

FOR LEASE



±11,400 SF SECOND-FLOOR FLEX SPACE



Manufacturing / Office / Assembly
Data Center | Physical Therapy | Cosmetics | Medical Equipment

Newport Center
Business Park



1121 W Newport Center Dr
Deerfield Beach, FL



3-Phase
Heavy Power



100%
Fire Sprinkled



100%
Air-Conditioned



Shared Grade-Level
Loading on 1st Floor



Elevator &
Stair Access



Rare opportunity to lease functional, second-floor flex space within one of Deerfield Beach's most established industrial business parks.



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Exclusively Listed By:



Property Summary



Set within the established and sought-after Newport Center Business Park, the property comprises a ±24,262 SF two-story freestanding building on 1.32 Acres. Featuring 100% fire sprinkler system, full air conditioning, 3-phase power, 12' clear ceiling heights, PID zoning, and shared grade-level loading on the first floor.



The ±11,400 SF second-floor availability offers a private, full-floor lease opportunity with an open layout designed for flexibility, allowing tenant to configure the space to support a variety of operational needs, including manufacturing, office, assembly, R&D, specialty production, storage, and service-oriented uses.



Strategically located just east of I-95 with immediate access to Florida's Turnpike and the Sawgrass Expressway, the property provides efficient regional connectivity throughout Broward, Palm Beach, and Miami-Dade counties, making it well-suited for businesses serving customers, vendors, and employees across the tri-county area.



Private second-floor configuration, flexible layout, and strong building infrastructure, the offering provides an efficient lease option for businesses seeking functional space within an established Deerfield Beach/North Broward County industrial/flex corridor.

QUICK FACTS



100% Fire Sprinkled



3-Phase Power
2500 Amps | 1600 Volts



12' Clear Ceiling Height



PID Zoning- Planned
Industrial District



Shared Grade-Level
Loading Access Available



Elevator Plus Stair Access
2,200 Lbs Max



Parking is Available
Subject to Building
Allocation



6" Floor Thickness With
Floor Drains In Place

ASKING LEASE RATE

\$14.00/ PSF NNN



CAM PSF

\$6.80 (est. 2026)

Ideal Uses



Data Center/
Tech



Physical
Therapy



Medical
Equipment



R&D Lab



Cosmetics



Commercial
Kitchen



Office/
Engineering



Centrally located in Northeast Broward, providing efficient access to the region's primary labor, logistics, and distribution corridors.

Location Map



SUBJECT PROPERTY

1121 W Newport Center Dr
Deerfield Beach, FL 33442

NEWPORT CENTER ENTRANCE

POLYGLASS

MAPEI GROUP



Publix
Distribution Center

SYLVESTER
COMPREHENSIVE CANCER CENTER
UNIVERSITY OF MIAMI HEALTH SYSTEM



STRATEGIC ACCESS

	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

LOCATION ADVANTAGES

- ✓ Immediate access to I-95 and major expressways
- ✓ Minutes to Boca Raton and major corporate hubs
- ✓ Established industrial corridor with strong neighbors
- ✓ Central Broward location with efficient regional labor access

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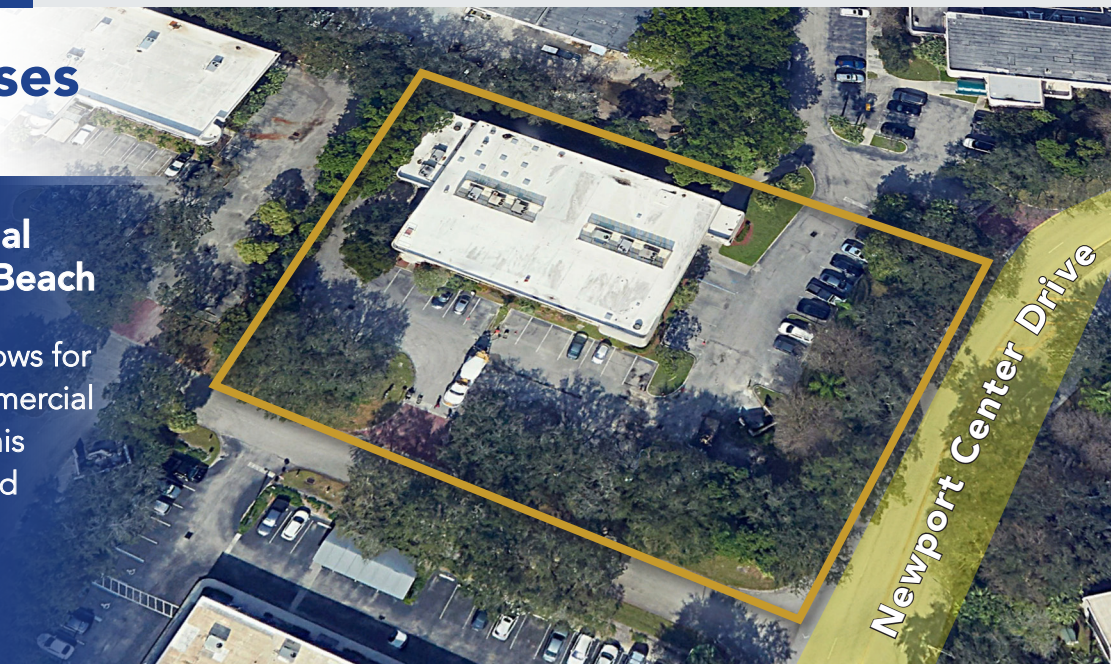
±11,400 SF | Newport Center Business Park

Zoning & More Uses



PID- Planned Industrial District of Deerfield Beach

The PID zoning designation allows for a wide range of industrial, commercial and specialized uses, making this property ideal for innovative and growing businesses.



