

COMMERCE SECURITY CENTER

1533-1717 SW 1ST WAY, DEERFIELD BEACH, FL 33441

PROPERTY SUMMARY

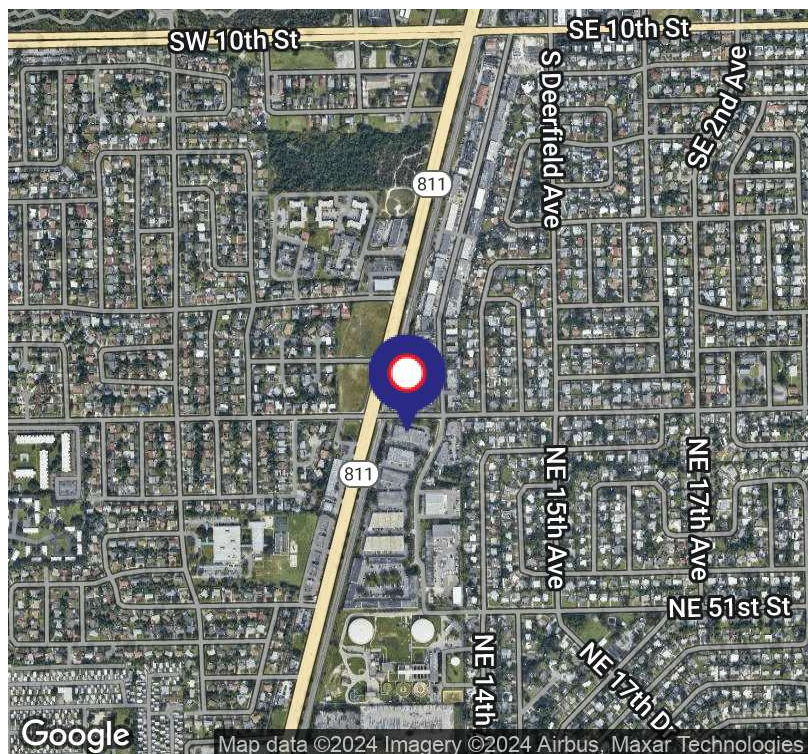


PROPERTY DESCRIPTION

The Commerce Security Center is an approximately 182,000 square foot industrial park located in Deerfield Beach approximately 1 and ½ miles from the intersection of I-95 and SW 10th Street. Portions of the property are just east of Dixie Highway and the railroad tracks. This small bay warehouse complex was built in 1987 and is zoned B-3 for Light Industrial and Commercial uses. The property is situated on 7.24 acres of land and is fenced with 24 hour access to the tenants. The unit sizes range from 800 square feet up to 8,000 square feet with a mix of street level and dock height loading doors, LED lighting, 19 foot ceilings, and single and 3 phase electrical service. Although some units are purely warehouse space, others have offices up to 10% of the total space. The construction of the 8 buildings in the complex is concrete block with a steel metal deck roof and the parking for the property is 2 spaces per 1,000 square feet of building area. There is also an on-site management and leasing office.

PROPERTY HIGHLIGHTS

- 24-hour access to tenants
- Units ranging from 800 to 8,000 SF
- 120-240 volt, single and some with 3 phase electric
- 18' clear ceiling height
- A mix of street level and dock height loading doors
- 8 single story, multi-tenant buildings totaling 182,598 SF
- Zoned B-3



NATALIE DELISLE

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FOR LEASE

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ADDITIONAL PHOTOS



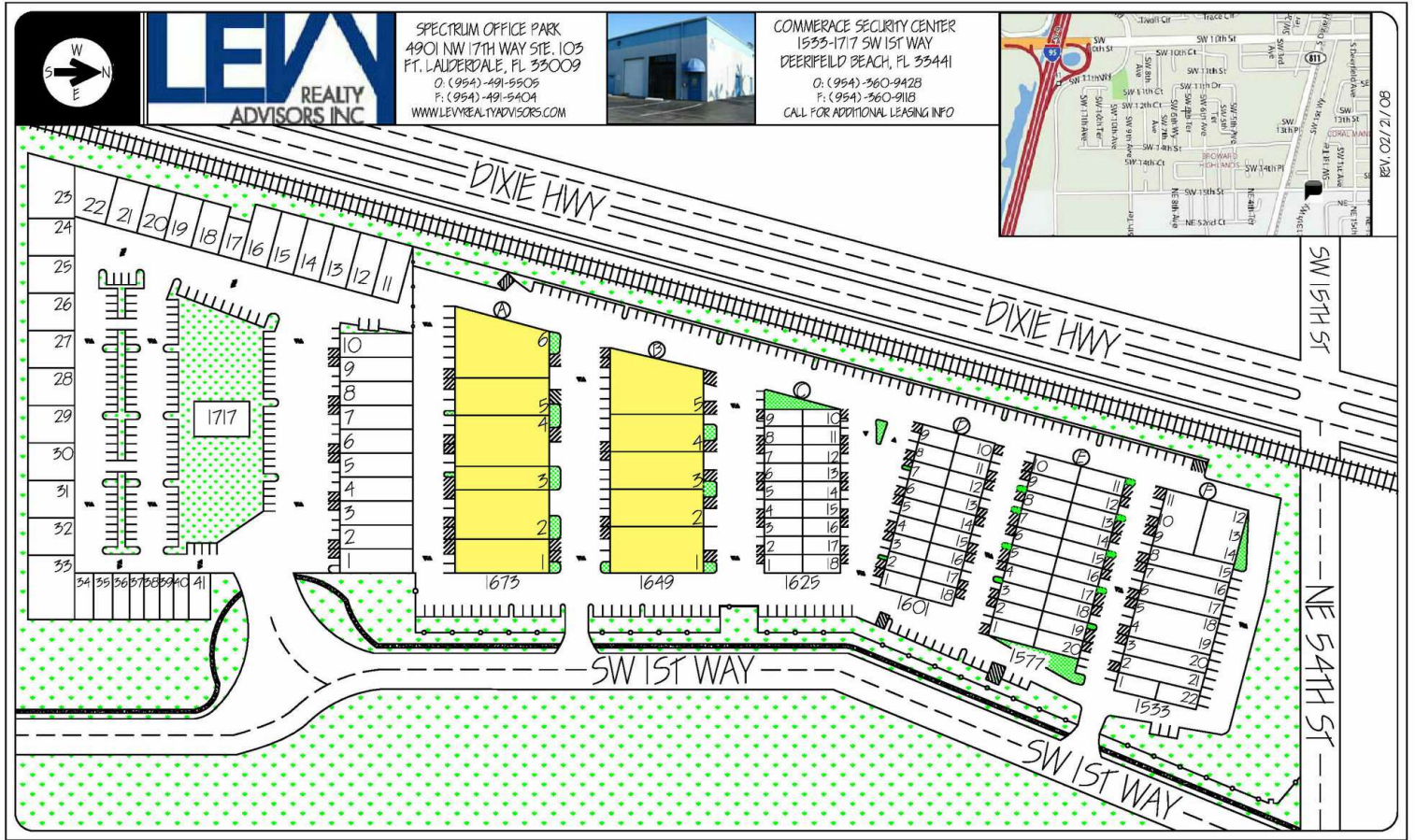
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SITE PLAN



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