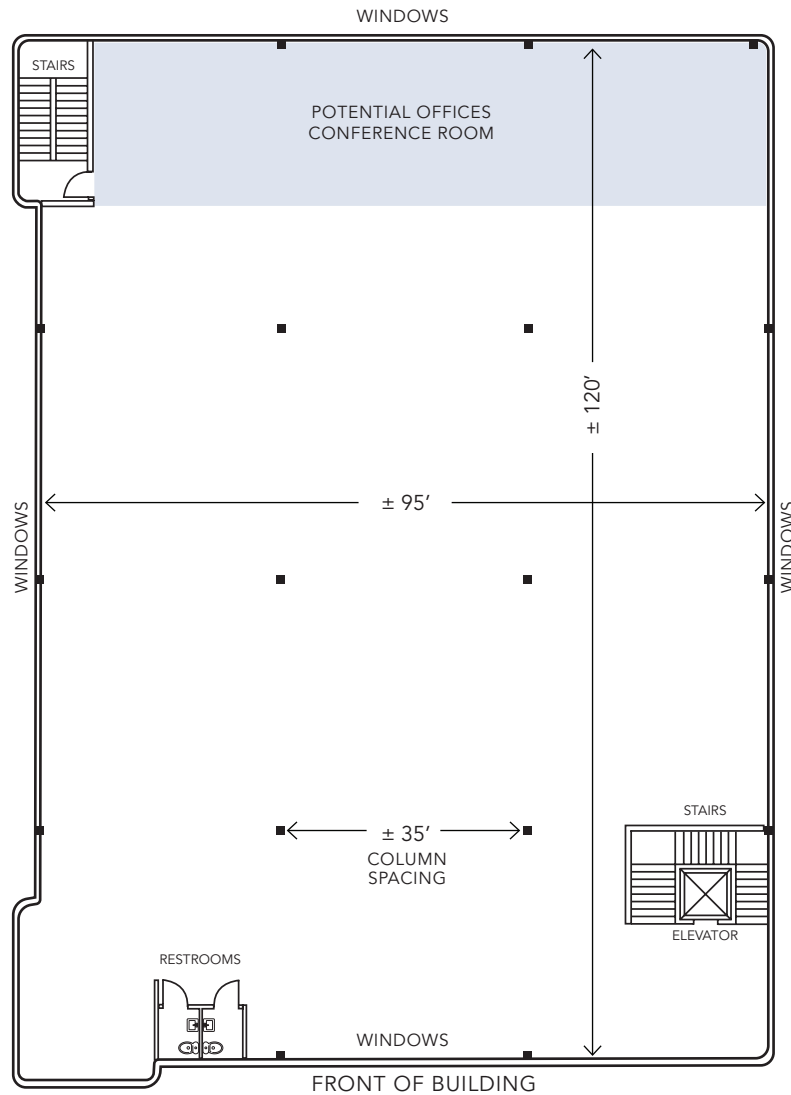
#### ELEVATOR ACCESS

Convenient elevator access and stair access to the second floor.



#### FLEXIBLE POTENTIAL CONFIGURATIONS

Easily adaptable to meet your operational requirements.



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