

# I-95 Frontage

620 SW 12th Avenue, Deerfield Beach, FL 33442

± 10,610 SF Total Warehouse Space



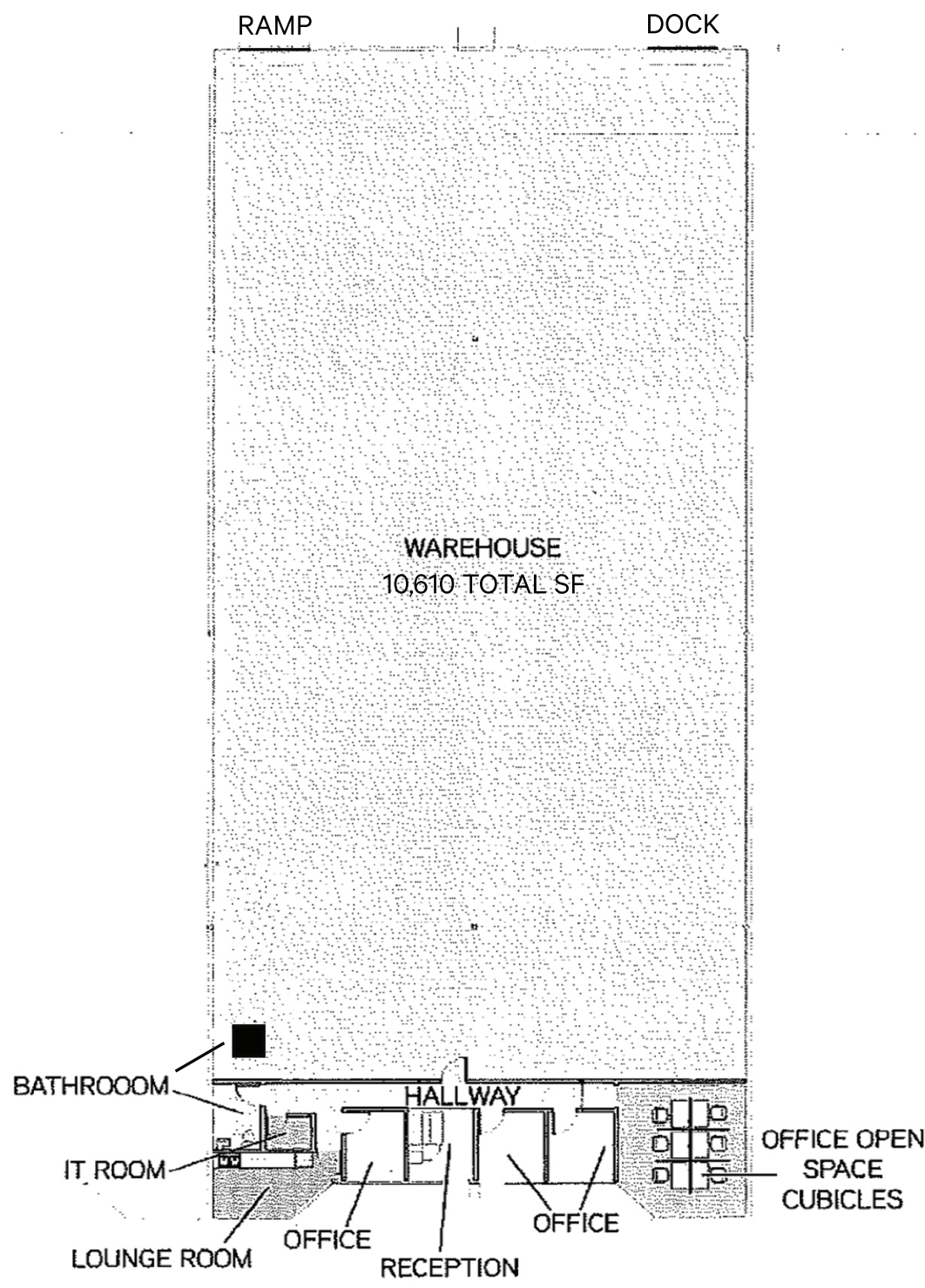
## Premier Light Space in Deerfield Beach

One-of-a-kind small-bay, dock-high warehouse space facing I-95, located just south of the Hillsboro Boulevard interchange. Situated within Quadrant Business Center, a well-maintained multi-tenant industrial property in Deerfield Beach's premier Northeast Broward submarket, the space offers 20-foot clear heights, ample parking, nearby employee amenities, and convenient access to I-95 and major transportation routes.

### Features:

- + I-95 Frontage
- + 3 offices, Conference Room + Breakroom.
- + 1 Dock Door
- + 1 Ramp
- + 20' Ceiling Clear Height
- + Expiration Date: 6/30/28

Floor Plan







## Strategic Industrial Hub with Exceptional Accessibility

Located just moments from I-95, this prominent industrial asset provides businesses with a strategic South Florida location designed to support manufacturing, warehousing, distribution, and office operations. The property's flexible layout, strong tenancy history, and institutional ownership create an attractive environment for growth-minded companies. With excellent visibility, ample parking, proximity to major employment centers, and access to more than 100,000 daytime employees within a short drive, the building offers a rare combination of functionality, convenience, and market presence in one of Broward County's most active industrial corridors.

## Contact Us

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