

OWNER USER OR INVESTMENT OPPORTUNITY

1182 East Newport Center Drive, Deerfield Beach

±11,815 SF - 1.25 ACRES
18' CEILING HEIGHT



Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek | FL. 33073 | www.Butters.com

For more information contact:

Brian Ahearn, CCIM
Senior Vice President
Industrial Brokerage Services
T: 954.361.6198
M: 954.937.4540
BAhearn@butters.com

JC Conte, SIOR
Director
Industrial Brokerage Services
T: 954.418.7198
M: 954.336.8001
JCConte@butters.com

Virginia Calcaño
Senior Associate
Industrial Brokerage Services
M: 954.588.9033
VCalcano@butters.com

On behalf of the ownership for the property located at 1182 East Newport Center Drive, Deerfield Beach, Butters Realty & Management is pleased to present this 11,815 SF, 100% Air-Conditioned free-standing Office/Warehouse building with 18' ceiling height, situated on 1.25 acres of land. Located just West of I-95 off of SW 10th street this building offers great exposure and visibility.

PROPERTY HIGHLIGHTS

- ◆ Price: \$4,400,000 (\$372 PSF)
- ◆ 100% leased
- ◆ Zoning: PID (Planned Industrial Development)
- ◆ Excellent long-term investment with tremendous upside for an owner/user or investor
- ◆ New Roof, Backup Generator & Covered Parking



