



DEERFIELD BEACH, FLORIDA

# 1143 NEWPORT CENTER DRIVE

*A ±60,000 SF Office & Warehouse Building in Broward County*



**Capital Markets | Private Capital Group**

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## THE OFFERING

CBRE, Inc., engaged as exclusive agent, is pleased to offer for sale 1143 W Newport Center Drive (the "Property" or "Building"), a highly-efficient, ±60,000 SF HQ-style office & warehouse building located in Deerfield Beach, Florida.

Built in 1987, and renovated in 2016, the 100% air conditioned Building features 22' foot clear heights, 3 dock-high loading doors, 1 drive-in loading door, and 95 parking spaces. There is ±10,000 SF of office space located on 2 floors at the northern end of the Building. The ±50,000 SF of warehouse space is split into 2 sections with loading in between.

The 3-acre Property is located just south of the Palm Beach - Broward County line, just east of I-95, South Florida's busiest north - south artery. The Property also offers excellent access to the highly desirable demographics of Boca Raton, just 3 miles to the north.

In addition to I-95 and Boca Raton, the Florida Turnpike is located within just 3 miles of the Property. This superior connectivity enables more than 5 million people, or 82% of South Florida's population, to access the Property within a 1-hour drive.

Altogether, 1143 W Newport Center Drive presents a rare opportunity to purchase a turnkey office & warehouse Building in the highly sought-after and competitive South Florida industrial market.

## OFFERING OVERVIEW

<b>PRICE</b>	\$9,150,000
<b>ADDRESS</b>	1143 W Newport Center Dr Deerfield Beach, FL 33442
<b>YEAR BUILT</b>	1987 (Renovated 2016)
<b>OFFICE SF</b>	±10,000 SF
<b>WAREHOUSE SF</b>	±50,000 SF
<b>TOTAL SF</b>	±60,000 SF
<b>STORIES</b>	2, Office Serviced by a Lift
<b>SITE SIZE</b>	3.1 Acres
<b>PARKING</b>	95 Spaces (1.6/1,000 SF)
<b>CLEAR HEIGHT</b>	22'
<b>DOCK DOORS</b>	3
<b>DRIVE-IN DOORS</b>	1
<b>HVAC</b>	100% Air Conditioned
<b>POWER</b>	Heavy

## OFFERING HIGHLIGHTS

### ■ Highly Efficient Space

- ±10,000 SF (17%) of office space across 2 floors
- 2 warehouse sections with loading in between

### ■ Functional Design Specifications

- 100% air conditioned
- 22' clear heights
- 3 dock-high loading doors and 1 drive-in loading door
- Abundant parking

### ■ Well Maintained Building - Recently Renovated

- Renovated in 2016
- The Building is turnkey and move-in ready
- Minimal near-term capital expenditures

### ■ Proximity to Major Highways & Infrastructure

- I-95 is less than a half mile from the Property
- The Florida Turnpike is only 3 miles from the Property

### ■ A+ Location - Superior Connectivity

- Boca Raton adjacent
- Centrally positioned between Boca Raton and Fort Lauderdale
- More than 80% of South Florida's 6.2 million population lives within a 1-hour drive of the Property