Permitted Uses Include



INDUSTRIAL / MANUFACTURING

Light manufacturing, assembly, fabrication, processing, packaging and related industrial operations.



LABORATORY / R & D

Research and development, laboratories, testing facilities and scientific operations.



MEDICAL / SCIENTIFIC

Medical offices, imaging centers, equipment labs and related healthcare uses.



TECHNOLOGY / DATA CENTER

Data centers, IT operations, technology infrastructure and support facilities.



ASSEMBLY / DISTRIBUTION

Medical assembly, storage, distribution and fulfillment operations.



COMPUTER PART / ASSEMBLY

Computer parts assembly, electronic manufacturing and related uses



CORPORATE HEADQUARTERS

Corporate offices, regional headquarters and administrative operations.



COMMERCIAL KITCHENS

Commercial food preparation, production, catering and related culinary operations.



SPORTS MEDICINE / WELLNESS

Sports medicine, wellness centers and physical therapy facility.

PID ZONING ADVANTAGES

- ✓ Wide range of industrial and specialized uses
- ✓ Support for research, innovation and technology
- ✓ Ideal for manufacturing, assembly and distribution
- ✓ Flexible for evolving business needs
- ✓ Established industrial business park environment



SHARED GRADE-LEVEL LOADING



WIDE OPEN SPACE

Second-Floor Floorplan

The second-floor floorplan is defined by a largely open, column-supported open area with private restroom access, creating a straightforward and adaptable layout for users seeking open 100% air-conditioned functional space for office, conference room, assembly, production, training, showroom, light industrial, or specialized operational floor plan uses.

SPACE HIGHLIGHTS



OPEN FLOORPLAN

Expansive open assembly/production area.



VERSATILE USES

Ideal for manufacturing, R&D, training, showroom, assembly and more.



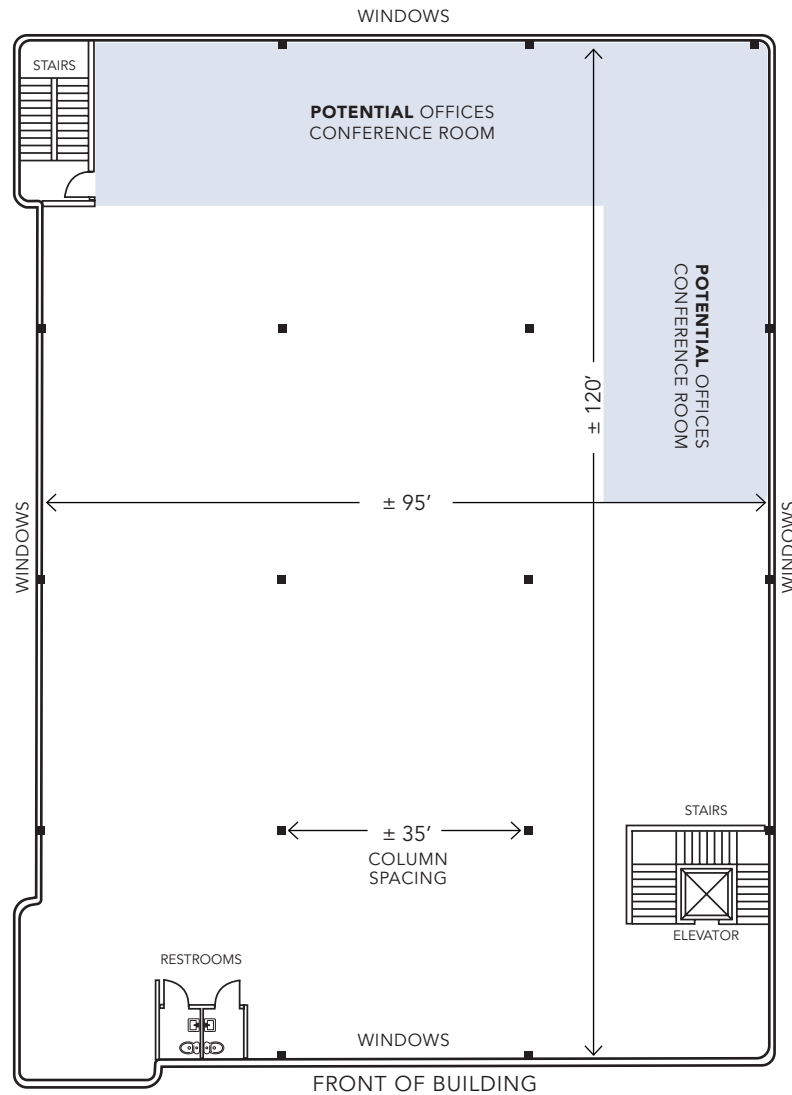
ELEVATOR ACCESS

Convenient elevator access and stair access to the second floor.



FLEXIBLE POTENTIAL CONFIGURATIONS

Easily adaptable to meet your operational requirements.



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