

Sunshine Warehouse LLC

109 SE 3 Ct, Deerfield Beach, FL 33441

Listing ID: 9327082
Property Type: Industrial For Lease
Industrial Type: Warehouse/Distribution
Rental Rate: \$11.50 PSF (Annual)
Monthly Rent: \$694.79
Lease Types: Modified Gross
Contiguous Space: 725 SF
Total Available: 725 SF
Ceiling: 14 ft.



Property Overview

Located on Quiet Street of Dixie and 10th Ave area. Single 12x12 ground level door with walk up door and restroom. Vacant and ready

for immediate occupancy \$500 security deposit and 1 year term. \$695 a month plus tax and electricity.

Property Details

General Information

Listing Name:	Sunshine Warehouse LLC	Gross Building Area (GBA):	15,600 SF
Industrial Type:	Warehouse/Distribution	Building Size (RSF):	15,600 SF
Zoning:	B3		

Available Space

Suite/Unit Number:	11	Lease Rate:	\$11.50 PSF (Annual)
Space Available SF:	725 SF	Date Available:	07/01/2010
Minimum Divisible SF:	725 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	725 SF	Space Type:	Relet
Space Subcategory 1:	Warehouse/Distribution		

Space Description: Located on Quiet Street of Dixie Hwy and 10th Ave area. Single 12x12 ground level door with walk up door and restroom. Vacant and ready for immediate occupancy \$500 security deposit and 1 year term. \$695 a month plus tax and electricity.

Area & Location

Market Type: Large

Area Description: The City's history begins in 1877, when the first non-native glimpsed at the swamps, dense vines, saw palmetto, wild fig trees, cabbage palms, and pine groves along Hillsboro River which empties into the Atlantic. By 1890, a few houses appeared along the meandering Hillsboro River, which was named after the Earl of Hillsborough who was granted this land by King George III of England in the late eighteenth century. By the spring of 1896, Henry M. Flagler had extended his Florida East Coast Railroad down the coastline into Miami. The railroad opened up the tropical wilderness, pressing parallel against the Atlantic shore, which until then had been inhabited primarily by local fauna and Seminole Indians who lived inland. The intersection of today's Hillsboro Boulevard and Dixie Highway was the focus of Deerfield's businesses in 1910. Dixie Highway was only a nine-foot wide dirt trail. The community was home to four or five stores, a lodge, the post office and the Australian and the Pioneer Hotels. But the key to the village's economy lay at the produce shed adjacent to the railway depot. The farmers brought their vegetables and fruits there for shipment north. Deerfield tomatoes were ranked among the finest harvested in the state. The depot doubled as a site for civic activities. In 1911, the Hillsboro River was dredged and became the Hillsboro Canal, linking Deerfield to Lake Okeechobee 45 miles to the northwest. The Town of Deerfield incorporated on June 11, 1925. George Emory Butler, Jr. was elected as the first mayor. 1925 also saw the opening of the first public library, which was serving a population that had climbed to 1,300 residents. In 1939, the name of the town was changed to Deerfield Beach and the population numbered about 1,800. Although primarily an agricultural community until the late 1940's, after WWII tourists began to discover Deerfield's scenic oceanfront. The burgeoning tourism industry was evidenced by the new proliferation of hotels and motels along the shoreline. In 1951 the town name was changed to the City of Deerfield Beach. The economy gradually continued to evolve away from agriculture toward tourism. Now the economy is heavily diversified and includes distribution.

manufacturing, and office industries in addition to tourism. The sustained year-round population of over 50,000 evidences the strength of the local economy. The City of Deerfield Beach provides customer-oriented services, which create a quality of life that, encourage residents and employers to enjoy South Florida and prosper in an ever-growing international economy.

Building Related

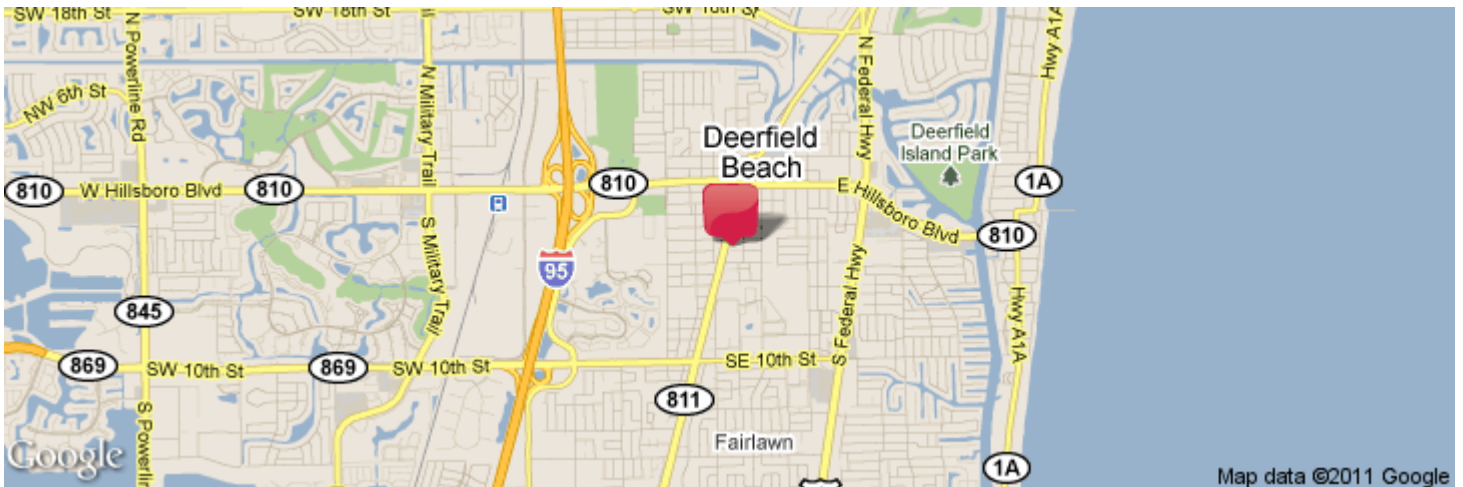
Tenancy:	Multiple Tenants	Exterior Description:	20 individual bays
Total Number of Buildings:	1	Parking Type:	Surface, Other
Number of Stories:	1	Total Parking Spaces:	30
Property Condition:	Good	Interior Description:	1 Bay with 1 entrance door, 1 12x12 roll up door and 1 bathroom.
Year Built:	1986		
Construction/Siding:	Concrete		

Land Related

Zoning Description:	B3	Total Land Size:	0.9 Acres
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Location

Address:	109 SE 3 Ct Deerfield Beach, FL 33441	County:	Broward
		MSA:	Miami-Fort Lauderdale-Pompano Beach



Property Contacts



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