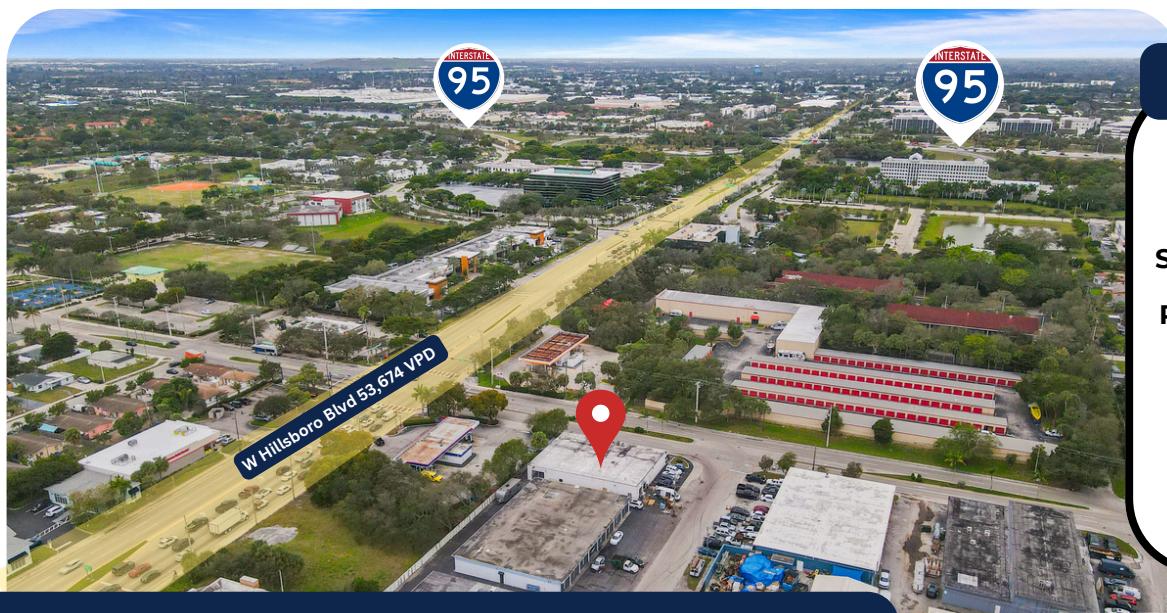


INDUSTRIAL FOR LEASE

20 NW 3RD Ave, Deerfield Beach FL 33441



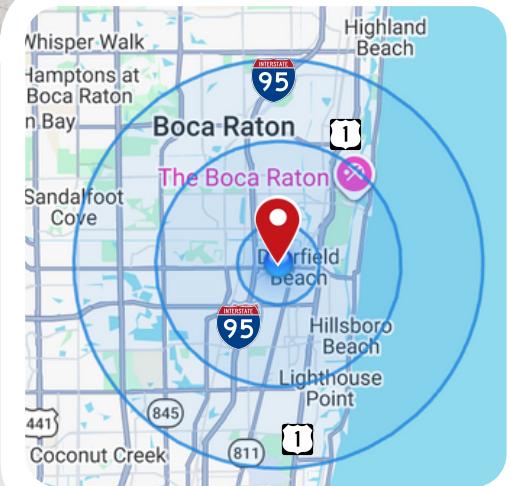
EXECUTIVE SUMMARY

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

DEERFIELD BEACH FLEX

PROPERTY LOCATION

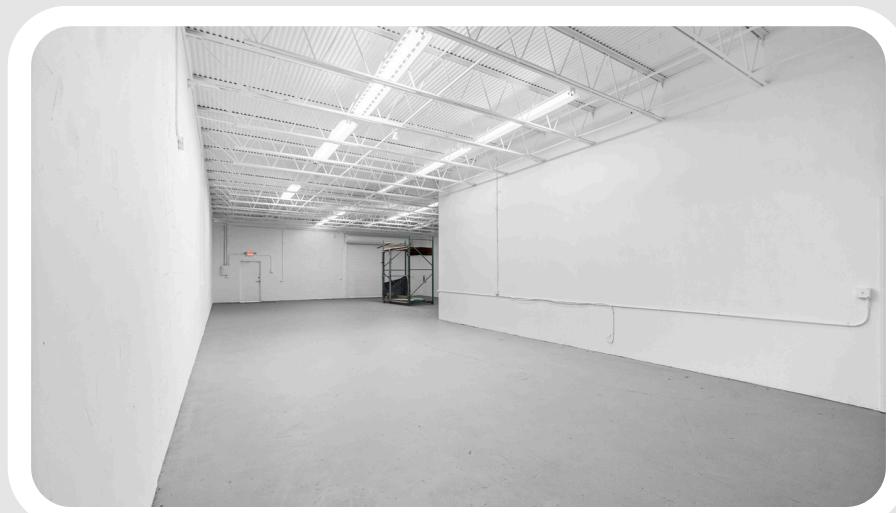
Centrally located in Deerfield Beach just west of I-95 with immediate access to Hillsboro Blvd. Minutes from downtown, major retail, and Broward/Palm Beach County corridors. Immediate access to I-95 and Hillsboro Blvd, with proximity to Downtown Deerfield