

# DEERFIELD COMMERCE CENTER

1033 SW 30TH AVENUE  
Deerfield Beach, Florida



## AVAILABLE FOR LEASE

Lease Rate: \$19.95 NNN/SF

### 12,385 SF AVAILABLE FOR LEASE



**VISIBILITY**  
SW 10TH AVENUE



**12,385 SF SF**  
WAREHOUSE



**±2,200 SF**  
OF OFFICE



**DOCK HIGH**  
LOADING



**±11.30 ACRES**  
LOT SIZE



**24 FEET**  
CLEAR HEIGHT



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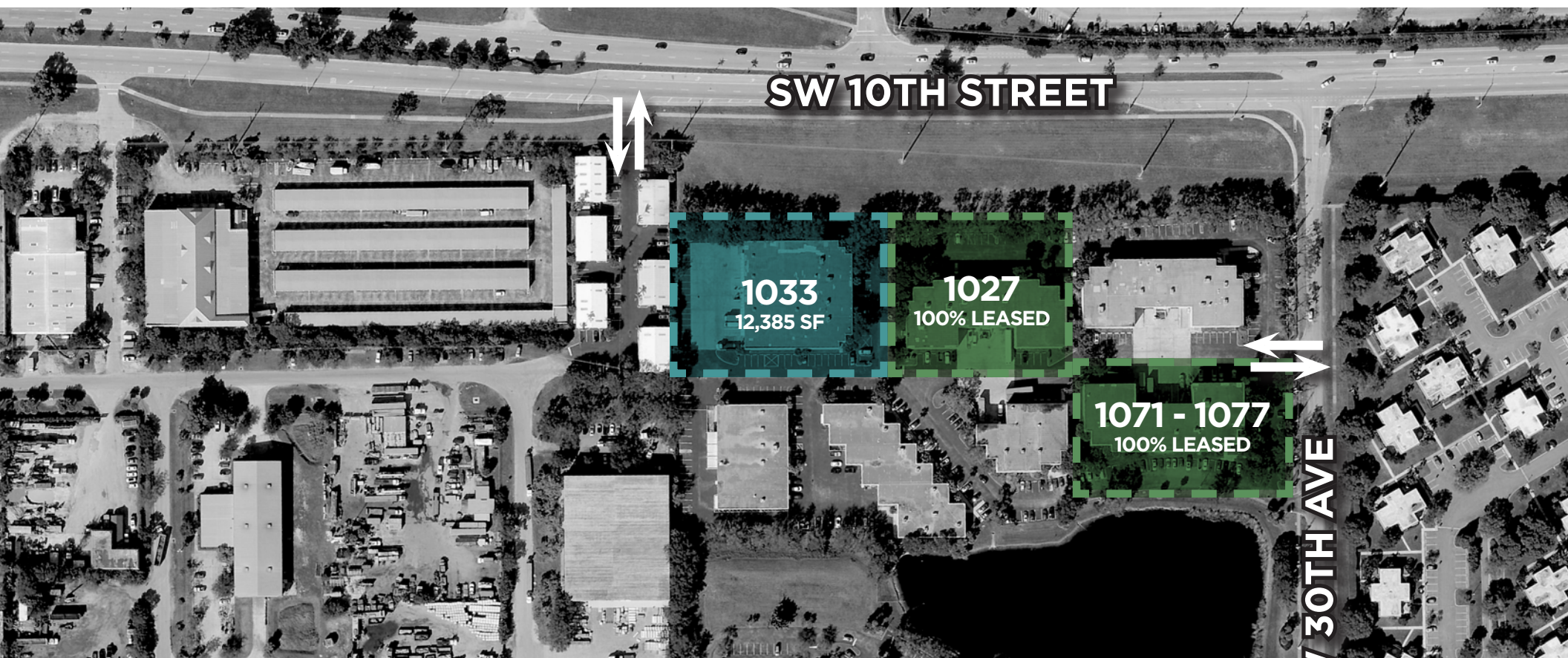


*Deerfield Commerce Center is located in Deerfield Beach, Florida in Broward County*

DCC consists of three quality industrial buildings that house a variety of distribution & manufacturing tenants. Building 1033 has 12,385 SF available for lease. The Property has convenient access to I-95 and Florida's Turnpike, which makes it a great location for distribution.

