

FOR LEASE

Class "A" Freestanding Flex/Manufacturing Building



Manufacturing, Distribution, R&D Lab, Data Center,
Engineering, Cosmetics, Adhesives, Super Abrasives



±24,262 SF | ±1.32 AC Site



Newport Center Business Park

1121 West Newport Center Drive | Deerfield Beach, FL 33442



Tom Robertson
Senior Managing Partner
TRobertson@rrcra.com
561.703.0888

Exclusively Offered By:



Property Summary



Don't miss this rare opportunity to lease in prestigious 119 acre mixed use Newport Center Business Park. This standalone building is a two story, elevator served, specialized industrial / manufacturing building. The building location is second to none in Deerfield Beach, Broward County, FL next to Boca Raton. Located in North East Broward County, this central location boasts easy access to all major expressways and toll roads servicing Palm Beach, Broward, and Miami-Dade Counties, including the Florida Turnpike, Sawgrass Expressway, and Interstate 95.

Property Details



Building Size	±24,262 SF
Warehouse / Assembly	±9,000 SF
Lot Size	±1.32 Acres
Year Built	1989
Floors	1 Elevator / 2 Stair Wells
Slab Thickness	6" Solid Cement
Ceiling Height	14'
Power	3 Phase / 2,500 AMPS / 1600 Volts
HVAC	12 Units
Under A/C	100%
25 Year Inspection	Completed - 1 / 2024
Roof / 2016	Transferable Maintenance Contract
Parking Spaces	50 / 2.14:1,000
Grade Level Loading	One (1) 10' x 10' OH Door
Zoning	Planned Industrial Development (PID)

Lease Rate:
\$17 PSF NNN
Est. OPX \$5.50 PSF

Property Pictures



Location Map

Newport Center is located just south of Boca Raton, adjacent to I-95 in centrally located Deerfield Beach in Broward County.



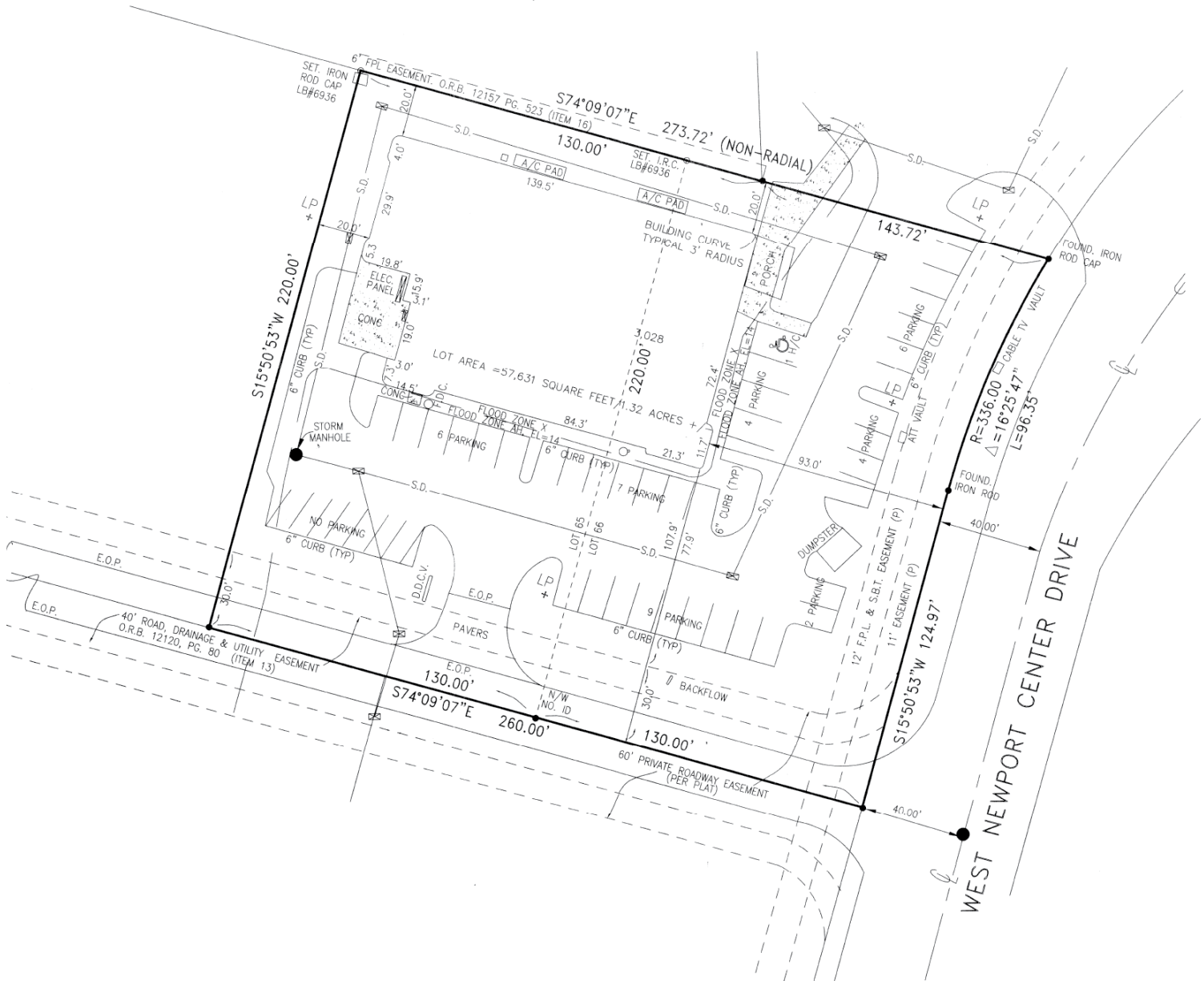
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|-----------------------|-----------|----------------------------|----------|
| • I-95 Access Ramps | 0.5 miles | • FLL Int'l Airport | 17 miles |
| • Florida's Turnpike | 3 miles | • Palm Beach Int'l Airport | 30 miles |
| • Sawgrass Expressway | 3 miles | • Miami Int'l Airport | 36 miles |

