

**FOR LEASE • ±4,877 – ±40,416 SF**

**1850 S. POWERLINE RD,  
DEERFIELD BEACH, FL 33442**



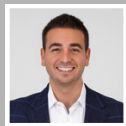
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## **PROPERTY FEATURES**

- Class A Industrial - Powerline Rd Frontage
- Close Proximity to FL Turnpike and I-95
- Major Signage Opportunity
- ±40,416 Total Square Feet
- Office/Showroom: ±4,000 sq. ft.
- Warehouse Area: ±36,416 sq. ft.
- Building can be subdivided in ±5,000 sq. ft. increments
- 24' Clear Ceiling Height
- 4 – Dock High Loading Doors
- 12 – Grade Level Doors
- Sprinklered & Impact Windows Throughout
- Available August 2026
- Full Building Lease Rate: \$16.95 NNN
- Subdivided Lease Rate: \$17.95 NNN

## **CONTACT**



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

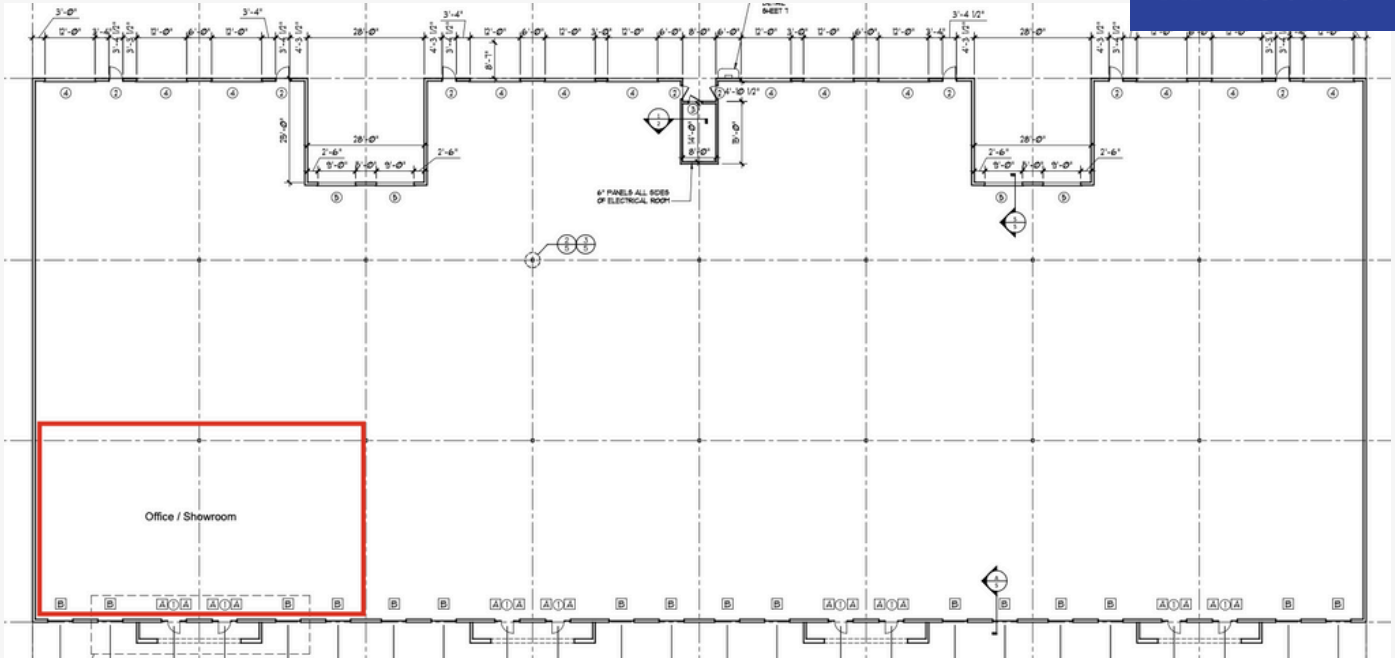
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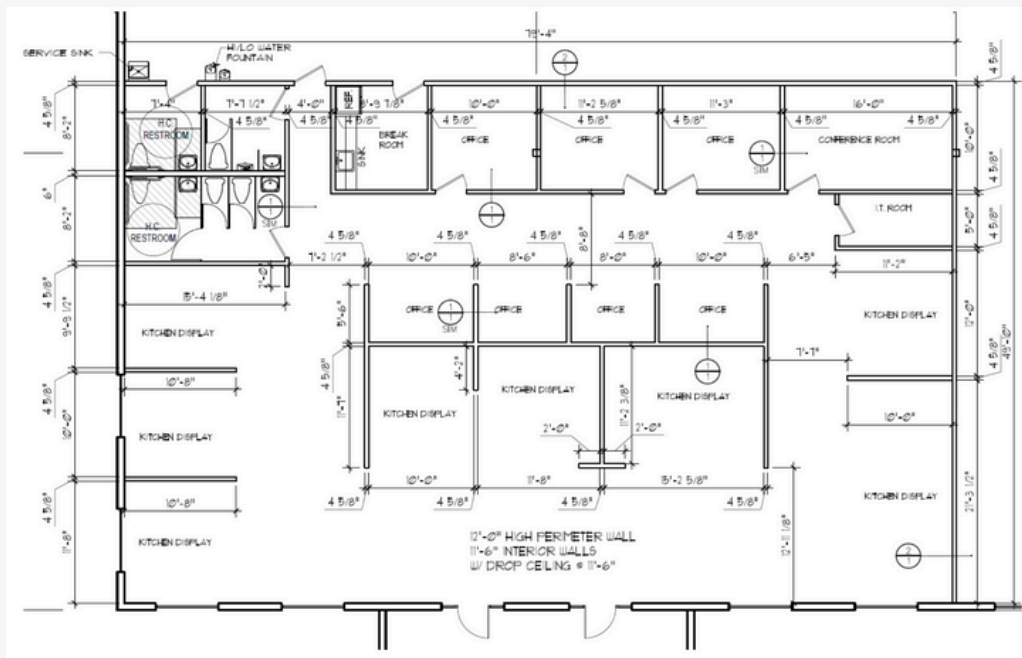
## **BUILDING FLOOR PLAN**

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## **OFFICE/SHOWROOM FLOOR PLAN**



**LRM**

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