

# INDUSTRIAL FOR LEASE

📍 20 NW 3<sup>RD</sup> Ave, Deerfield Beach FL 33441



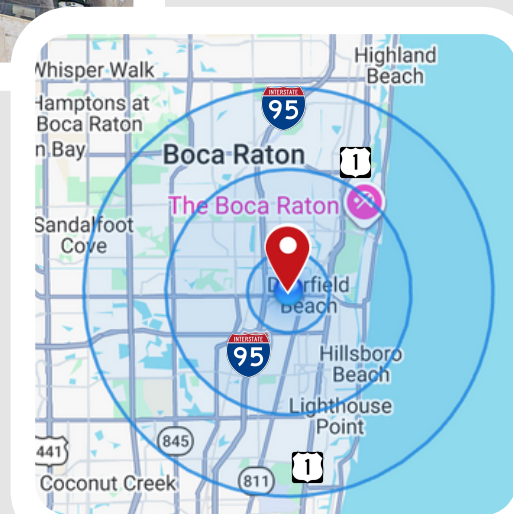
## EXECUTIVE SUMMARY

<b>Property Type</b>	Industrial
<b>Lease Rate</b>	\$25 PSF Gross
<b>Space Available</b>	+/-2,500 SF
<b>Parking Spaces</b>	5 Spaces
<b>VPD Count</b>	53,674 (Hillsboro Blvd)
<b>Zoning</b>	B-3
<b>Warehouse/ Office %</b>	80% Warehouse 20% Office

## DEERFIELD BEACH FLEX

### PROPERTY LOCATION

Centrally located in Deerfield Beach just west of I-95 with immediate access to Hillsboro Blvd. Minutes from downtown, major retail, and Broward/Palm Beach County corridors. Immediate access to I-95 and Hillsboro Blvd, with proximity to Downtown Deerfield Beach, Quiet Waters Park. Minutes from Federal Hwy dining and retail, offering seamless connectivity throughout Broward and Palm Beach Counties.



Miles 1.0 3.0 5.0

### HIGHLIGHTS

- 2,500 SF flex space with approx. 80% warehouse / 20% office-showroom
- 12' clear height with two grade-level roll-up doors
- Freshly painted walls, ceilings, and floors with new lighting throughout
- Hurricane impact windows
- High-visibility location off Hillsboro Blvd, less than 1 mile to I-95
- Bonus outdoor space along side and rear of unit (not charged) | Zoned B-3

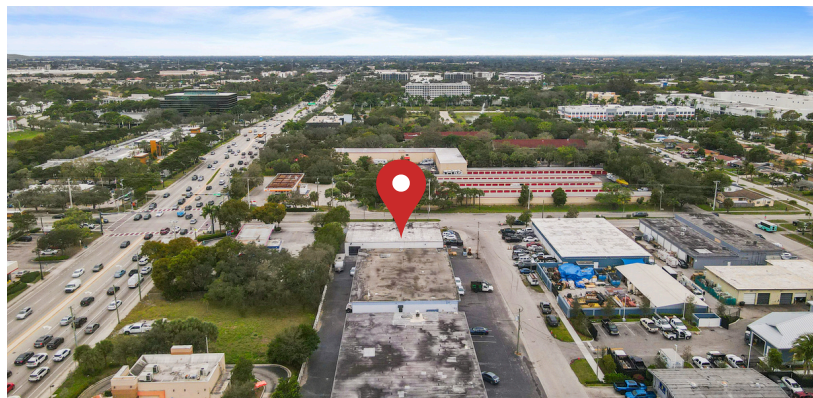
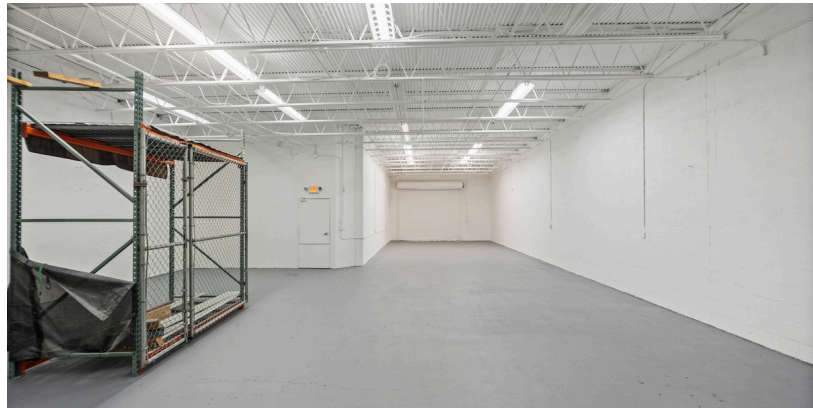