### ■ Incredible Market Fundamentals

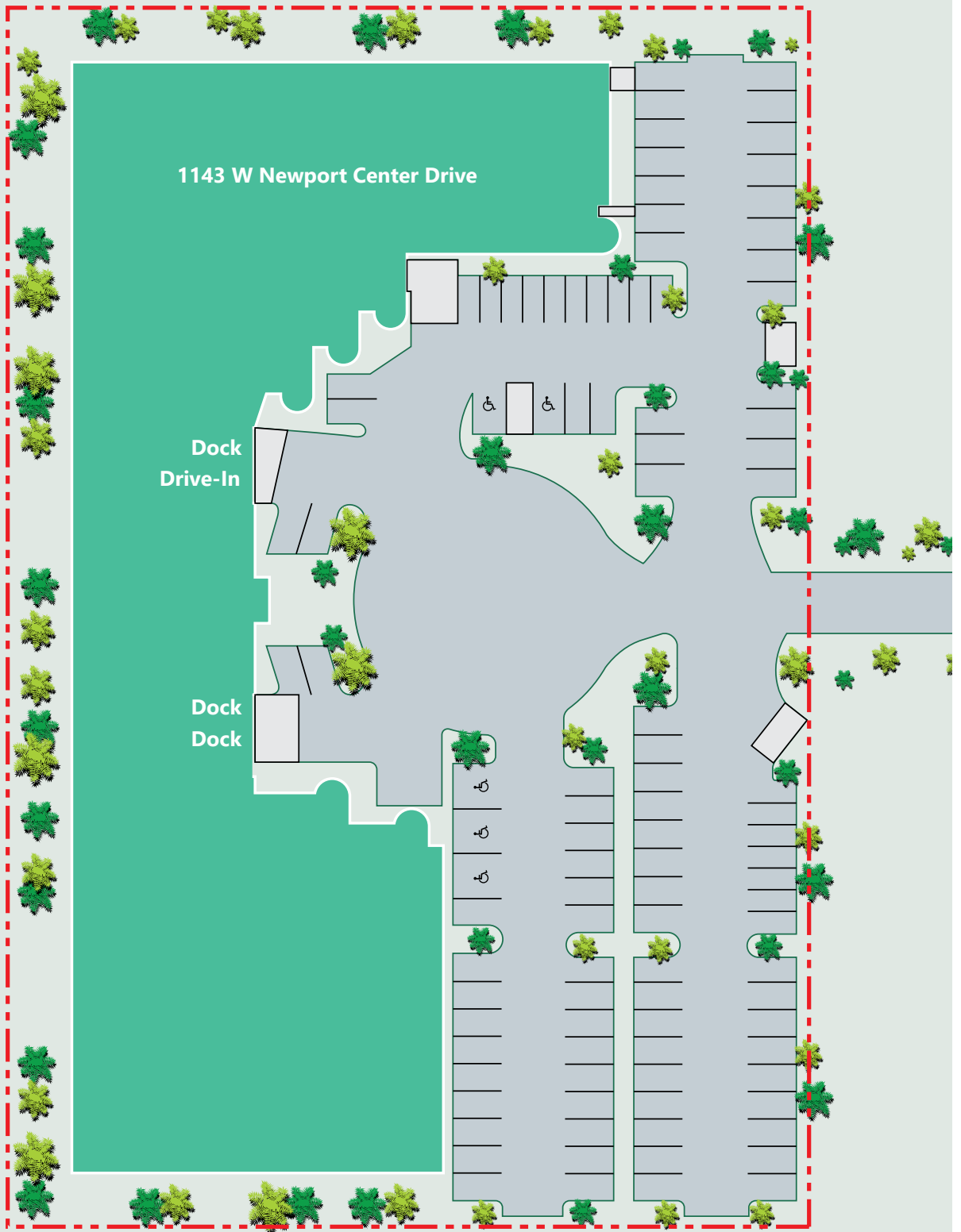
- Robust projected population and job growth
- South Florida is one of the most land constrained markets in the Country



