

SALE

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



SALE PRICE \$8,900,000

Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737

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COLDWELL BANKER
COMMERCIAL
REALTY

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

PROPERTY SUMMARY

1100 S POWERLINE ROAD
1100 S Powerline Rd. Deerfield Beach, FL 33442



PROPERTY DESCRIPTION

Introducing the 1100 S. Powerline Road Building. This office/warehouse property offers an investor or Owner/User the opportunity to immediately occupy office or warehouse space or re-introduce the property to larger office users in 2027. The current occupancy is 59% with leases ranging from 1-2 years based on a modified gross lease basis and usable square feet. This offering is rare in this submarket based on the opportunity to increase the NOI or for a Buyer to make it their signature corporate property. The roof and building were painted in 2024. Contact listing agent for details and offering package.

PROPERTY HIGHLIGHTS

- Excellent location on well traveled S. Powerline Road. Just minutes from entrance to Sawgrass Exp, I-95 and FL Turnpike
- 24' Ceiling ht. / warehouse and 10'x10' street level doors
- Hurricane Impact Windows and camera systems throughout the property
- Immediate occupancy of +/-9,500 SF of warehouse space

OFFERING SUMMARY

Sale Price:	\$8,900,000
Number of Units:	17
Number of Parking Spaces:	74
Lot Size:	1.64 Acres
Building Size:	34,899 SF
Current Occupancy:	59%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	672	5,471
Total Population	357	1,301	11,420
Average HH Income	\$77,459	\$75,600	\$77,778

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PROPERTY PHOTOS

1100 S POWERLINE ROAD
1100 S Powerline Rd Deerfield Beach, FL 33442



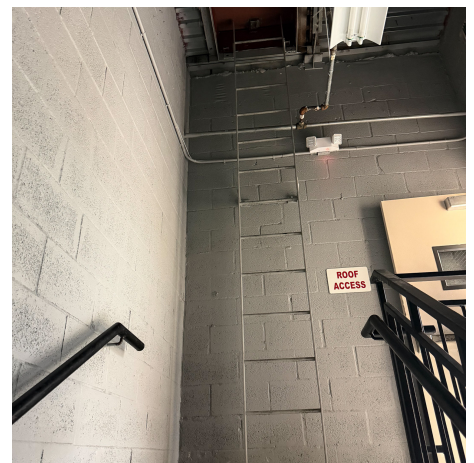
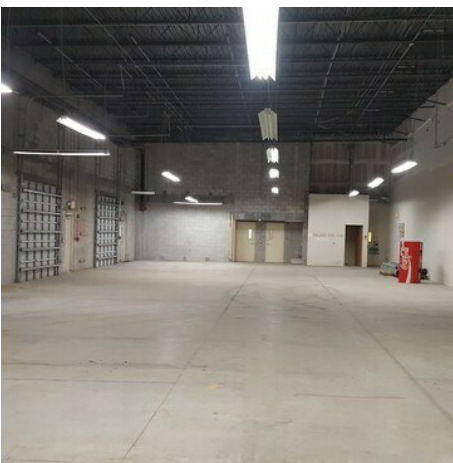
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ADDITIONAL PHOTOS

