

# 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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**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 71% with leases ranging from 1-5 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. Buyer can make it their corporate address. 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 System throughout
- Immediate occupancy of +/-1,900 SF of warehouse space on the ground floor

## OFFERING SUMMARY

Sale Price:	\$8,900,000
Year Built:	2007
Parking Spaces / Ratio:	74 / 2.12 per 1,000SF
Lot Size / Zoning:	1.64 Acres / I-1
Building Size:	34,899 SF
Current Occupancy:	71%

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



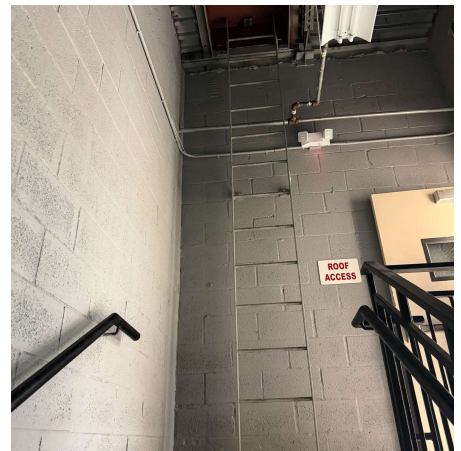
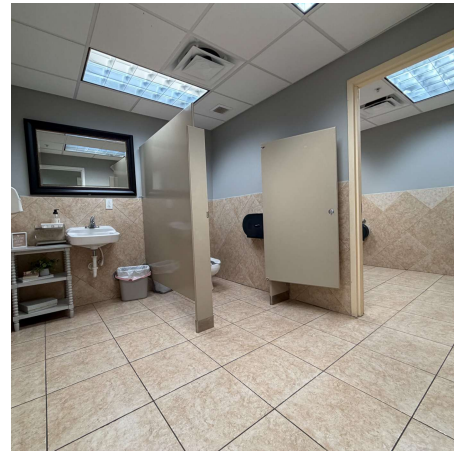
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# ADDITIONAL PHOTOS

1100 S POWERLINE ROAD  
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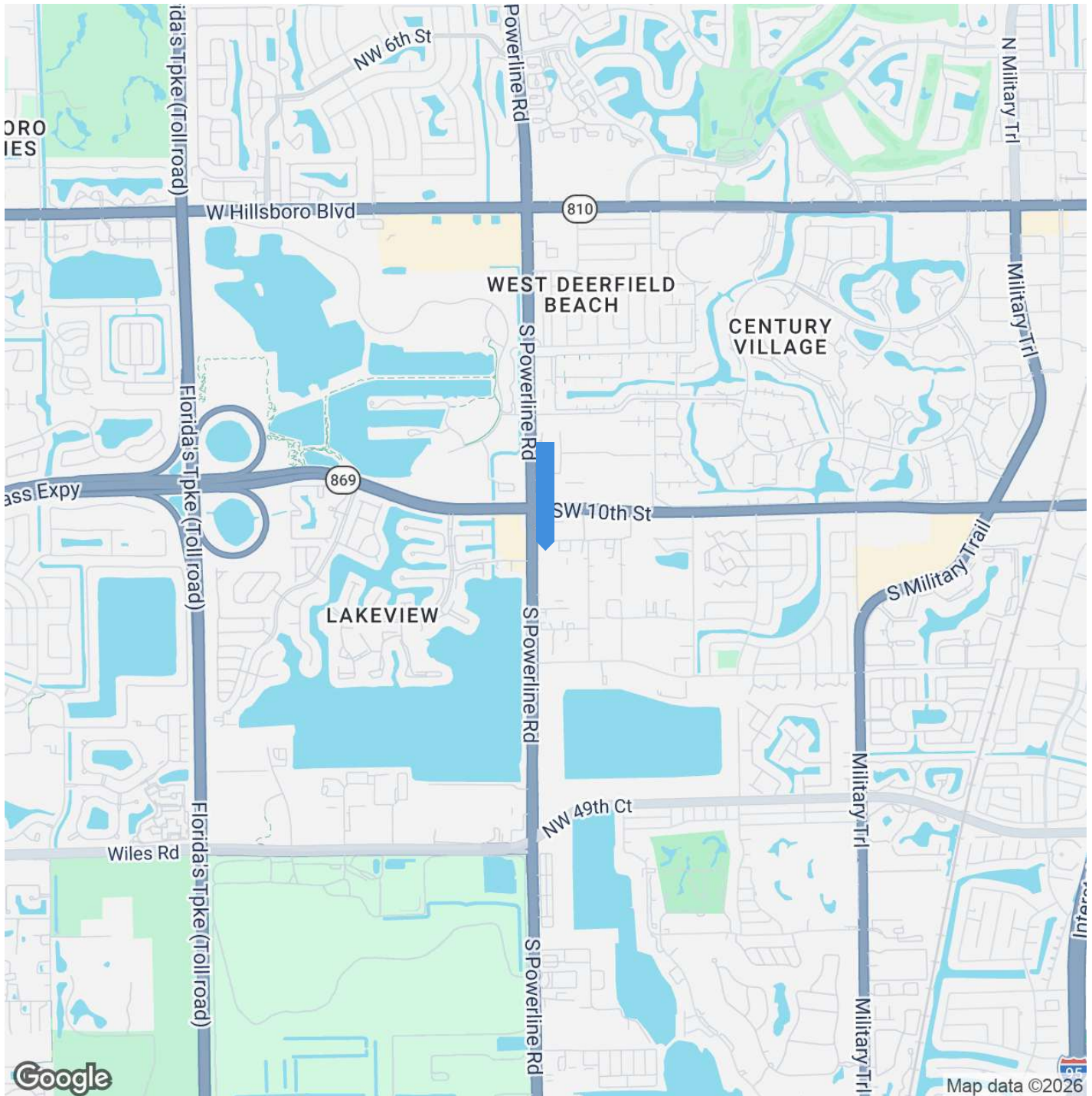
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# AREA MAP