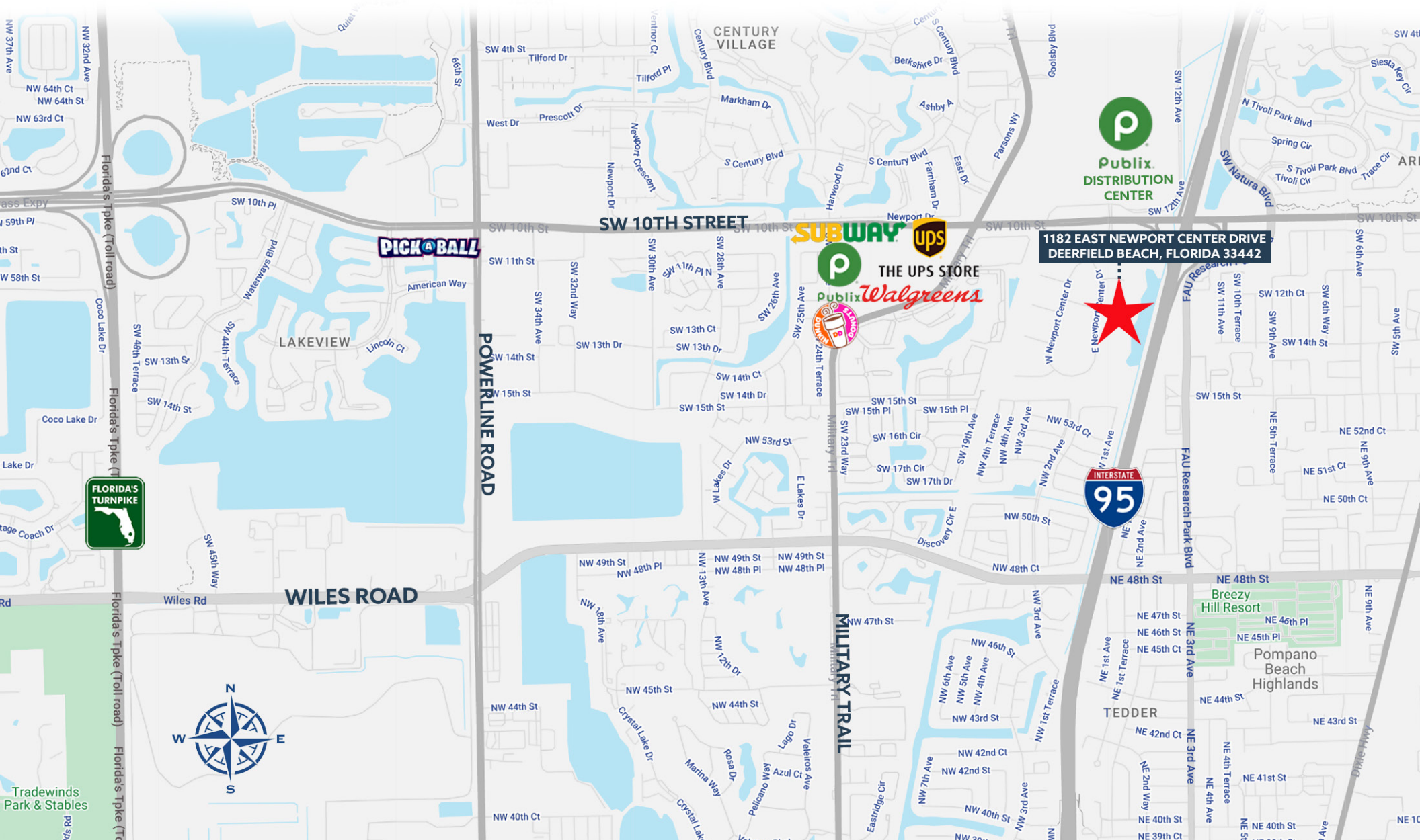
PROPERTY HIGHLIGHTS

Gross Monthly Income through June of 2025:	\$20,174.78
Rentable Building Area:	11,815 SF
Occupancy:	100%
Price:	\$4,400,000
Address:	1182 East Newport Center Drive, Deerfield Beach
Property Type:	Flex (Office & Warehouse)
Year Built:	2001
Total Building Area:	12,049 SF
Ceiling Height:	18'
Lot Size:	1.25 Acres
Zoning:	PID
Parking Ratio:	4.25/1,000



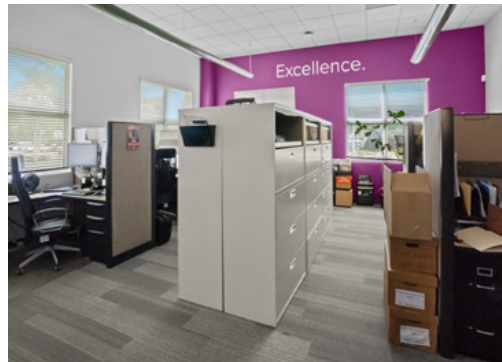
Location Map

1182 East Newport Center Drive, Deerfield Beach



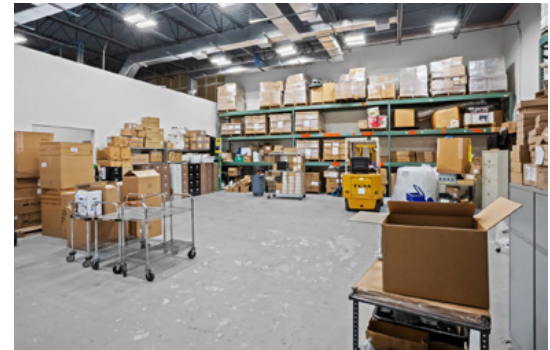
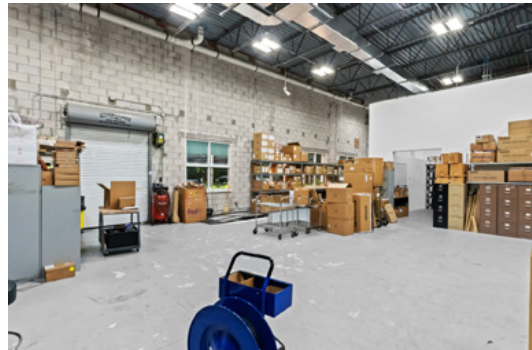
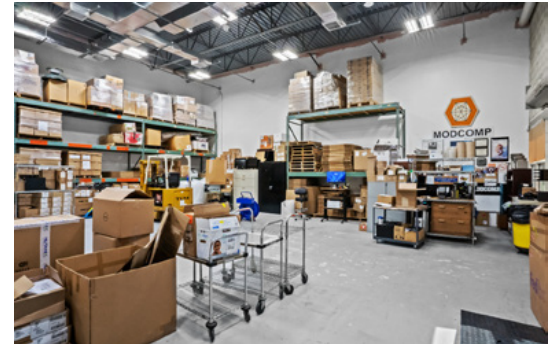
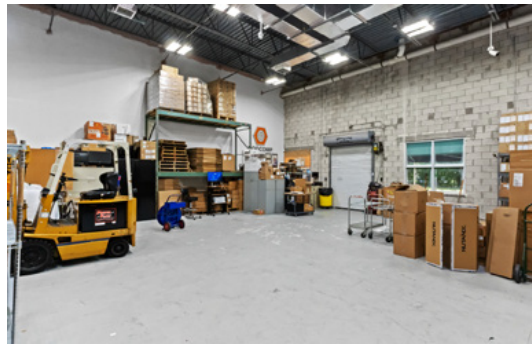
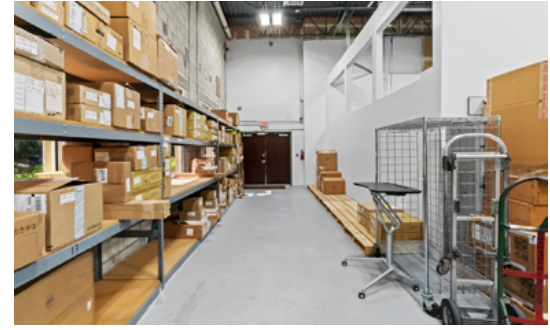
Property Photos