Ideal Uses

PID- Planned Industrial District of Deerfield Beach.

- Industrial, Educational, Medical, Scientific
- Research & Development, Laboratory
- Information Technology/Innovation
- MRI Imaging Facility
- Data Center
- Cannabis (Grow, Pack, Distribute)
- Medical Assembly/Storage/Distribute
- Computer Part/Assembly
- School, Learning & Development
- Commercial Kitchen
- Corporate Headquarters
- Super Abrasives Manufacturing/Distribute
- Sports Medicine
- Adhesive Manufacturing
- Cosmetic R&D, Production, Pack, Distribute

Site Plan



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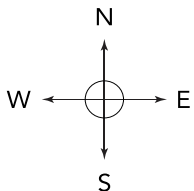
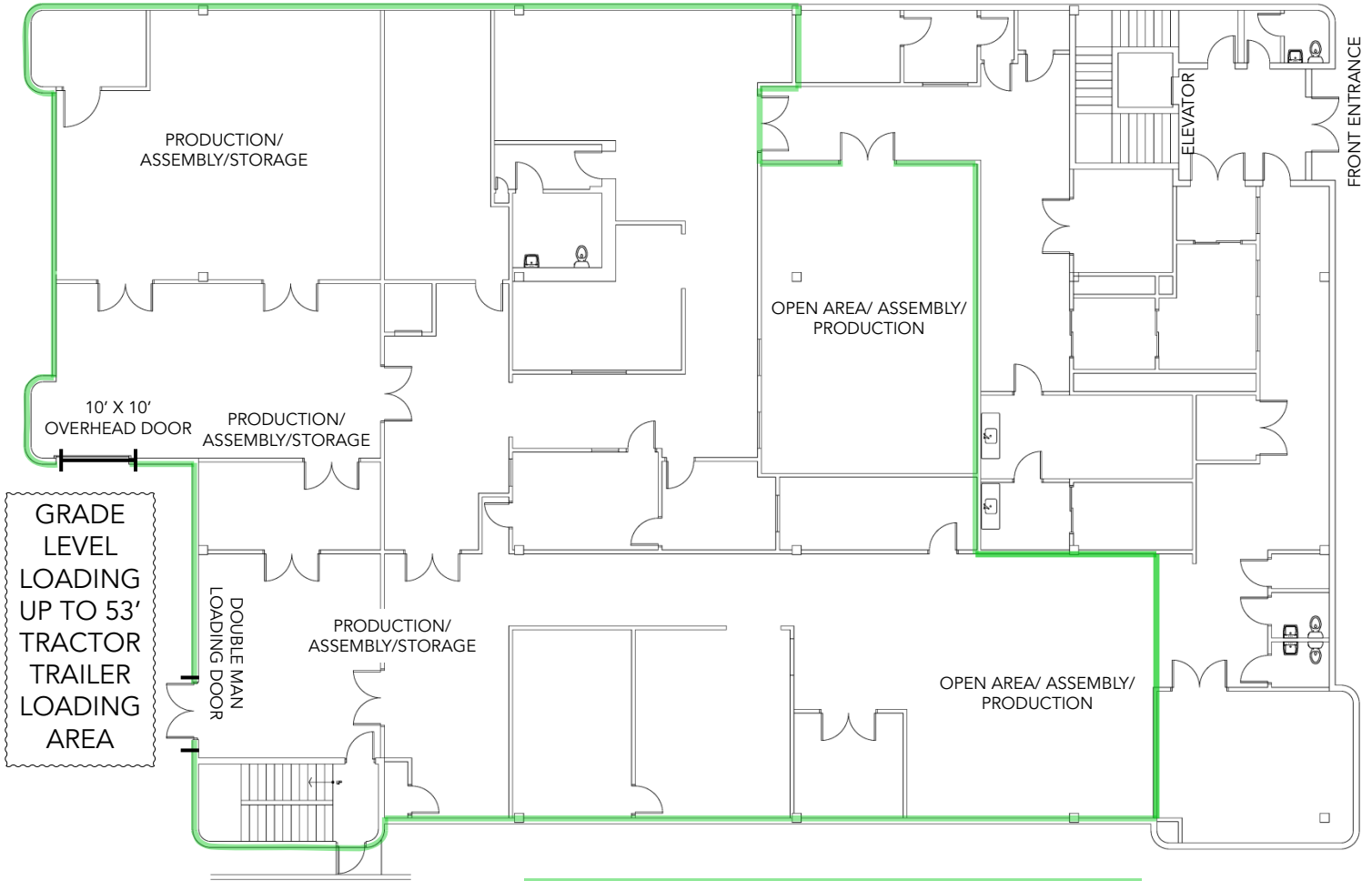
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1121 West Newport Center Drive