Beach, Quiet Waters Park. Minutes from Federal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



Miles 1.0 3.0 5.0

HIGHLIGHTS

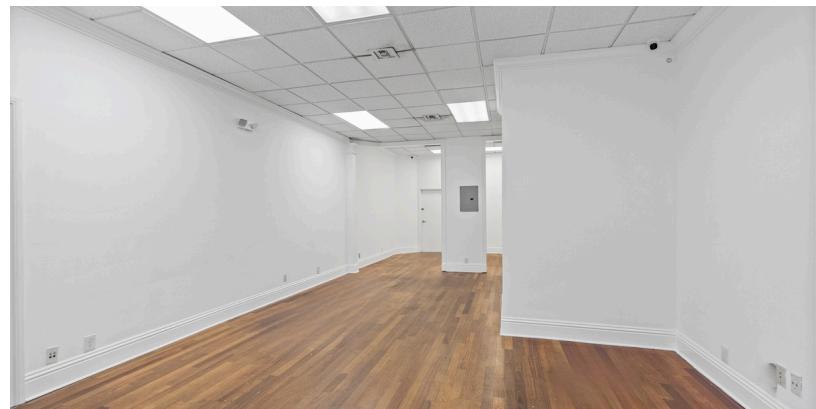
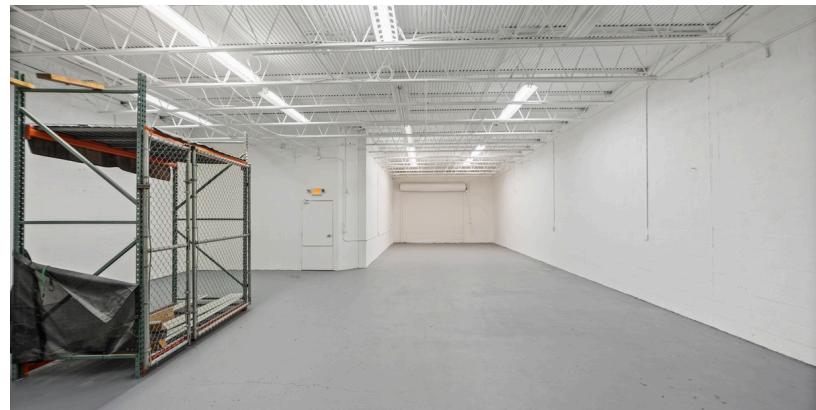
- 2,500 SF flex space with approx. 80% warehouse / 20% office-showroom
- 12' clear height with two grade-level roll-up doors
- Freshly painted walls, ceilings, and floors with new lighting throughout
- Hurricane impact windows
- High-visibility location off Hillsboro Blvd, less than 1 mile to I-95
-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



