

## 1701 SW 45th Way

Deerfield Beach FL

Delivering Q4 2025 - 212,240 SF

### AERIAL RENDERING

1701 SW 45TH WAY, DEERFIELD BEACH FL

MANCINI DEVELOPMENT 45TH WAY



**NORTH BUILDING**

- + 212,240 SF
- + 50 DOCKS
- + 2 RAMPS
- + 222 STALLS
- + 36' CLEAR
- + 47'-6" X 52'-6" COLUMN SPACING

**SOUTH BUILDING**

- + 220,185 SF
- + 62 DOCKS
- + 2 RAMPS
- + 238 STALLS
- + 36' CLEAR
- + 51'-8" X 53'-6" COLUMN SPACING

Developed By:

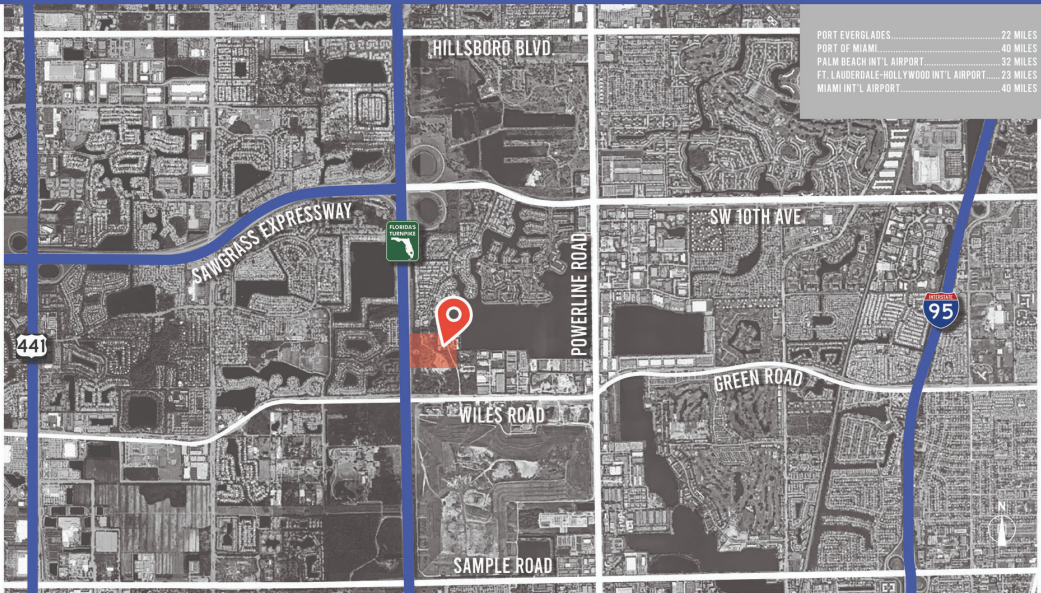
SW 45th Way  
Deerfield Beach, Florida

# Property Features

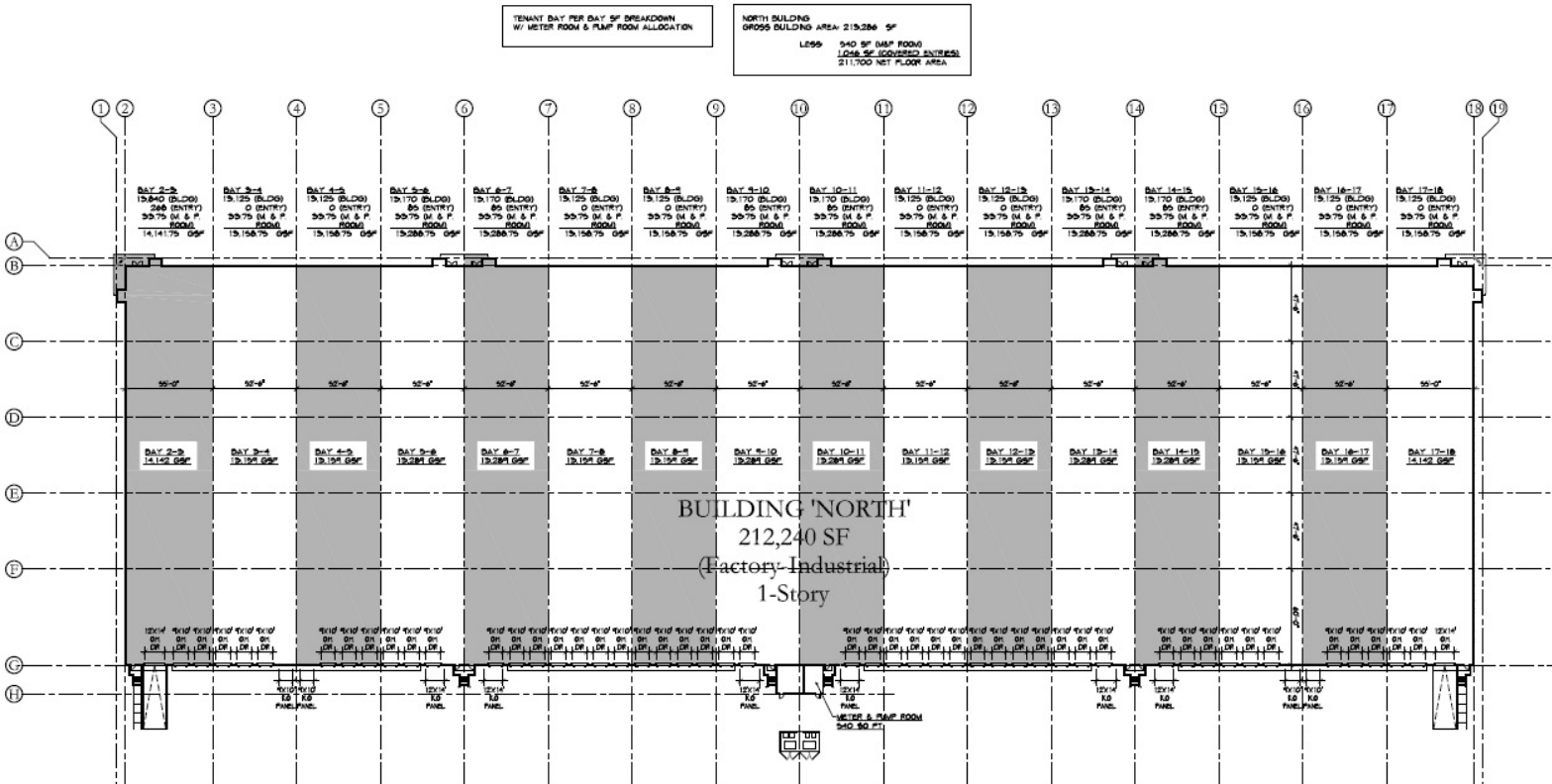
- + 27,233 - 432,425 SF
- + \$16.50 NNN
- + 36' Clear Height
- + 82' Truck Parking, 190' Truck Bay Court
- + Lot Size: 22.56 AC
- + 52'6" x 47'6" Bays
- + 112 Docks, 4 ramps

## LOCATION MAP

## MANCINI DEVELOPMENT 45TH WAY



# Floor Plan



INDEPENDENCE INDUSTRIAL PARK 1 - NORTH BUILDING  
FLOOR S.F. PLAN

SCALE: N.T.S.

## Contact Us

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# Site Plan

## SITE PLAN

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## MANCINI DEVELOPMENT 45TH WAY



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