

COMMERCE SECURITY CENTER

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

PROPERTY SUMMARY

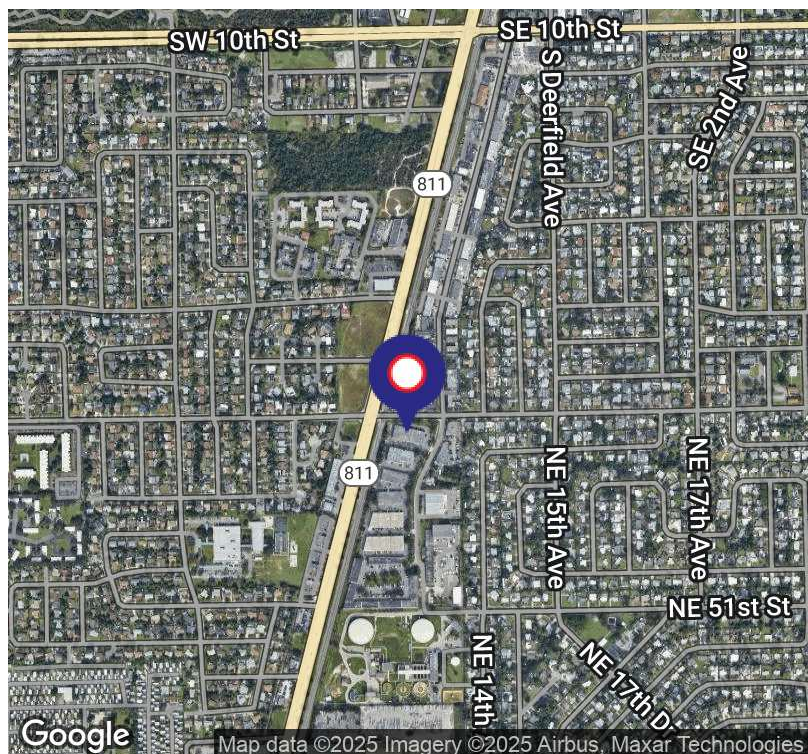


PROPERTY DESCRIPTION

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. The property is 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. 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, 17-18 foot ceilings, single phase power and some units have 3 phase power. 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

- Units ranging from 800 to 8,000 SF
- 120-240 volt, single and some with 3 phase electric
- 17'-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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ADDITIONAL PHOTOS



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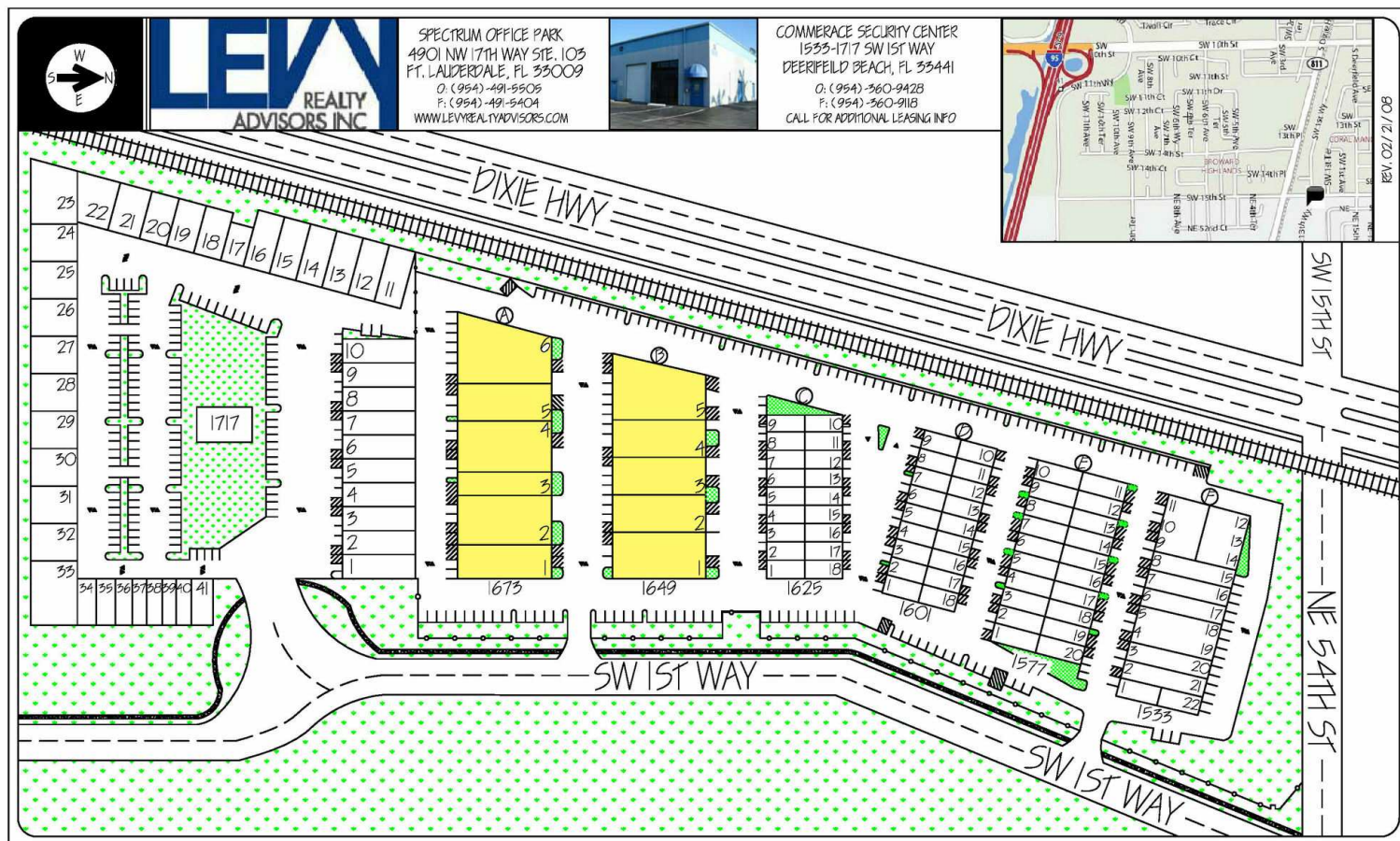
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SITE PLAN



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