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



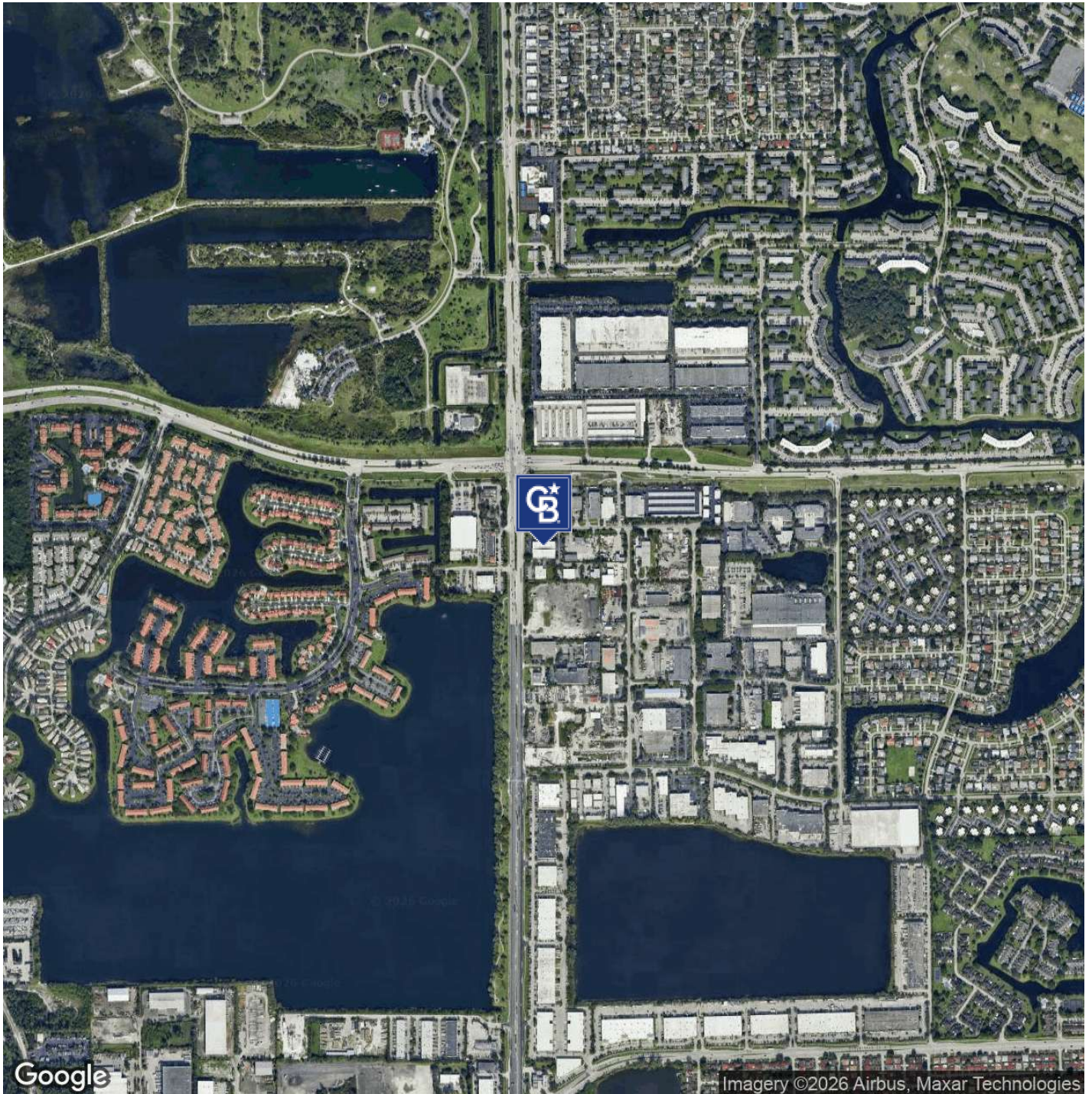
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# AERIAL PHOTO