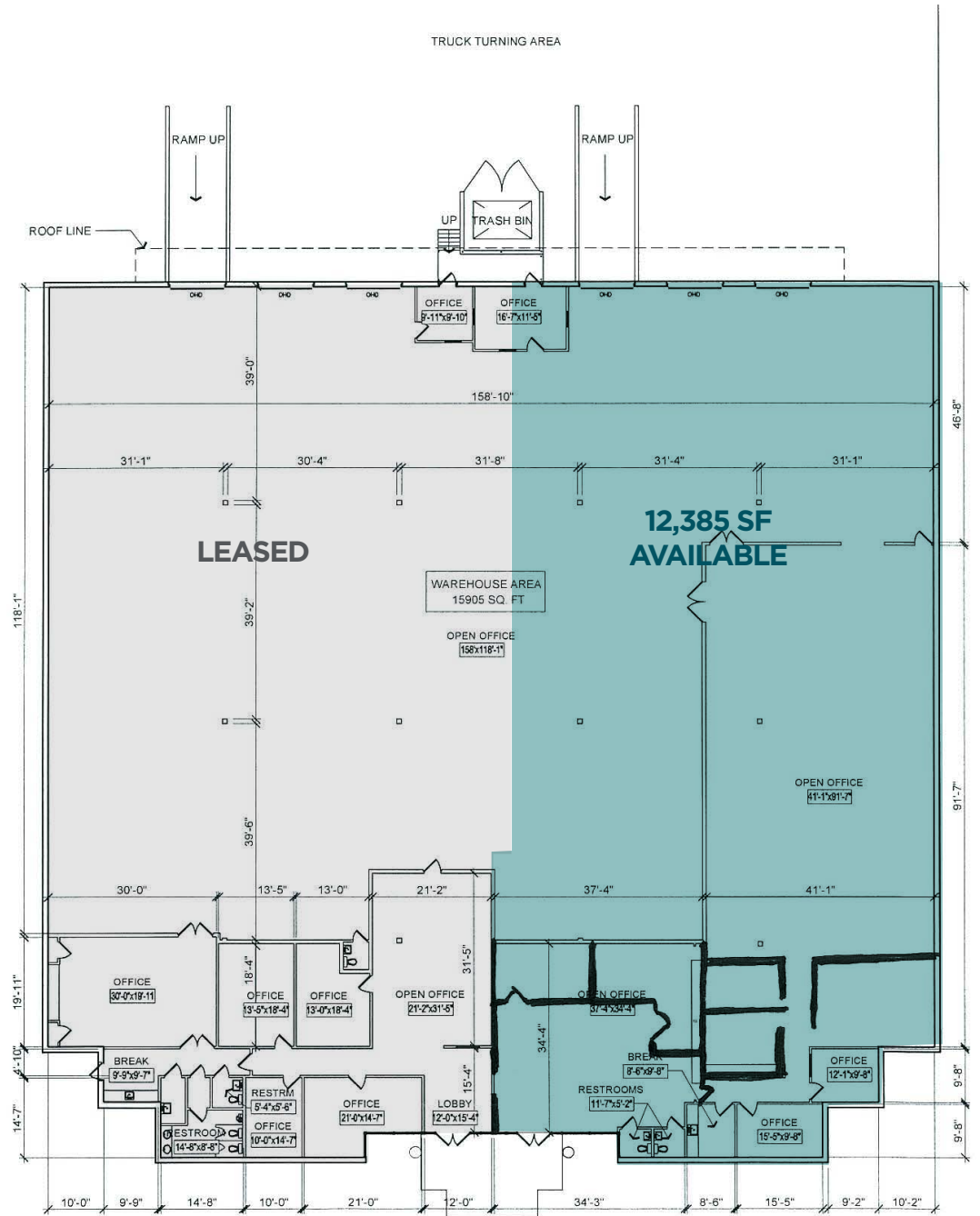
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Est. Population	15,500	124,311	339,303
2028 Proj. Population	15,730	123,550	337,827
Average HH Income	\$57,676	\$74,342	\$89,239