# SITE PLAN

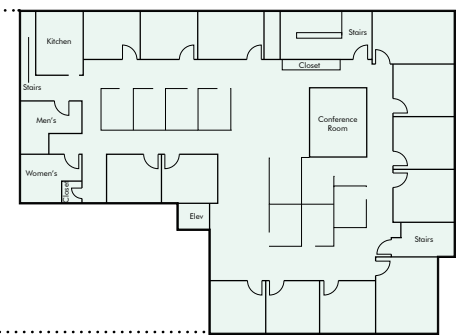
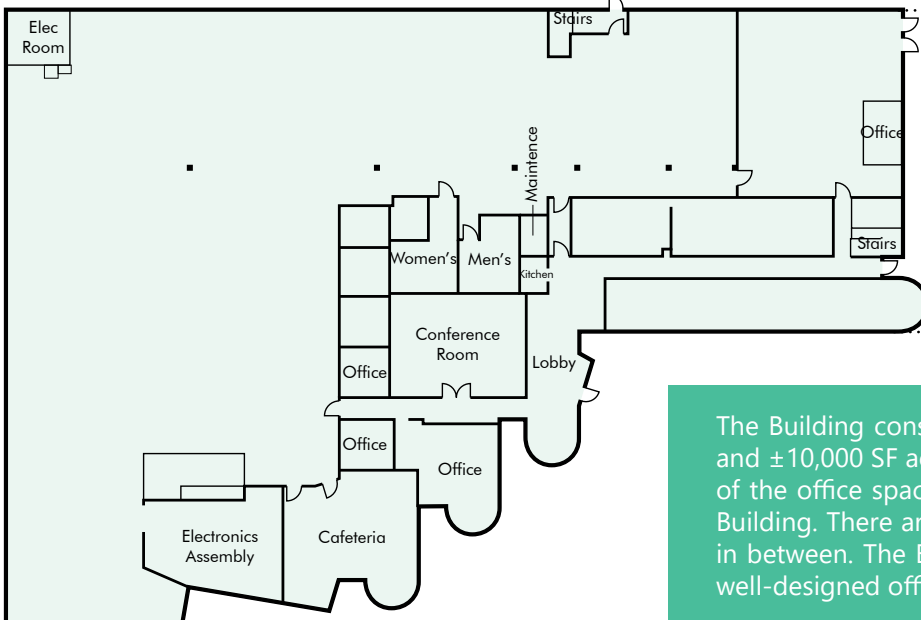


SEABOARD COASTLINE RAILROAD

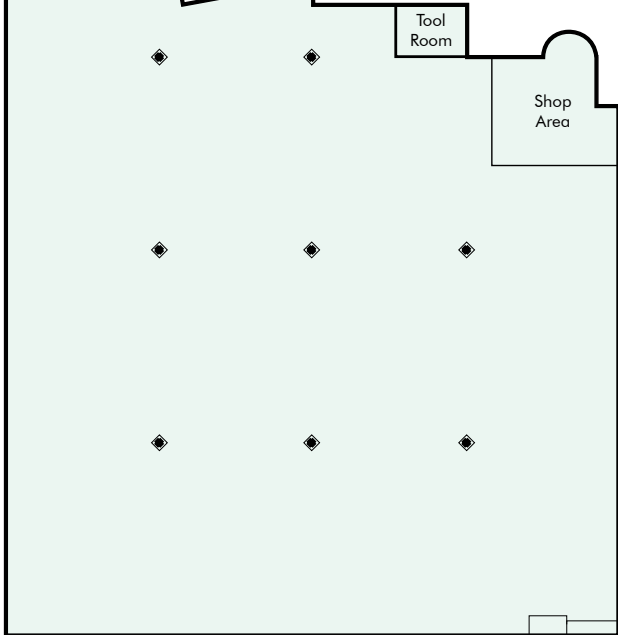
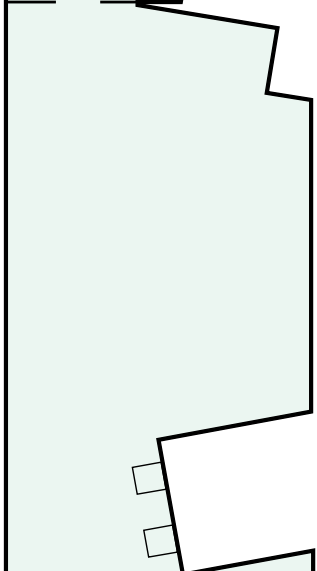