1182 East Newport Center Drive, Deerfield Beach



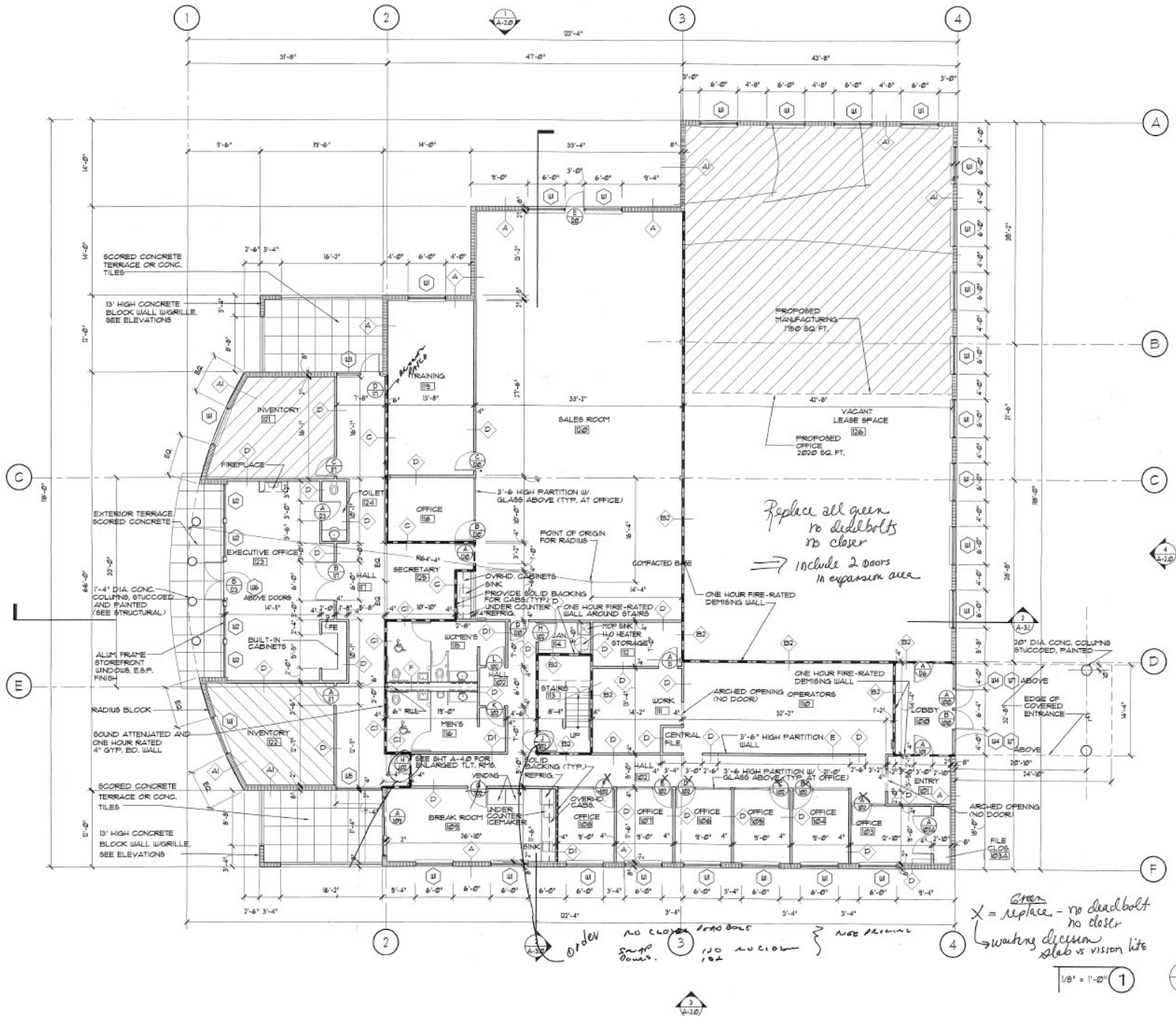
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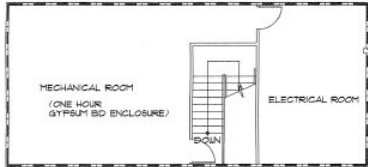




