



NEW GROUND UP INDUSTRIAL DEVELOPMENT

AVAILABLE FOR LEASE

Q1 2027 ±212,240 SF
CLASS A WAREHOUSE + YARD

1701 SW 45TH WAY, DEERFIELD BEACH, FLORIDA 33442

45TH
WAY
MANCINI DEVELOPMENT

DEVELOPED BY:
MD MANCINI DEVELOPMENT LLC

LEASED BY:
JLL

FLORIDA TURNPIKE

SW 45TH WAY

NORTH BUILDING
212,240 SQ FT
47'-6" X 52'-6" COLUMN SPACING
50 DOCKS - 2 RAMPS - 36' CLEAR

FUTURE DEVELOPMENT
± 11 ACRES

SITE PLAN



ACCESS MAP



SAWGRASS EXPRESSWAY (SR 869)
10 minutes / ~4 miles

FLORIDA TURNPIKE
5 minutes / ~2.5 miles

FORT LAUDERDALE-HOLLYWOOD INTL' AIRPORT (FLL)
25 minutes / ~20 miles

MIAMI INTL' AIRPORT (MIA)
25 minutes / ~20 miles



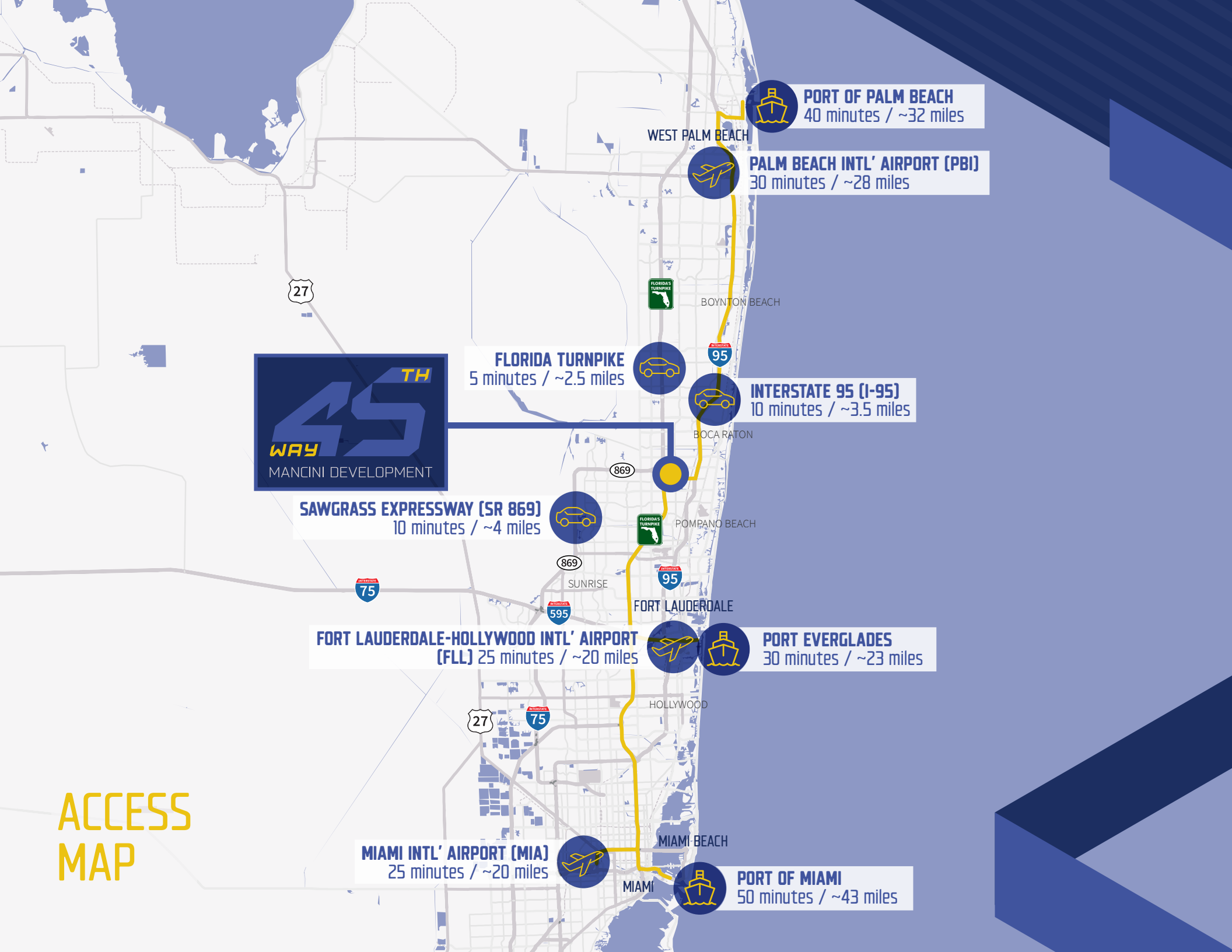
PORT OF PALM BEACH
40 minutes / ~32 miles

PALM BEACH INTL' AIRPORT (PBI)
30 minutes / ~28 miles

INTERSTATE 95 (I-95)
10 minutes / ~3.5 miles

PORT EVERGLADES
30 minutes / ~23 miles

PORT OF MIAMI
50 minutes / ~43 miles





LEASED BY:



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