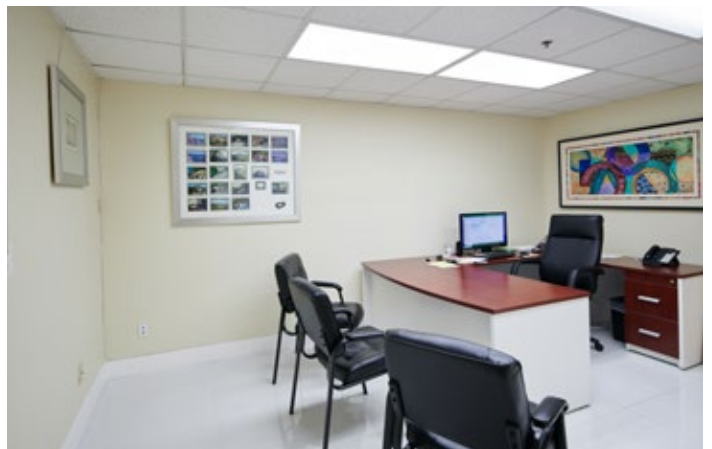
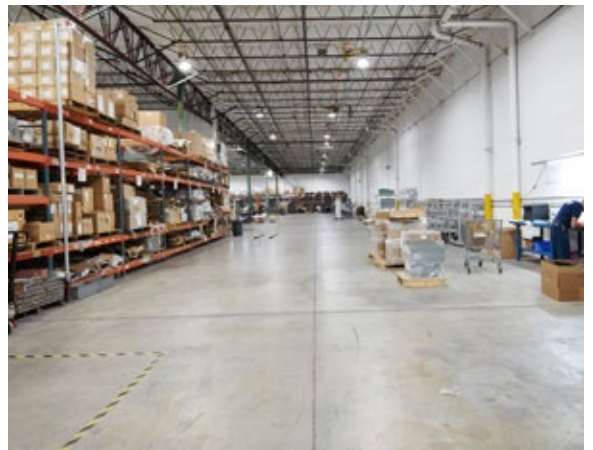
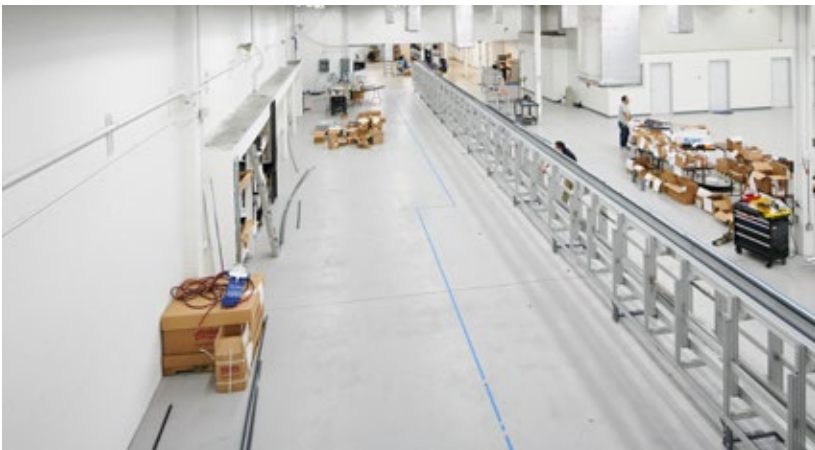
# 1<sup>ST</sup> FLOOR PLAN