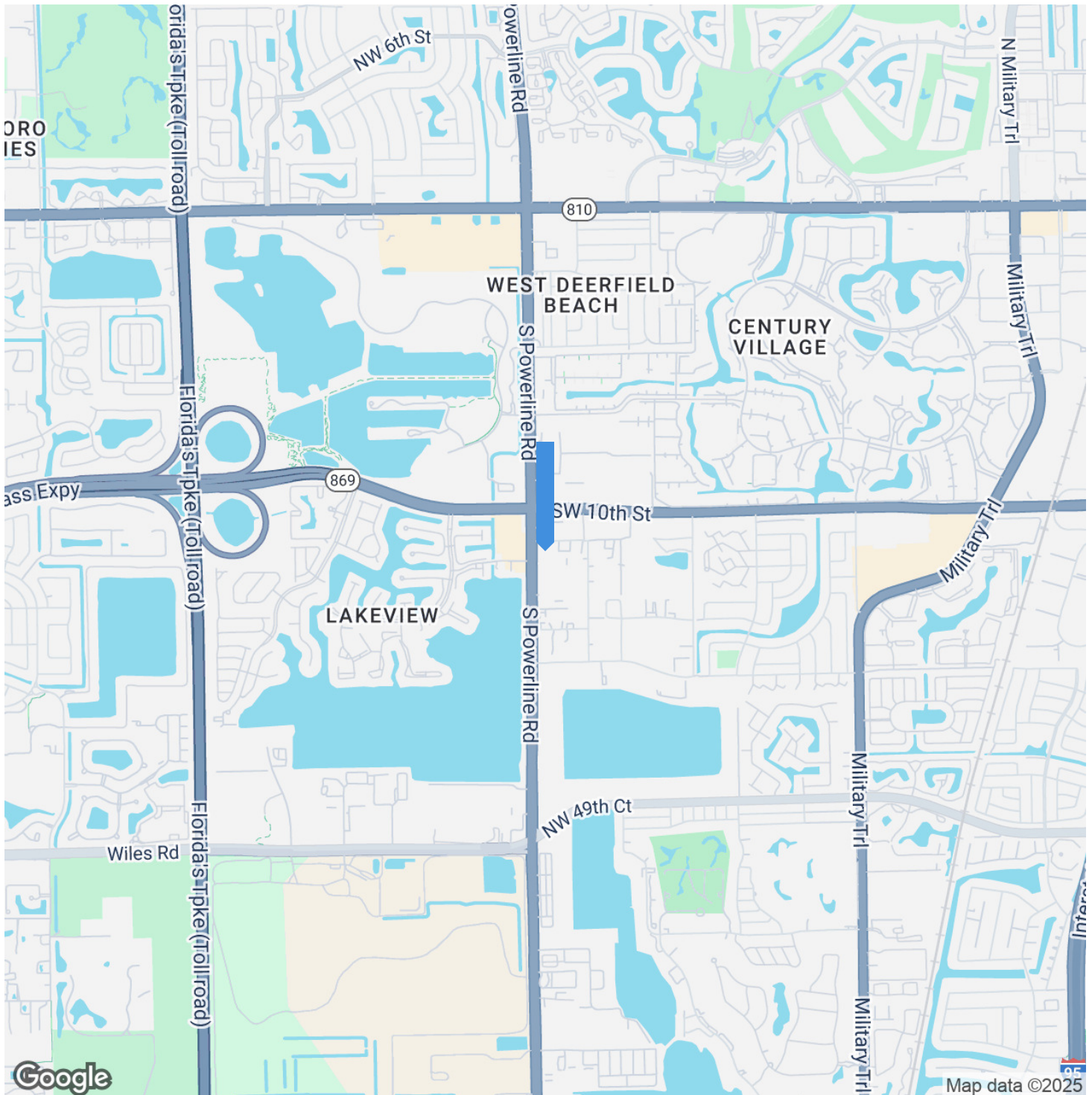
1100 S POWERLINE ROAD
1100 S Powerline Rd. Deerfield Beach, FL 33442