# DEERFIELD BEACH FLEX



20 NW 3<sup>RD</sup> Ave,  
Deerfield Beach FL 33441



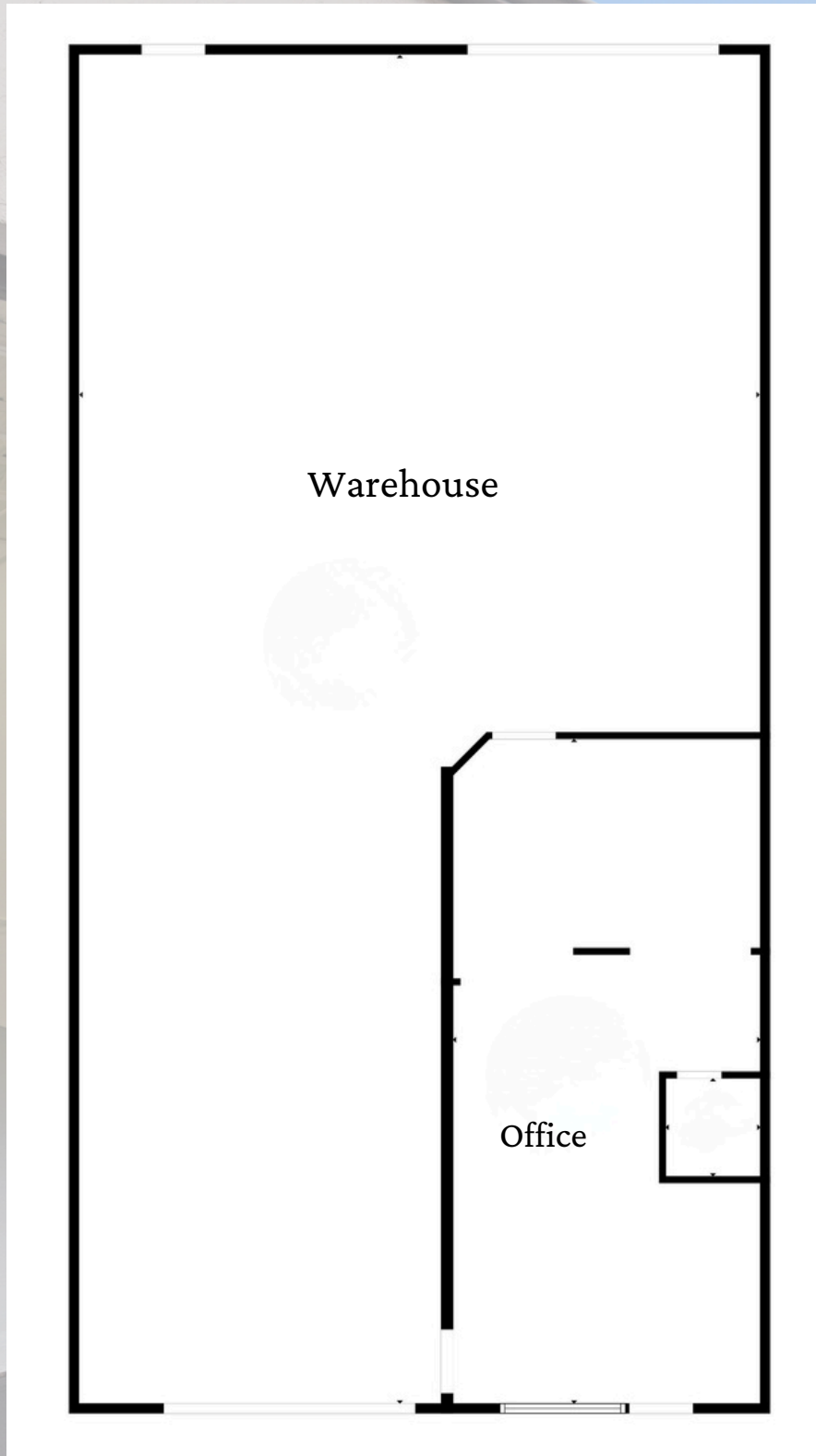
**WILLIAM BONOMO**  
**PAUL JULIAN**  
3101 N Federal Hwy, Ste 502  
Fort Lauderdale, FL 33306  
P: 954.372.7280  
info@LEVELrealty.com

*\*All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

*\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*







FLOOR PLAN



**WILLIAM BONOMO**  
**PAUL JULIAN**  
3101 N Federal Hwy, Ste 502  
Fort Lauderdale, FL 33306  
P: 954.372.7280  
info@LEVELrealty.com

*\*All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

*\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*

