

# FOR LEASE



Class 'A' Industrial / Showroom / Office / Flex

±6,945 SF | Suite B | PID Zoning



1432 East Newport Center Drive | Deerfield Beach, FL 33442

Exclusively Listed By:



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## Property Summary

Robertson Commercial Realty Advisors is pleased to offer Suite B (±6,945 SF) for lease within the Newport Center Commerce Park at 1432 E Newport Center Drive in Deerfield Beach, Florida. This office/showroom/flex suite is suited for a variety of commercial and light industrial users.

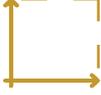
The space features approximately 18-foot clear ceiling heights, 3-phase power (220v/400 amps), two oversized grade-level loading doors, and a fully air-conditioned interior. PID zoning allows for a broad range of permitted uses including office, showroom, light manufacturing, distribution, and related commercial operations, providing flexibility for a wide range of tenants.

The property is located within the desirable Newport Center business park with immediate access to I-95 and convenient connectivity to the Florida Turnpike and Sawgrass Expressway. The location provides efficient access throughout Broward, Palm Beach, and Miami-Dade Counties and is surrounded by a strong base of established corporate and industrial users.

This offering represents a quality leasing opportunity in one of Deerfield Beach's most desirable industrial / flex sub-markets.



## Property Details

 <b>GROSS LEASABLE AREA</b> ±6,945 SF	 <b>LOT SIZE</b> ±1.17 Acres	 <b>YEAR BUILT</b> 1996	 <b>STORIES</b> 1 (One)	 <b>LEASE RATE</b> \$21 NNN	 <b>CAM</b> \$8.72
 <b>PARKING</b> 15 Spaces	 <b>ZONING</b> PID (Planned Industrial District)	 <b>CEILING HEIGHT</b> 18' Clear Throughout	 <b>GENERATOR</b> 70 KW Stand-By w/ 1,000 Gal Propane Tank	 <b>AIR CONDITIONING</b> 100%	

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## Location Map



 **JM Family Enterprises**

 **Publix**  
Distribution Center

 **SYLVESTER**  
COMPREHENSIVE CANCER CENTER  
UNIVERSITY OF MIAMI HEALTH SYSTEM

 **MAPEI**



**SUBJECT PROPERTY**  
1432 E Newport Center Dr  
Deerfield Beach, FL 33442

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

 **Health Communications, Inc.**

## Perfect For



MANUFACTURING



OFFICE (BUSINESS & PROFESSIONAL)



WAREHOUSE (ASSEMBLY & DISTRIBUTION)



WHOLESALE PACKAGING



RESEARCH & DEVELOPMENT LABORATORY



PRINTING



TYPICAL OFFICE



KITCHEN

## Liberal Industrial Zoning



PID- Planned Industrial District of Deerfield Beach.

- Manufacturing
- Office, business and professional services
- Warehouses (manufacturing, assembly, distribution)
- Wholesale packaging, supply and distribution (including building trades)
- Essential services (utilities, infrastructure)
- Printing Services
- Building Cleaning & Maintenance Services
- Construction/Trade Contractors
- Commercial Kitchens
- Sports Performance Training Facility
- Craft/Artisan Production
- Environmental Auditing Company



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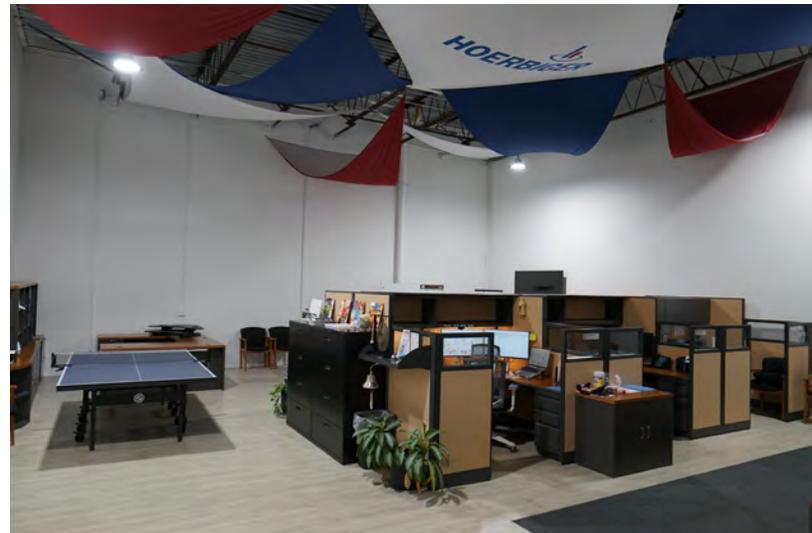
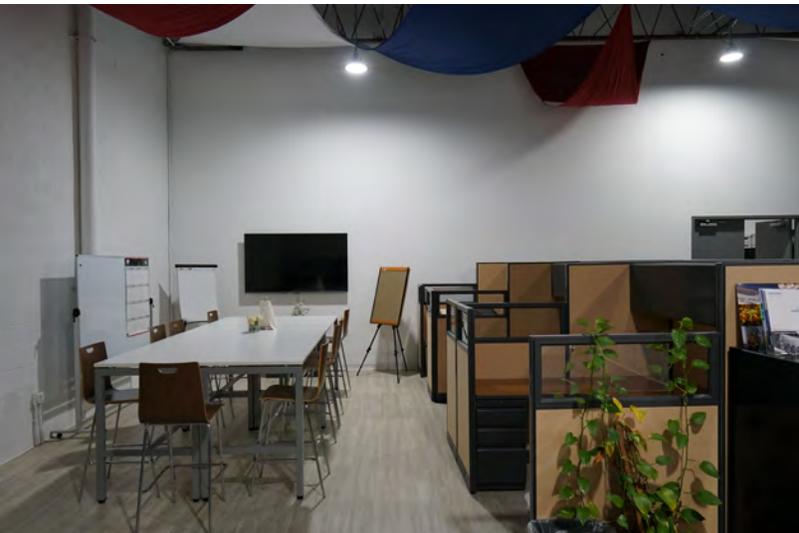
## Warehouse & Distribution Areas