AREA MAP

1100 S POWERLINE ROAD

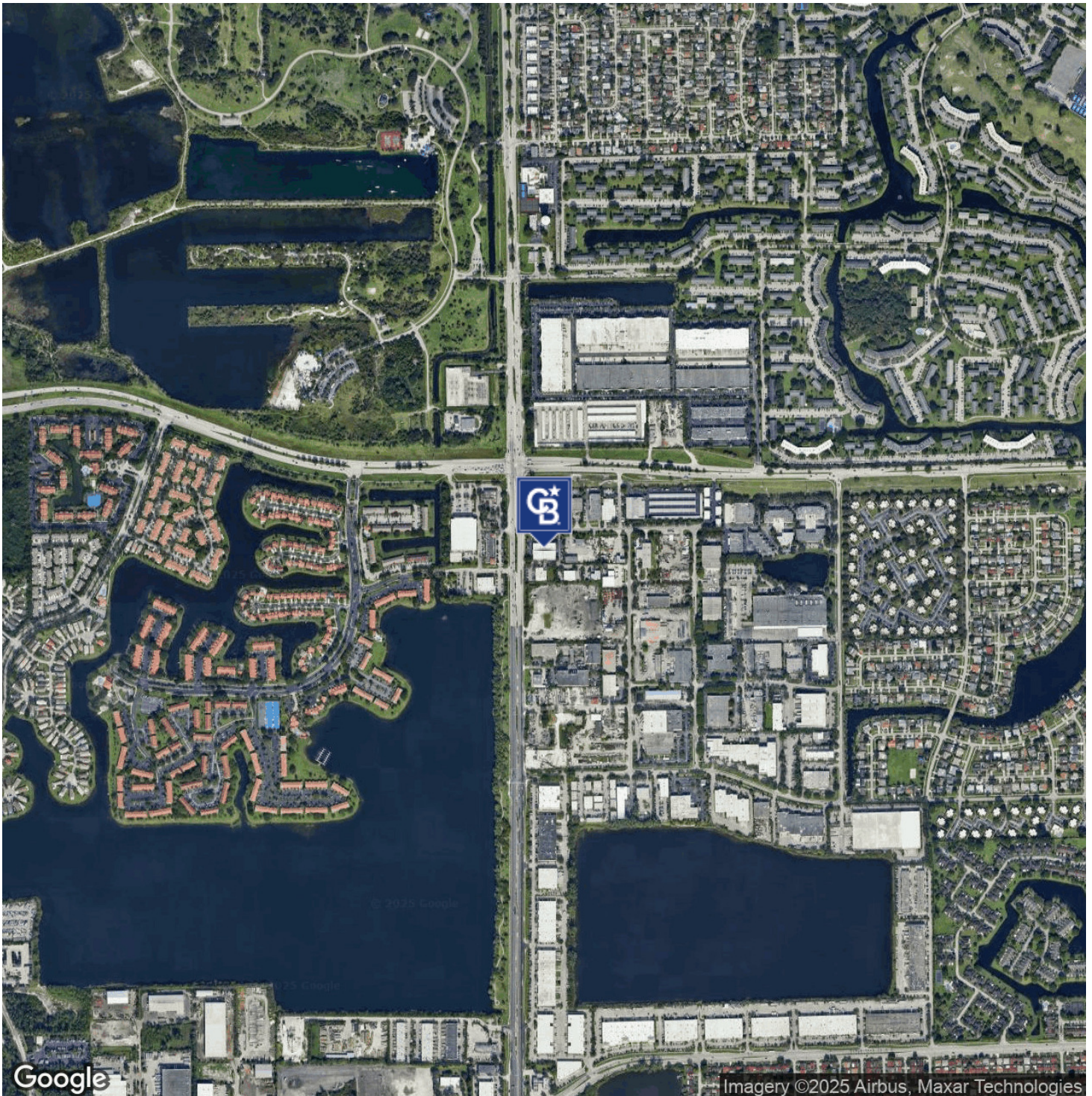
1100 S Powerline Rd. Deerfield Beach, FL 33442