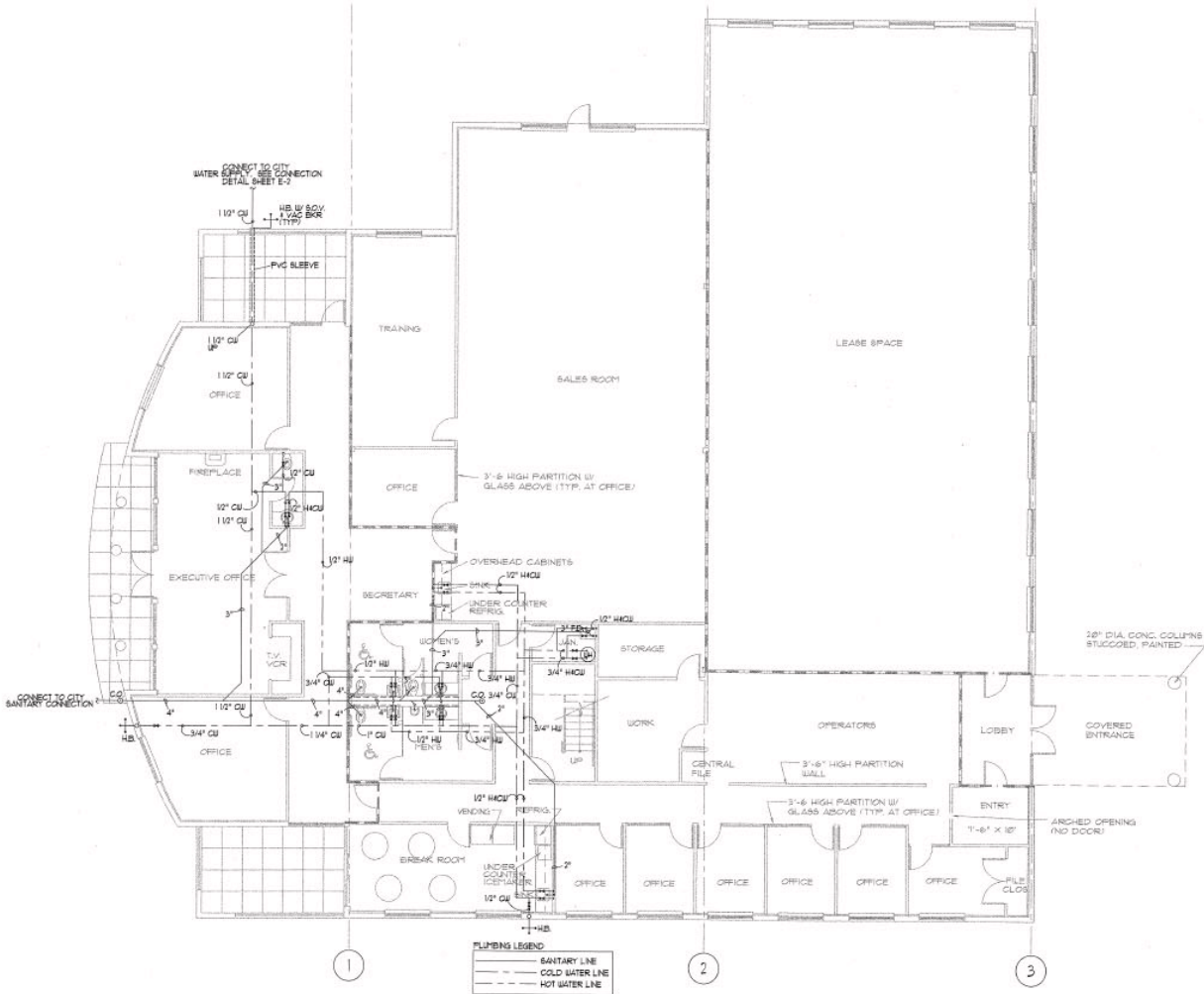
Floor Plan



Floor Plan



SECOND FLOOR PLAN 1" = 1/8" = 0'



PLUMBING LEGEND

---	SANITARY LINE
---	COLD WATER LINE
---	HOT WATER LINE

PLUMBING PLAN 1" = 1/8" = 0' TOTAL GROSS SQUARE FOOTAGE 5,400 SF



FOR MORE INFORMATION



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1182 EAST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442



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