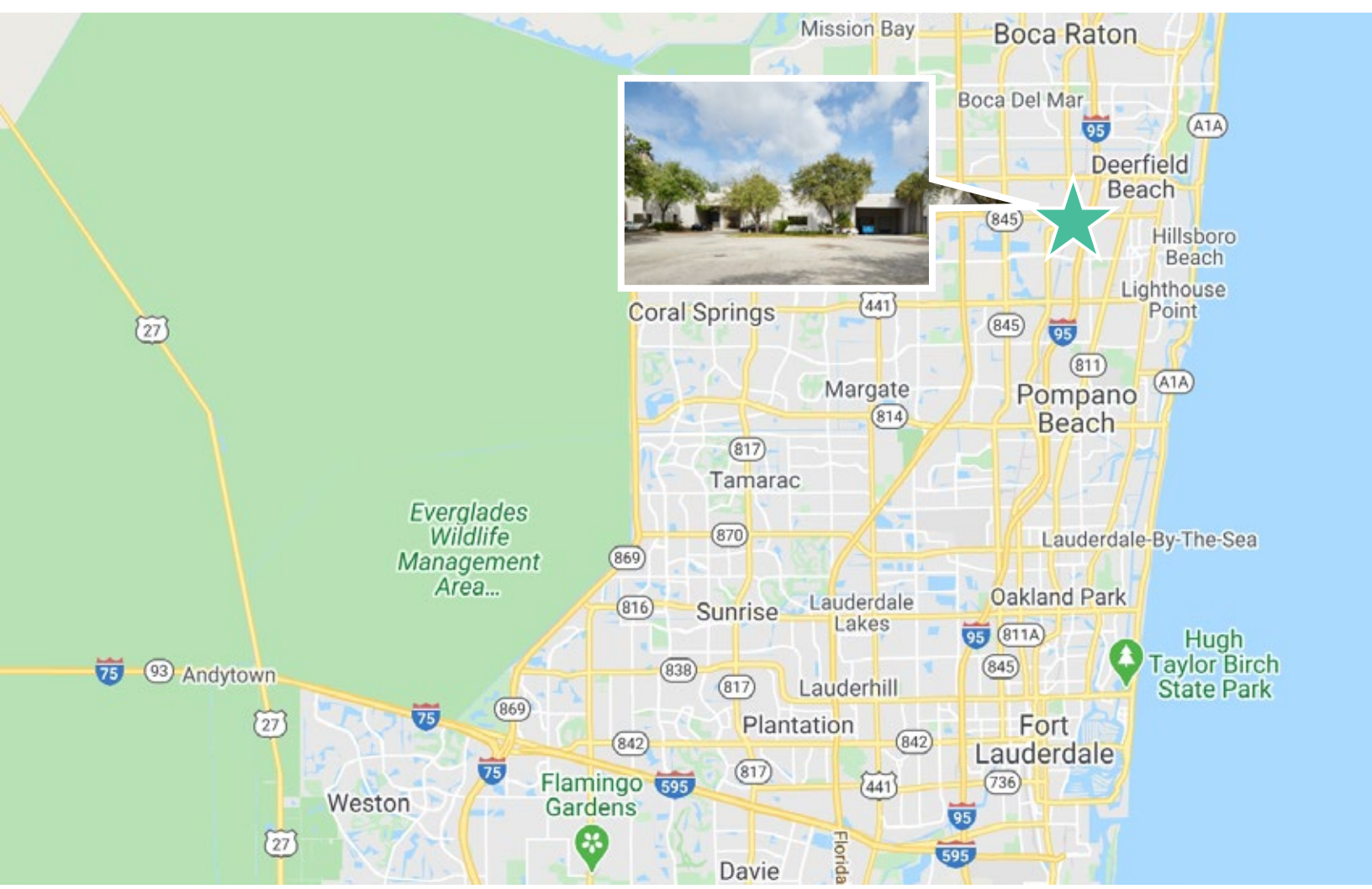
# 2<sup>ND</sup> FLOOR PLAN



The Building consists of ±50,000 SF of warehouse space and ±10,000 SF across 2 floors and serviced with a lift. All of the office space is located at the northern end of the Building. There are 2 main warehouse areas with loading in between. The Building has a very efficient layout with well-designed office space.







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