AERIAL PHOTO

1100 S POWERLINE ROAD

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SITE PLAN

1100 S POWERLINE ROAD

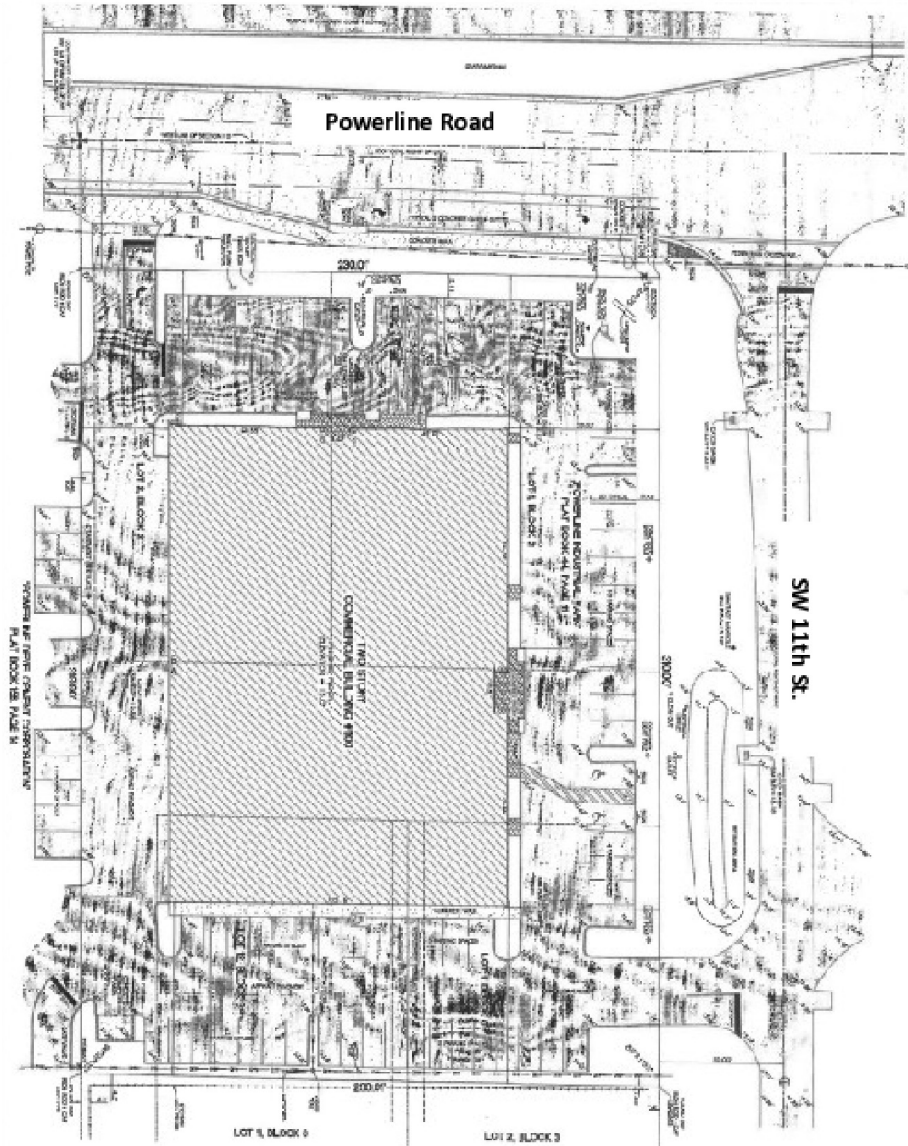
1100 S Powerline Rd. Deerfield Beach, FL 33442



**KERI
LAND
SURVEYING**

1040 NORTH FINE ISLAND ROAD
PLANTATION, FLORIDA 33352
PHONE (954) 437-8010 FAX (954) 473-8023
FOLLOWING ARE LICENSED FLA. SURVEYORS
KARI: 4700 JAMES W. WILSON, FLA. 57258

**1100 SOUTH POWERLINE ROAD
DEERFIELD BEACH, FL 33442**



Powerline Road

SW 11 St.