Deerfield Beach, FL 33442



1st Floor | ±13,028 SF



Green outline denotes ±9,000 SF
Production/Assembly/Storage



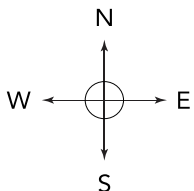
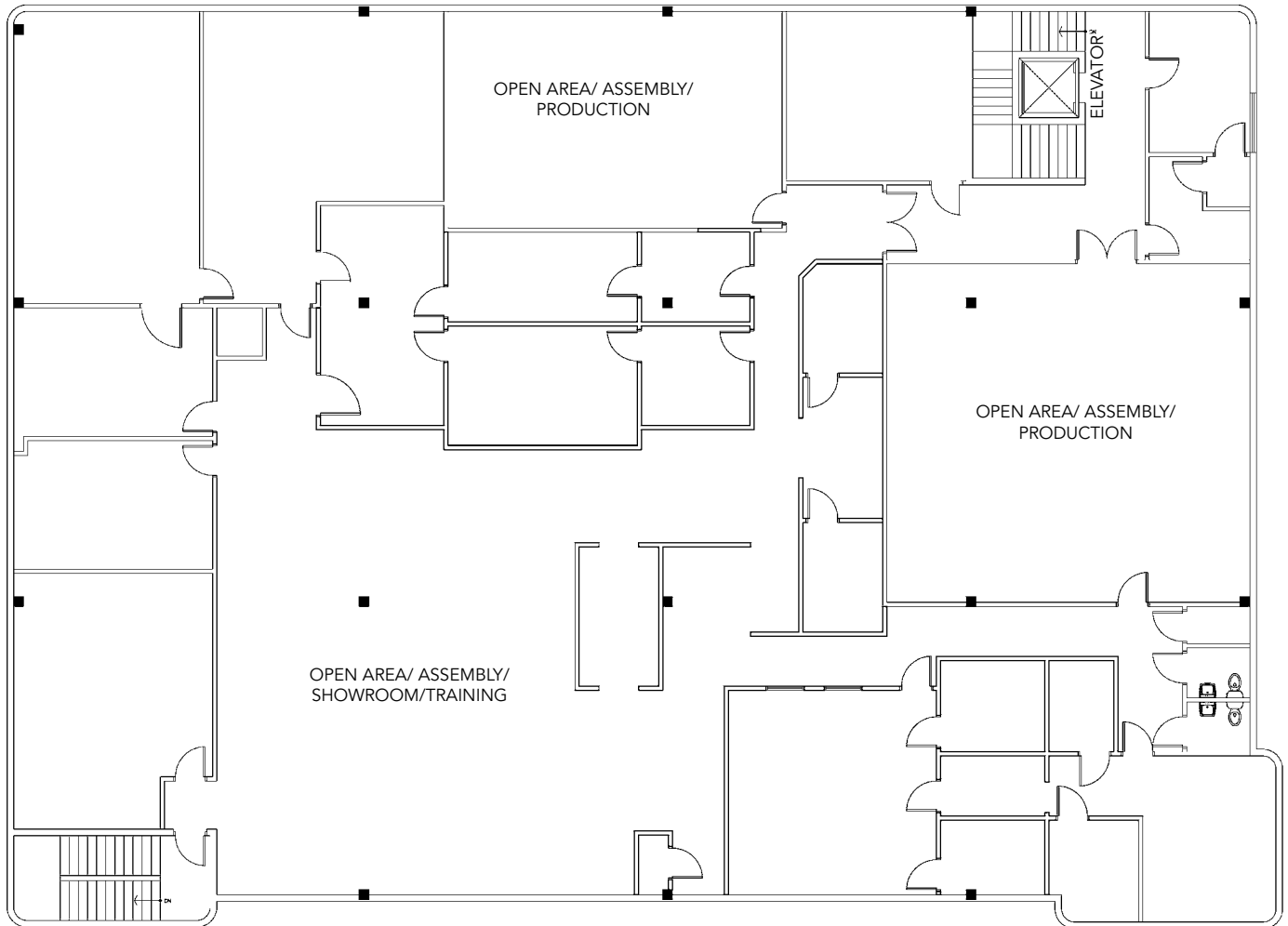
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1121 West Newport Center Drive

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2nd Floor | ±11,234 SF



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Sec. 98-57. - PID, planned industrial district.