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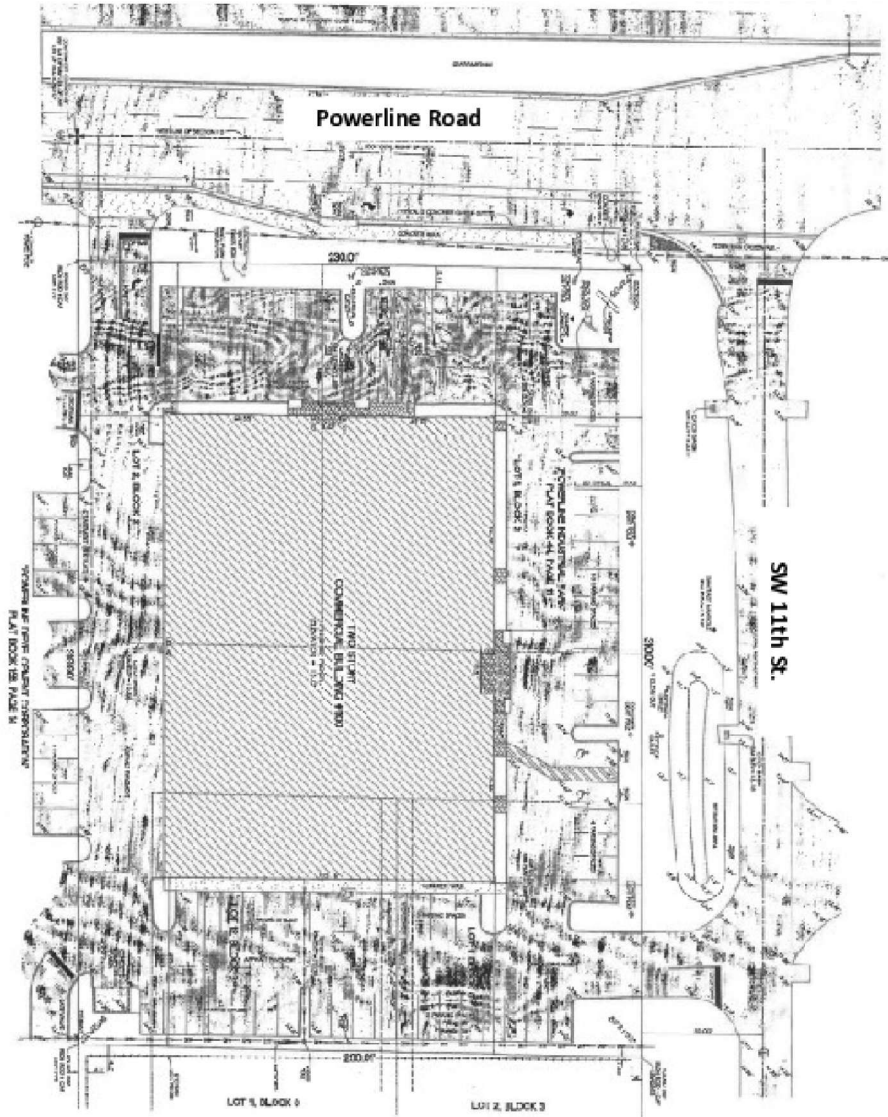
# SITE PLAN