Main Lobby Entrance

FIRST FLOOR PLAN



KEYED NOTES:


- ① KNOTS: 10/10 ON 14-15/10 W/
- ② KNOTS: 14/15 ON 14-15/10 W/ FULL SWIMMER PATT. GOOD PROTECTION
- ③ 14/10 KNOTS: 14/15 ON 14-15/10 W/ FULL SWIMMER PATT. GOOD PROTECTION
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NOTES: CONNECTIONS WITH CEMENT OR GROUT
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DeRose & Slopey
CONSULTING ENGINEERS, INC.
LAND PLANNING & CIVIL & STRUCTURAL
403 E. GARDNER AVENUE
SUITE 205
FOWLER BEACH, FLORIDA 32030
(904) 942-1702

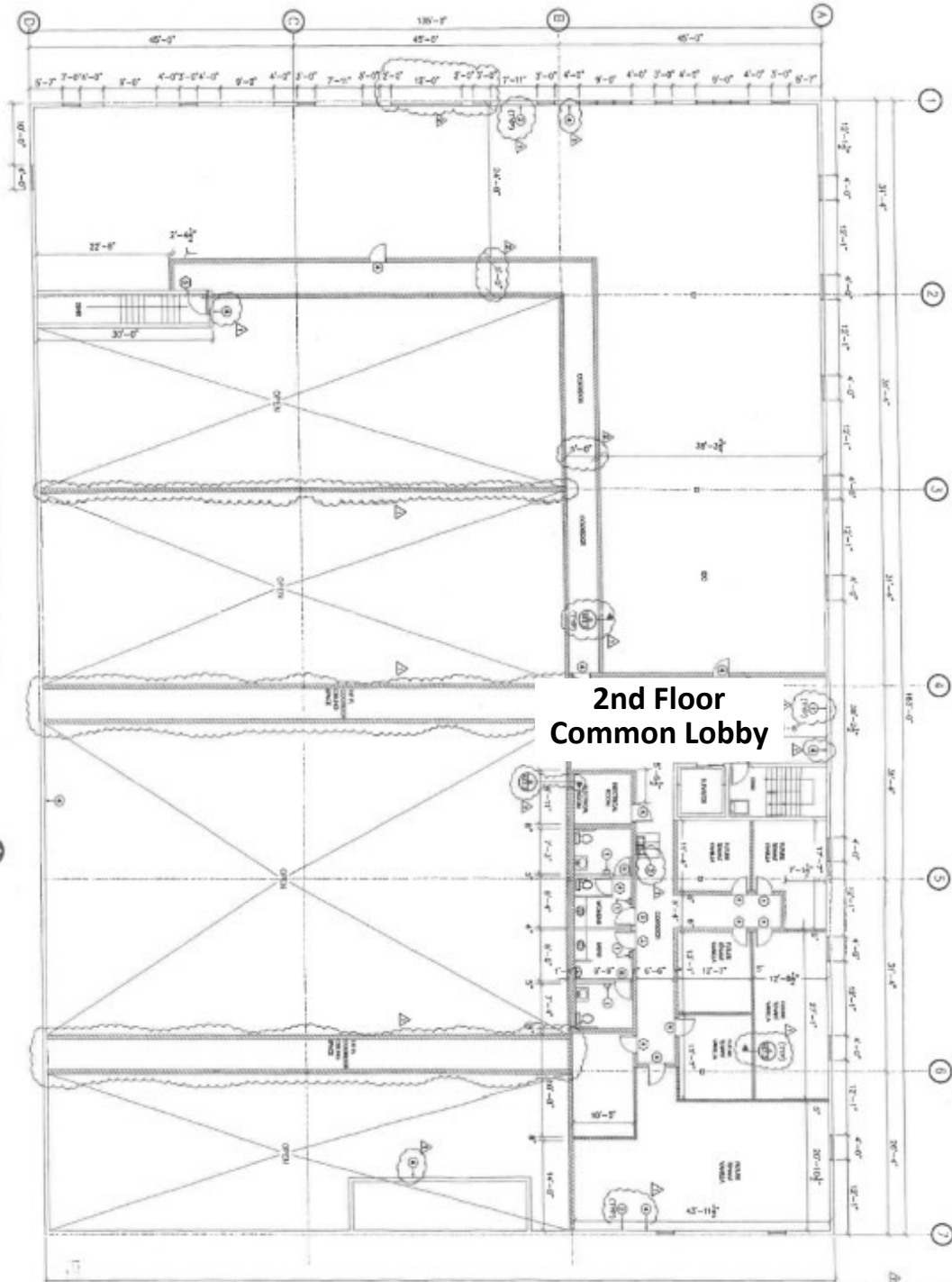
**ARGOV GAVISH
PARTNERSHIP**
1100 SOUTH POWERLINE ROAD
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SW 11 St.