Open-bay warehouse featuring 18' clear ceiling height, one (1) 14' x 11' grade-level loading doors, and 3-phase power, ideal for storage, assembly, and distribution operations.



## Open Office & Work Areas In 100% A/C Warehouse

Built-out, fully air-conditioned office and workspace areas provide flexible layout for administrative staff, collaborative workstations, showroom, or warehouse / assembly use.



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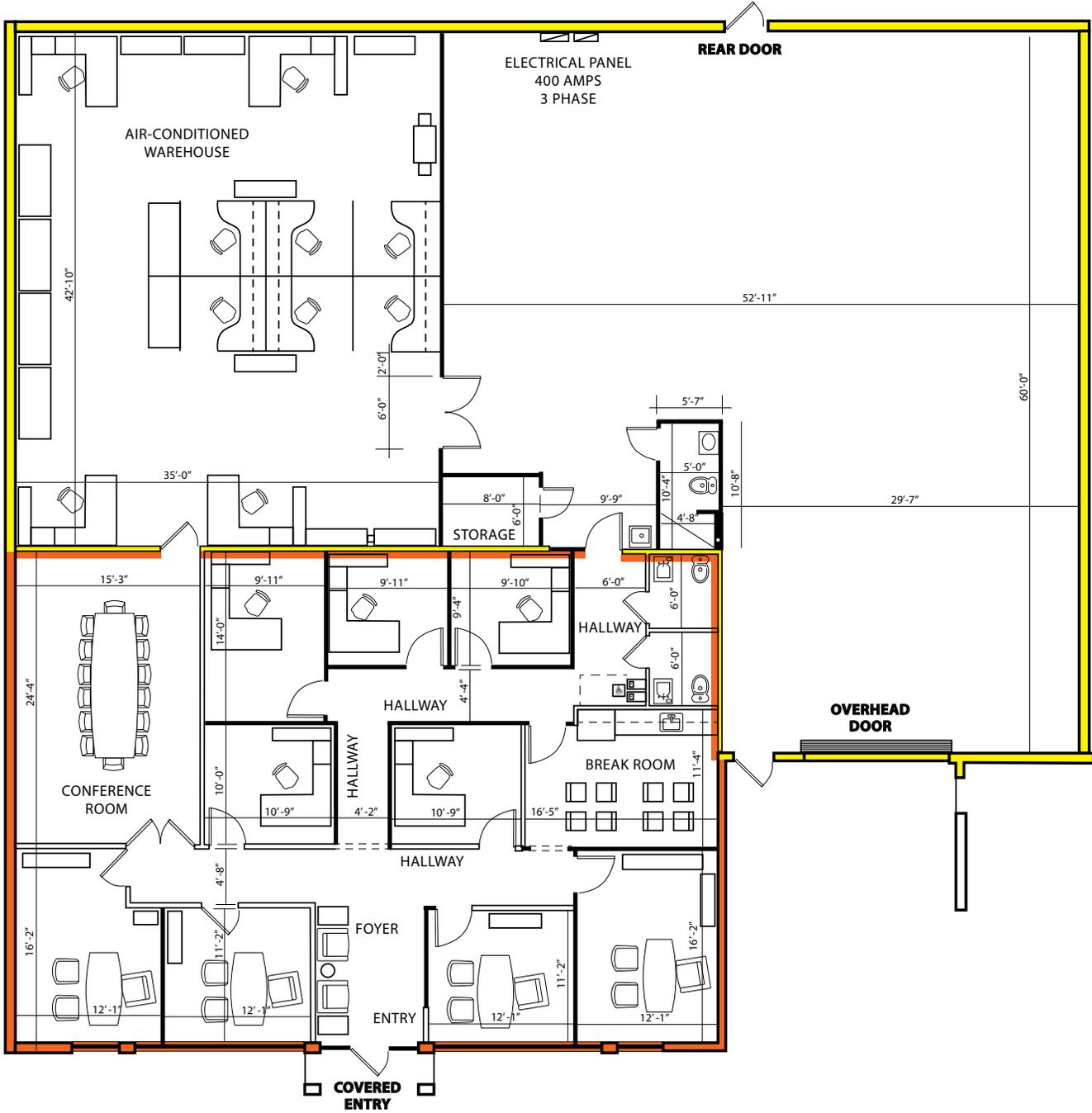


# FLOOR PLAN

1432 E Newport Center Drive, Deerfield Beach, FL 33442

**SUITE B | ±6,945 SF**

9 Private Offices | 100% Fire Sprinkled



**FRONT ENTRANCE**

LEGEND	
	Warehouse Space ±4,545 SF
	Office / Showroom (A/C) ±2,400 SF