- (a) *Purpose and intent.* The purpose of this district is to provide for **innovations in industrial** or office development by encouraging projects reflective of **changes in the technology** of land development and the relationship to the specific site and its natural amenities. This innovation is to be encouraged through the substitution of design and performance criteria for the normally rigid development parameters of other industrial districts. This district is intended to be applied in those areas of the city identified in the land use element of the comprehensive plan as suitable for industrial use. With the exception of outdoor seating for restaurants, craft/artisan production, and brewpubs, all business shall be conducted within a fully enclosed building.
- (b) *Permitted uses.* The following uses shall be permitted principal uses in the PID district:
- (1) Manufacturing;
 - (2) Office, business and professional;
 - (3) Warehouses associated with **manufacturing, assembly and distribution**;
 - (4) Wholesale **packaging, supply and distribution** (this category includes facilities devoted to the building trades);
 - (5) Essential services;
 - (6) Educational, industrial, **medical, scientific research and development, laboratory**;
 - (7) Printing;
 - (8) Building cleaning and maintenance services;
 - (9) Construction/trade contractors;
 - (10) Commercial kitchens;
 - (11) Sports performance training facility;
 - (12) Craft/artisan production (in accordance with land use plan limitations) provided:
 - a. There is a non-production area dedicated for uses such as retail, eating, drinking or tasting that is at least ten percent, but no more than 30 percent of the total floor area;
 - b. The facility must front a street or have a well-marked and visible entrance;
 - c. All production, processing and distribution activities are to be conducted within an enclosed building;
 - d. Access and loading bays shall not face any street, excluding alleys;
 - e. Silos are permitted as accessory structures and must obtain site plan approval; the maximum height shall be as allowed in the dimensional requirements of the zoning district;
 - f. Live music or entertainment shall only be allowed as an accessory use. All noise generated by live music or entertainment activities shall be fully contained within the

building.

- g. Outdoor seating shall be permitted as an accessory use and limited in size to 20 percent of the gross floor area of the tenancy space.

(13) Brewpub (in accordance with land use plan limitations) provided:

- a. Revenue from food sales shall constitute more than 50 percent of the total gross sales;
- b. Live music or entertainment shall only be allowed as an accessory use. All noise generated by live music or entertainment activities shall be fully contained within the indoor space occupied by the brewpub;
- c. No more than 50 percent of the total gross floor area of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
- d. Outdoor seating shall be permitted as an accessory use and limited in size to 20 percent of the gross floor area of the tenancy space.

(c) *Conditional uses.* The following shall be conditional uses for a PID of 50 acres or more:

(1) *Child day care centers.* One only per PID will be permitted.

(2) *Hotels.* One only per PID will be permitted. Hotels and motels are subject to dimensional requirements of the RM-25 zoning district. Density is limited to 38 dwelling units per gross acre.

(3) *Stand-Alone Restaurant.* One only per PID will be permitted. The stand-alone restaurant shall be of a minimum of 5,000 square feet in structure with no drive thrus allowed. Outdoor seating shall be limited in size to 20 percent of the gross floor area of the tenancy space.

(d) *Accessory uses.* Permitted accessory uses in the PID district shall include those uses customarily incidental to a principal permitted or approved conditional use. Permitted accessory uses shall include (i) any use either stand alone or part of a permitted use that is primarily intended to serve the employees of the PID district, or (ii) any use within a Hotel structure that is primarily intended to serve patrons or employees of the Hotel. Examples include sandwich shops, restaurants, personal services, credit unions, cafeterias, assembly spaces or other similar uses as deemed appropriate by the Director of Planning and Development Services Department.

(e) *Minimum site requirements.* The minimum land area for a PID shall be 25 contiguous acres. All land to be included within the PID shall be owned by the applicant.

(f) *Design standards.* The following standards shall be applied in reviewing PID development proposals:

(1) Area limitations:

- a. The project area shall be enclosed on all sides with the exception of accessways by a

landscaped green belt area with a minimum width of 25 feet. It shall be the responsibility of the owner or developer to carry out this requirement, and to provide such maintenance or guarantee of maintenance, subject to planning and zoning board approval.

b. In no instance shall off-street loading facilities front on a public right-of-way and in no event shall these facilities be located within 100 feet of a residential district.

c. All storage shall be within a fully enclosed building.

(g) *Administrative procedures.* A PID shall be processed and adopted in the same manner as a PUD and may be varied in the same manner as provided for therein.

(h) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2000/001, § 21, 4-5-00; Ord. No. 2005/027, § 16, 9-6-05; Ord. No. 2014/033, § 7, 12-2-14; Ord. No. 2016/015, § 1, 9-6-16; Ord. No. 2018/014, § 2, 5-1-18)