SECOND FLOOR PLAN



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2. if you round on the left, round on the right. if you round on the right, round on the left.
3. use the following formula: $\text{left} = \text{right} + 1$
4. set significant figures for the answer.

SECTION

WALL

CONCRETE WALL

REINFORCED CONCRETE

REINFORCEMENT BAR

STEEL BAR

SECTION

WALL

[illegible][illegible]

DeRose & Slopey
CONSULTING ENGINEERS, INC.
LAND PLANNING • CIVIL • STRUCTURAL
470 N. ANDERSON AVENUE
SUITE 200
FORTMYR BEACH, FLORIDA 32909
(904) 343-7709

200	100
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FINANCIAL SUMMARY

Current Tenant Rent Roll						
Unit Number	Tenant Name	Total Monthly Rent	Total Annual Rent	Deposit	Usable Square Feet	Lease Term
101	Christian Love Fellowship of DFB	\$4,992	\$59,904	\$9,600	2,952	9/1/24-8/31/27
102, 103, 104, 105	Alliance Church	\$17,249	\$206,992	\$30,000	9,424	1/10/24-1/11/27
106	Restoration Xperts, Inc.	\$3,180	\$38,158	\$6,000	1,457	7/21/22-7/22/27
107	Tri-county Restoration, Inc	\$9,059	\$108,706	\$20,670	6,000	8/21/22-8/22/27
210	Merrick Nurse Registry, LLC	\$650	\$7,800	\$1,300	141	5/1/24-4/30/26
211	Christian Love Fellowship of DFB	\$800	\$9,600	\$1,600	182	7/1/25-6/30/27
218	Apex Home Healthcare, LLC	\$1,400	\$16,800	\$2,800	367	10/1/25-9/30/27
224	Agritrade International	\$1,061	\$12,732	\$1,820	233	3/1/25-4/1/26
Annual Total Income:		\$38,391	\$460,692	\$73,790	20,756	
Expense	Annually					
A/A Elevator	\$1,860					
Water	\$3,600					
DFB Dumpster	\$4,279					
FPL	\$14,000					
Maintenance	\$33,600					
Insurance	\$47,626					
R.E. Property Taxes / Actual	\$137,147					
Total:	\$242,112					
The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.						



ROLANDO ALVAREZ, PA, CCIM, CPM

Investment Sales and Leasing

Rolando.Alvarez@cbcncrt.com

Direct: (305) 302-6737

Florida #BK0415533

PROFESSIONAL BACKGROUND

Seasoned Commercial Practitioner in the Miami Region since 1984. Past Regional Commercial Director for Coldwell Banker Commercial NRT - Miami Region.
Contact Agent for references.

EDUCATION

Bachelor of Arts Degree - 1984 - Florida International University, Miami, Florida

MEMBERSHIPS

A Certified Commercial Investment Active Member (CCIM) Designee (2000) A Certified Property Manager (CPM) Designee (1992) Bachelor of Arts Degree (1984) Past Regional Commercial Director for CBC NRT - Miami Dade Region Past CCIM Institute Board of Director - Miami-Monroe District

Coldwell Banker Commercial Realty
4000 Ponce De Leon Blvd Ste 700
Coral Gables, FL 33146

