

NORTH LAKESHORE INDUSTRIAL PARK

WAREHOUSE & OFFICE SUITES

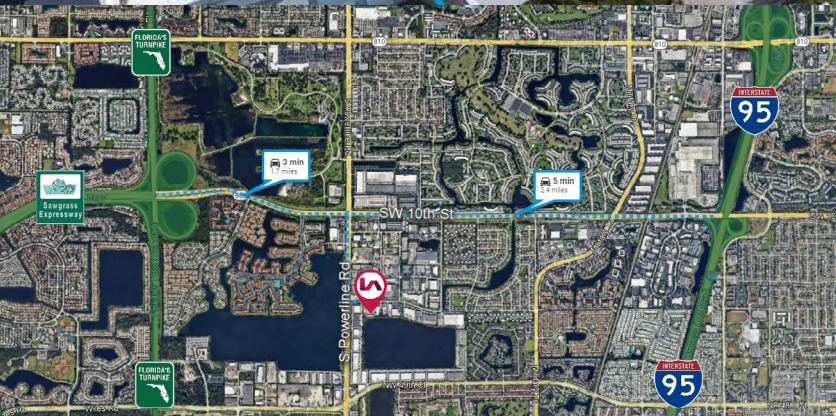
3474-3500 SW 15TH STREET
DEERFIELD BEACH, FL 33442

S Powerline Rd

SW 15th St

WAREHOUSE & OFFICE SUITES AVAILABLE FOR LEASE

Available SF:	2,800 SF - 6,520 SF
Lease Rate:	\$19 - \$25 SF/yr (Modified Gross)
Loading Doors:	3 Grade-Level Doors 1 Oversized Door (14'x16')
Clear Ceiling Height:	17-19 ft
Zoning:	I
Submarket:	Deerfield Beach Industrial



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

GREG MILOPOULOS

Principal

954.558.1220

gmiopoulos@lee-associates.com



CHRISTIAN BAENA

Senior Vice President

954.682.4030

cbaena@lee-associates.com



@leesouthflorida

WAREHOUSE & OFFICE SUITES AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 2 Individual spaces that can be combined
- 2,800 sf, 3720 sf or 6,520 sf
- All spaces fully air conditioned
- Suite 2,800 sf build to suite 5% office
- Clear Height 17-18'
- Gated warehouse park
- 3 phase power and service can be upgraded

LOCATION HIGHLIGHTS

- Just West of I-95
- Easy Access to FL-Turnpike & I95
- Pompano Beach zoned I-1



UNIT 3474



UNIT 3500

AVAILABLE SPACES

Suite	Size	Lease Rate	Type	Details
Suite 3474	2,800 SF	\$19.00 SF/yr no office \$24.00 SF/yr w/office build out	Modified Gross	100% AC warehouse with 1 drive over size 14W by 16T Loading Door. \$24.00 SF modified gross – Build to suite 5% office with 5+ yr term \$19.00 SF modified gross – ASIS 100% AC warehouse
Suite 3500	3,720 SF	\$25.00 SF/yr	Modified Gross	80% office with small warehouse and loading area on ends Can be combined with space 3474