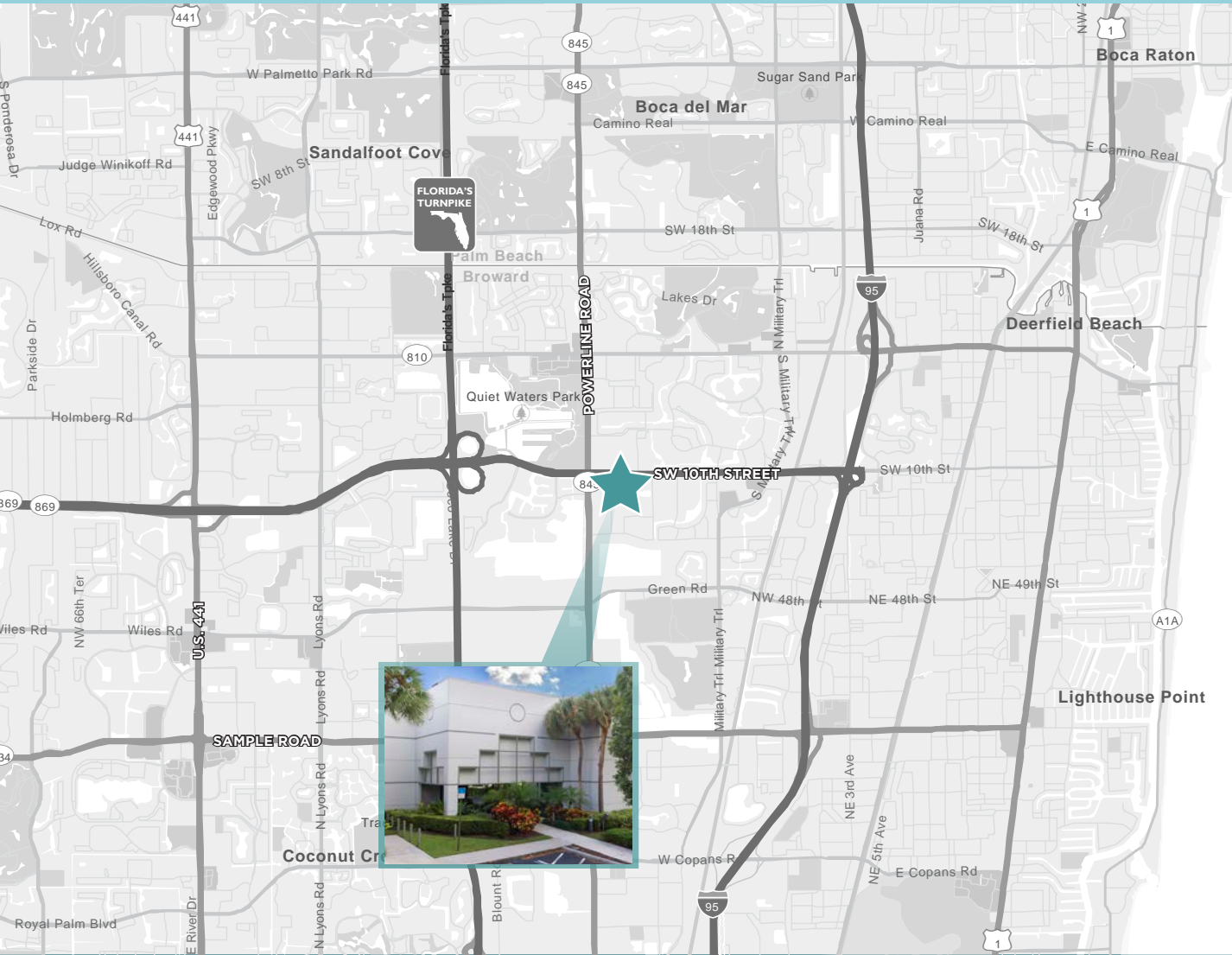
# 1031 BUILDING

BUILDING SIZE	25,017 SF
TOTAL AVAILABLE	12,385 SF
OFFICE AREA	±2,200 SF
ASKING RATE	\$19.95 NNN
2024 OPEX	\$4.91/SF
DOCK HEIGH DOORS	Two
DRIVE-IN RAMP	One



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## TRAFFIC COUNT

SW 10th St. & 30th Ave 37,524 ADT

S. Powerline Road 34,339 ADT



**MATTHEW G. MCALLISTER**  
Managing Director  
+1 561 227 2018  
matthew.mcallister@cushwake.com

**ERIC CANTOR**  
Brokerage Specialist  
+1 314 640 1722  
eric.cantor@cushwake.com

225 NE Mizner Boulevard, Suite 300  
Boca Raton, Florida 33432

+1 954 771 0800  
cushmanwakefield.com