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



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



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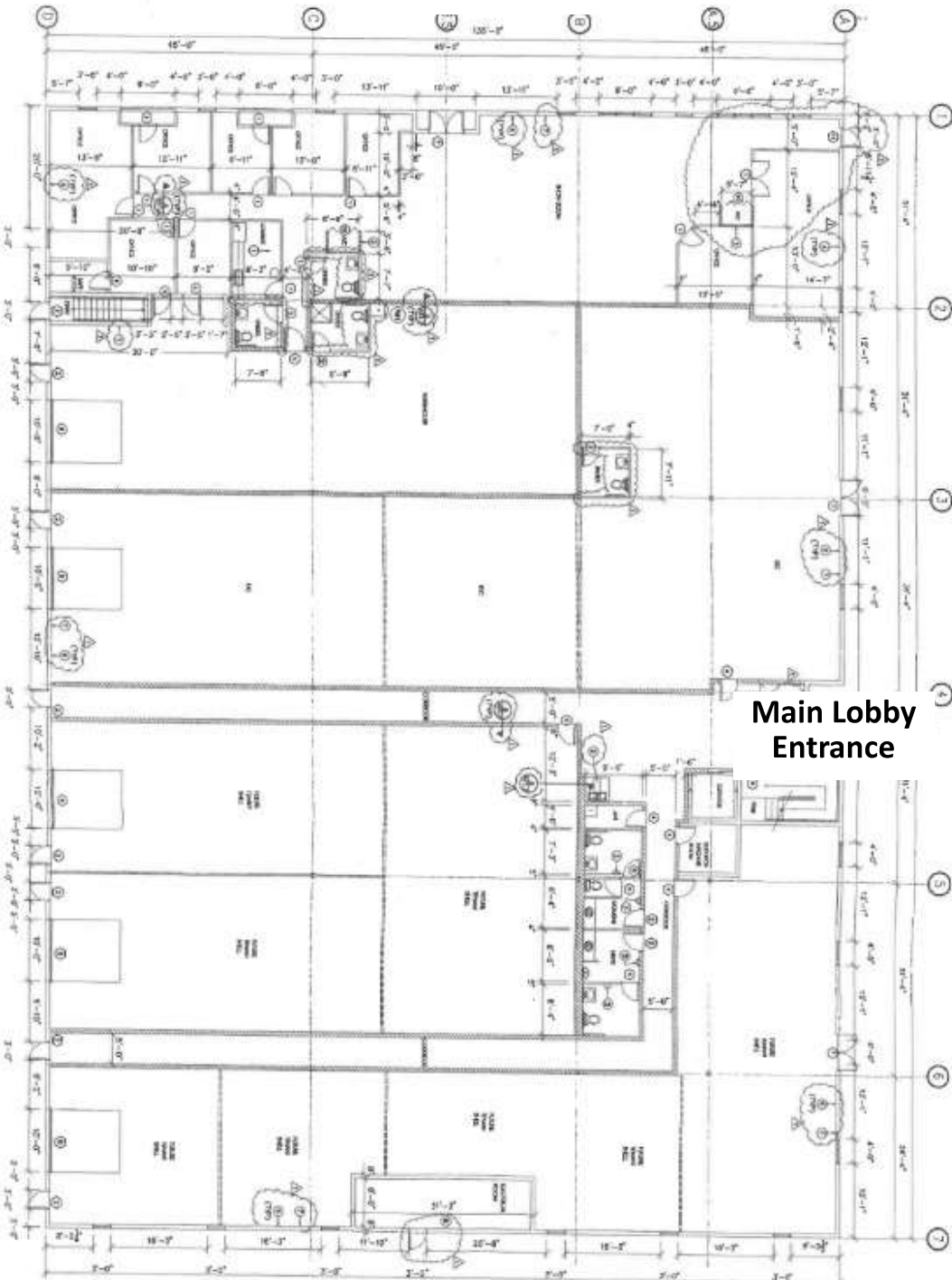