DEERFIELD BEACH FLEX



20 NW 3RD Ave,
Deerfield Beach FL 33441

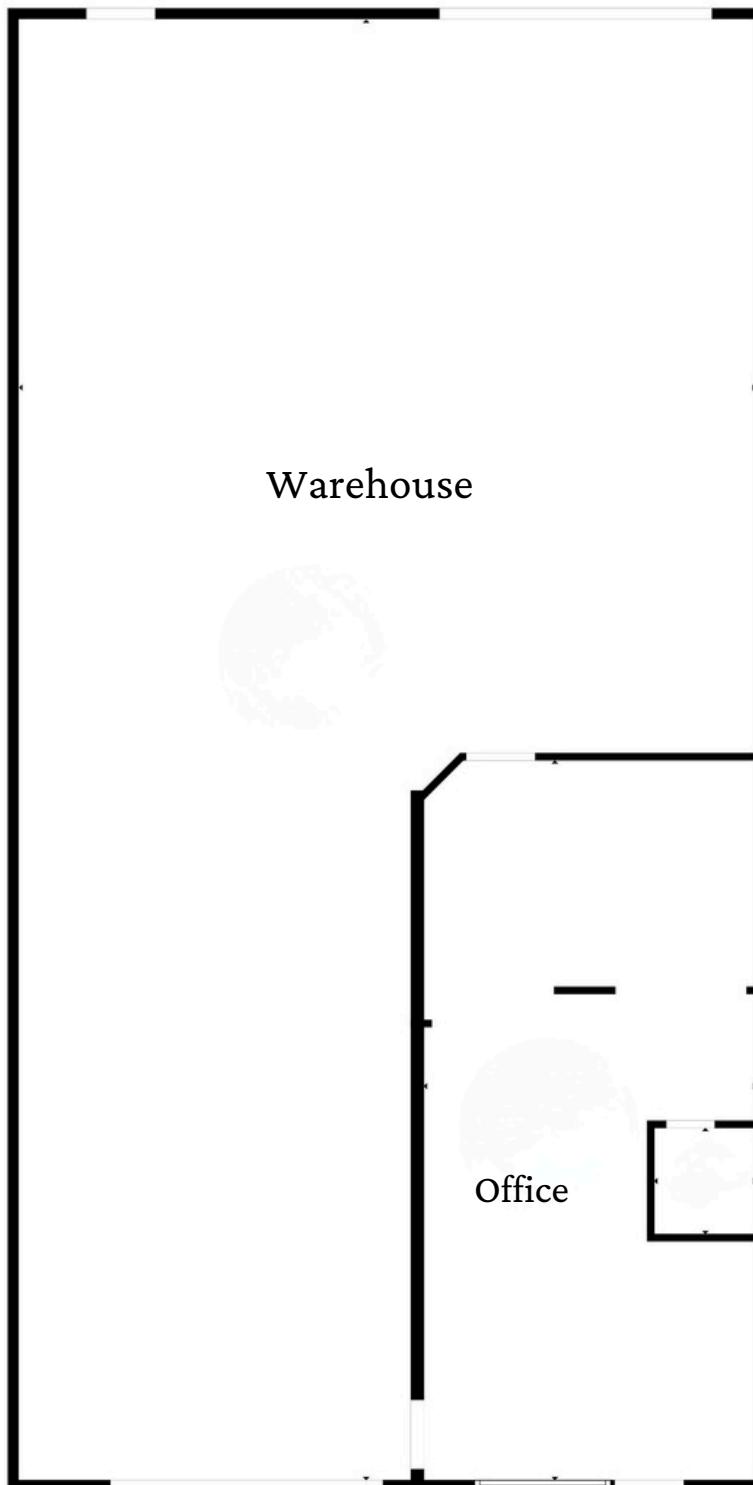


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***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*





FLOOR PLAN



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