

Dock-High Industrial with Immediate I-95 Access

301-321 GOOLSBY BOULEVARD, DEERFIELD BEACH, FL 33442



FOR LEASE



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Prime Deerfield Beach Industrial Location

301-321 GOOLSBY BOULEVARD
DEERFIELD BEACH, FL 33442

301-321 Goolsby Boulevard is a dock-high industrial distribution warehouse located in the heart of Deerfield Beach's established industrial corridor. The property offers immediate access to I-95, providing exceptional regional connectivity for transportation, logistics, and distribution operations.

Property Highlights

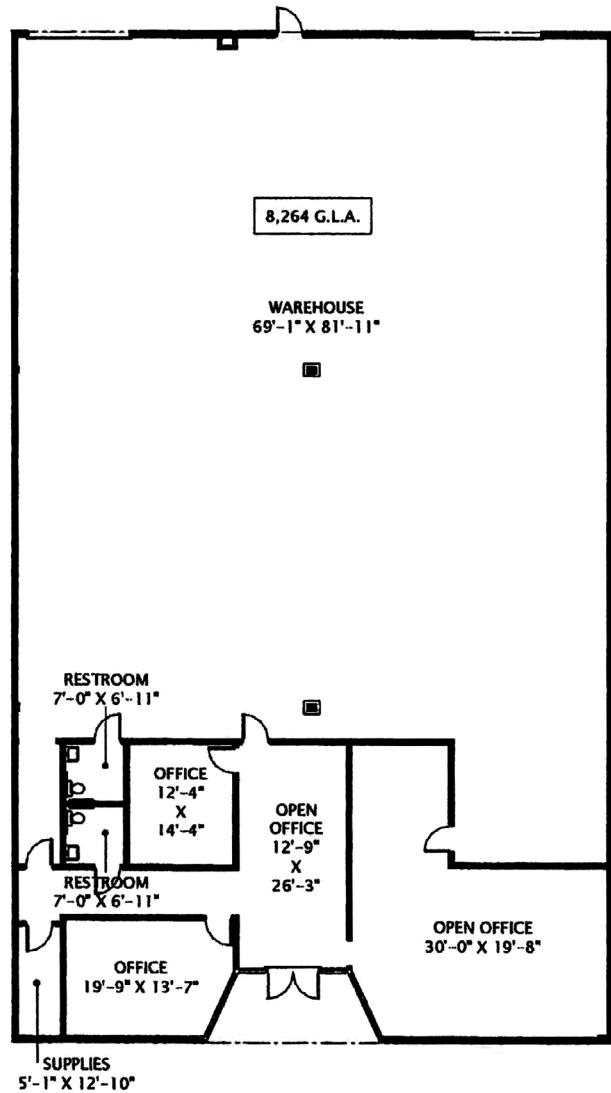
-  Located within an active, established industrial market.
-  Immediate access to I-95 and regional transportation routes.
-  Flexible layout suitable for multiple industrial uses.
-  Designed for efficient truck flow and distribution operations.
-  Ample surface parking for employees, visitors, and fleet vehicles.
-  Close to restaurants, services, and local amenities.

Property Details

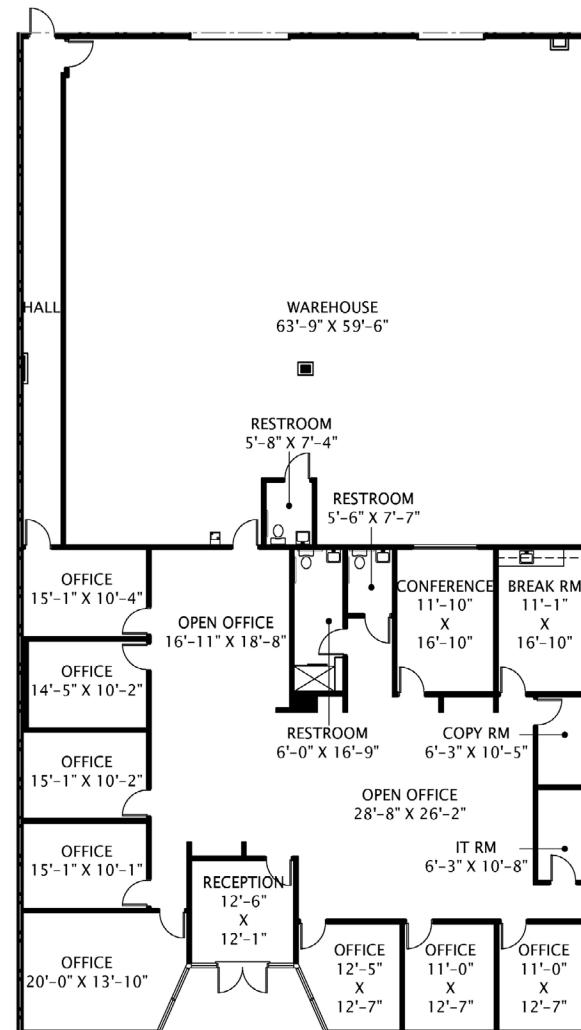
Property Type	Industrial / Warehouse / Office
RBA	40,640 SF
Clear Ceiling Height	24'
Column Spacing	48' wide
Dock-High Doors	4 exterior
Drive-In Doors	12 total (10' W x 14' H)
Truck Wells	5
Power	480V 3-Phase
Building FAR / Land Size	0.34 / 2.77 AC (120,661 SF)
Parking	80 Surface Spaces (2.01/1,000 SF)
Zoning	PID
Stories	1
Class	B
Tenancy	Multi
Construction	Reinforced Concrete
Building Height	26'
Year Built	1997
Building Use	Industrial: 36,576 SF (90%) / Office: 4,064 SF (10%)

Floor Plan

301 GOOLSBY
±8,260 SF



309 GOOLSBY
±8,221 SF



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