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Powerline Road

SW 11 St.

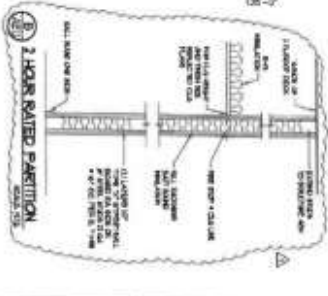
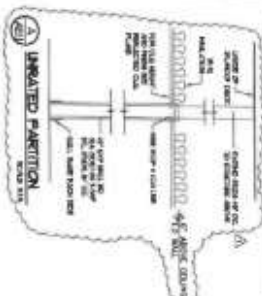
FIRST FLOOR PLAN



Main Lobby Entrance

KEYED NOTES:

- 1) FINISH FLOOR TO FINISH FLOOR
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**DeRose & Slopey**  
 CONSULTING ENGINEERS, P.C.  
 LAND PLANNING + CIVIL + STRUCTURAL  
 4015 S. UNIVERSITY AVENUE  
 SUITE 200  
 FORT LAUDERDALE, FLORIDA 33404  
 954-744-7700

**ARGOV GAVISH PARTNERSHIP**  
 180 SOUTH POWERLINE ROAD  
 CITY OF DEERFIELD BEACH FLORIDA

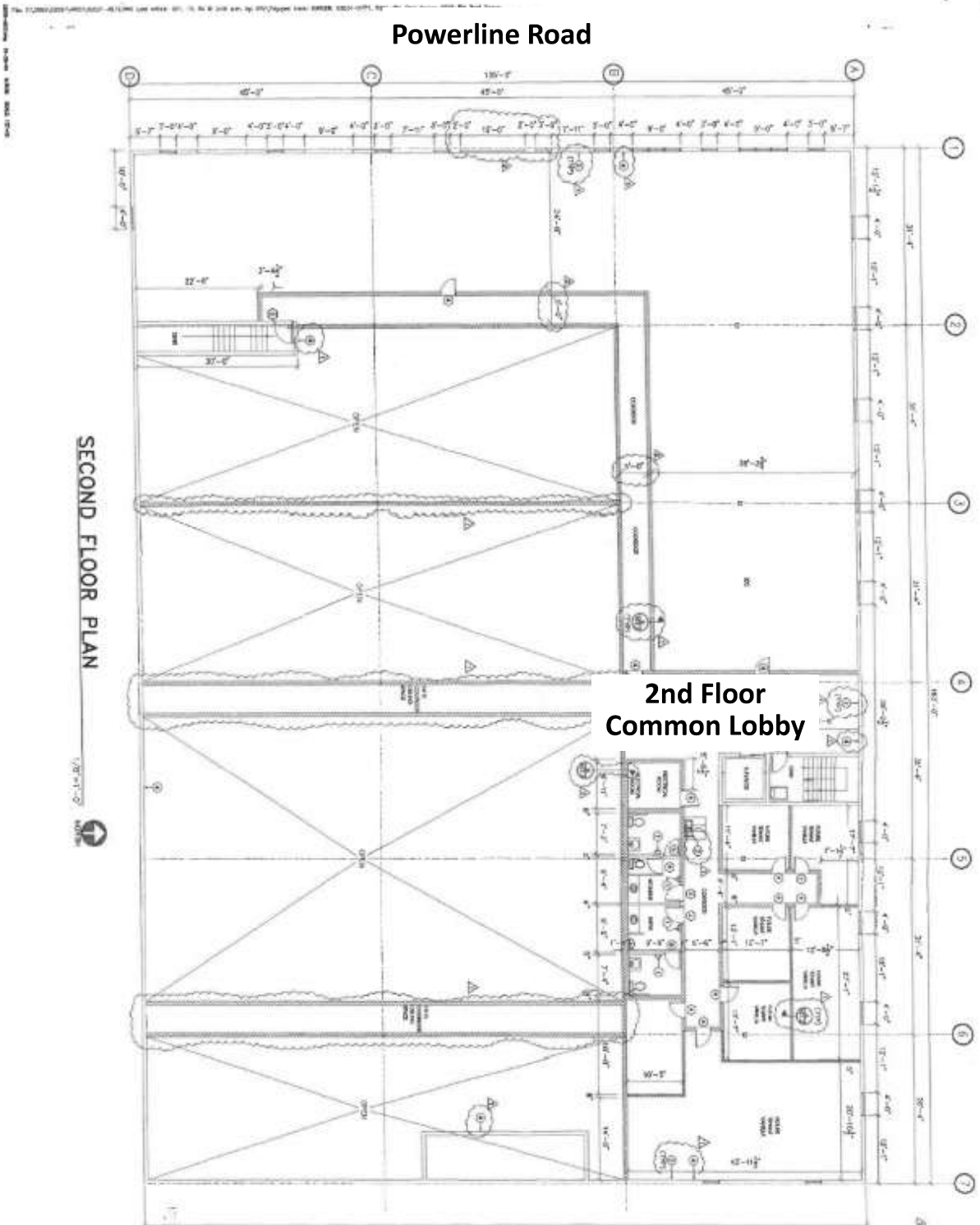
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Powerline Road

SW 11 St.

SECOND FLOOR PLAN

2nd Floor  
Common Lobby



**KEYED NOTE:**

① 2 HOUR RATED PARTITION  
 ② 1 HOUR RATED PARTITION  
 ③ 1/2" Gypsum Board  
 ④ 5/8" Gypsum Board  
 ⑤ 5/8" Gypsum Board  
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**2 HOUR RATED PARTITION**

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 LAND PLANNING & CIVIL & STRUCTURAL  
 475 S. BERRINGER AVENUE  
 SUITE 200  
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**ARGOV GAVISH PARTNERSHIP**  
 100 SOUTH POWERLINE ROAD  
