

# WINDOLPH PLAZA

1020 NW 6th St, Deerfield Beach, FL 33442



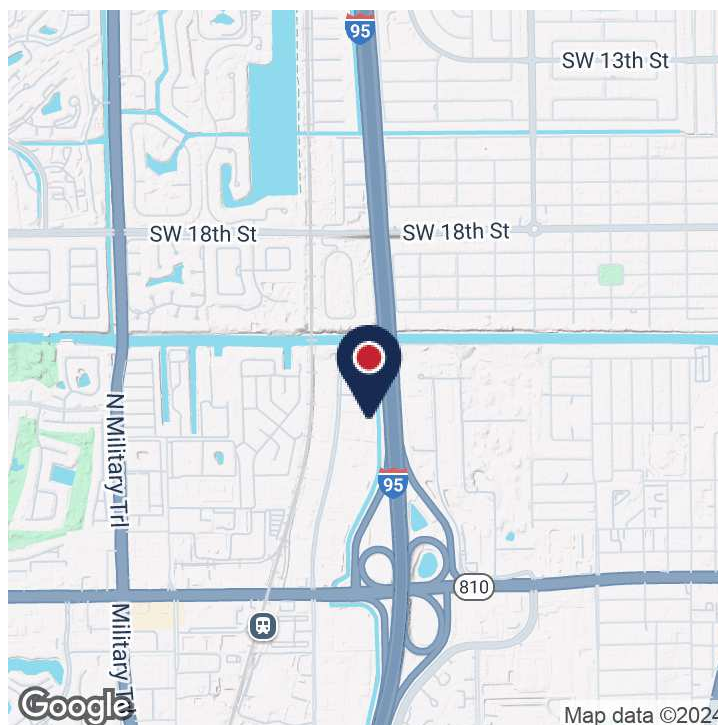
COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

For Lease



## BULLETS HEADLINE

- 7,415 +/- SF of Flex/Industrial Space available for lease
- Approx. 40% Warehouse & 60% Office
- Base Rent at \$16.00 NNN
- CAM \$9.45
- 1 dock high door
- 1 grade level door
- 100% HVAC
- PID (Planned Industrial District)
- Strategically located on the west side of I-95 and 0.5 miles north of W Hillsboro Blvd.
- Frontage on I-95
- Available February 1, 2025.
- 3Ph power w/ 225 amps.
- 20' clear height.



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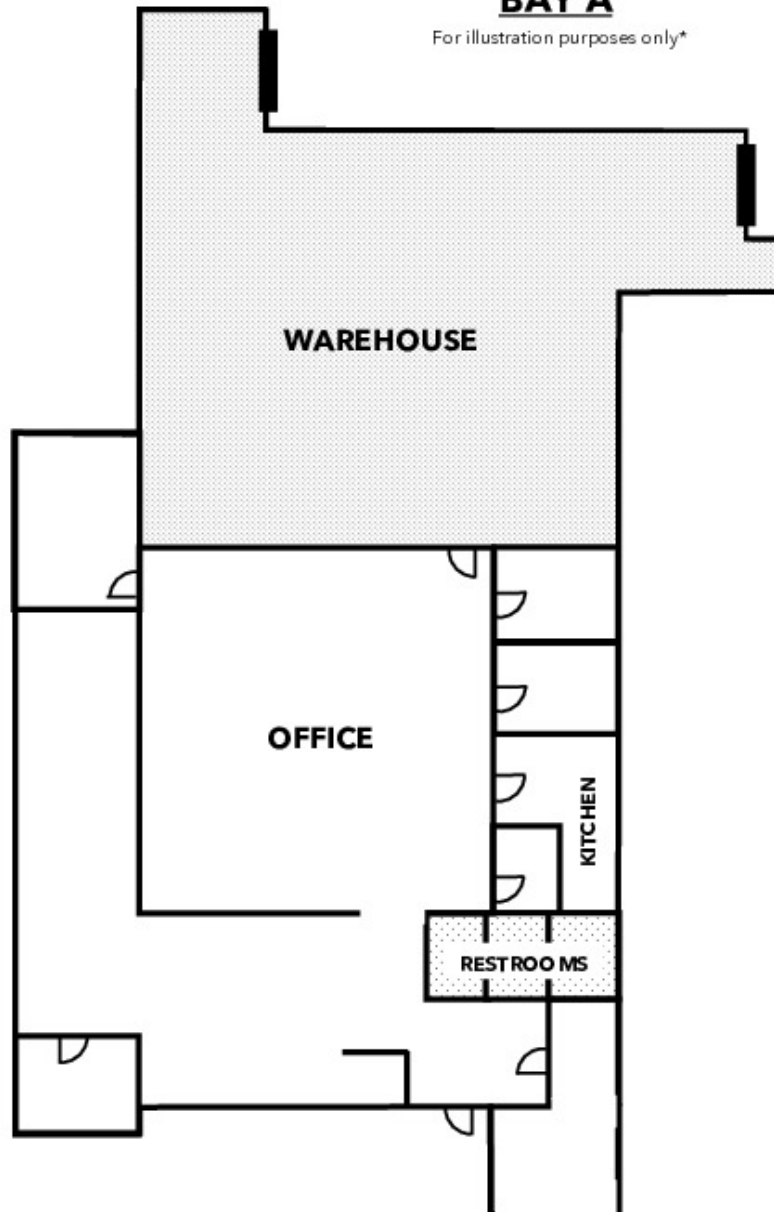


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## Floor Plans

### **BAY A**

For illustration purposes only\*



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