 CITY OF DEERFIELD BEACH FLORIDA

NO. REVISION DATE  
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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	Alliance Church	\$12,481	\$149,772	\$30,000	6,163	1/10/26-1/11/29
105	Hunters Academy, LLC	\$7,000	\$84,000	\$14,000	3,261	4/10/26-4/11/31
106	Restoration Xperts, Inc.	\$3,180	\$38,160	\$6,000	1,457	7/21/22-7/22/27
107	Tri-county Restoration, Inc	\$9,059	\$108,708	\$20,670	6,000	8/21/22-8/22/27
210	Merrick Nurse Registry, LLC	\$700	\$8,400	\$1,300	141	5/1/26-4/30/28
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
220, 221, 222, 223	Doxa Christian University	\$10,000	\$120,000	\$10,000	3,890	1/11/26-1/11/29
224	Ciganoba Cigars	\$1,156	\$13,872	\$1,819	233	4/1/26-3/31/28
<b>Annual Total Income:</b>		<b>\$50,768</b>	<b>\$609,216</b>	<b>\$97,789</b>	<b>24,646</b>	
<b>* Doxa Christian Academy pays \$500 monthly towards electricity</b>						
<b>Expense</b>	<b>Annually</b>					
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					
<b>Total:</b>	<b>\$242,112</b>	<b>NOI:</b>	<b>\$367,104</b>		<b>Occupancy:</b>	<b>71%</b>

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**

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Coral Gables, FL 33146



