

Mindful Commerce Center of Deerfield

312-384 S MILITARY TRAIL | DEERFIELD BEACH, FL 33442



Accelerating success.

FOR LEASE



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Frontage, Flexibility & Functionality

**312-384 S MILITARY TRAIL
DEERFIELD BEACH, FL 33442**

Mindful Commerce Center of Deerfield blends industrial capability with a highly professional business environment. Designed for warehouse, distribution, showroom, and service-oriented users, the property features 18-foot clear heights, 3-phase power, flexible suite layouts, and efficient loading configurations that support a variety of operational needs. Modern storefront entrances and ample parking further elevate the tenant experience, creating an attractive setting for businesses that value both functionality and presentation.

Located within a thriving commercial corridor, the property draws from a dense surrounding population base while providing convenient access to key business hubs throughout Broward and Palm Beach counties. The combination of accessibility, visibility, and operational flexibility positions Mindful Commerce Center as a compelling opportunity for a diverse range of occupiers.



**Less Than 1 Mile
to I-95**



**Direct Military
Trail Frontage**



**Dock-High &
Grade-Level
Loading**



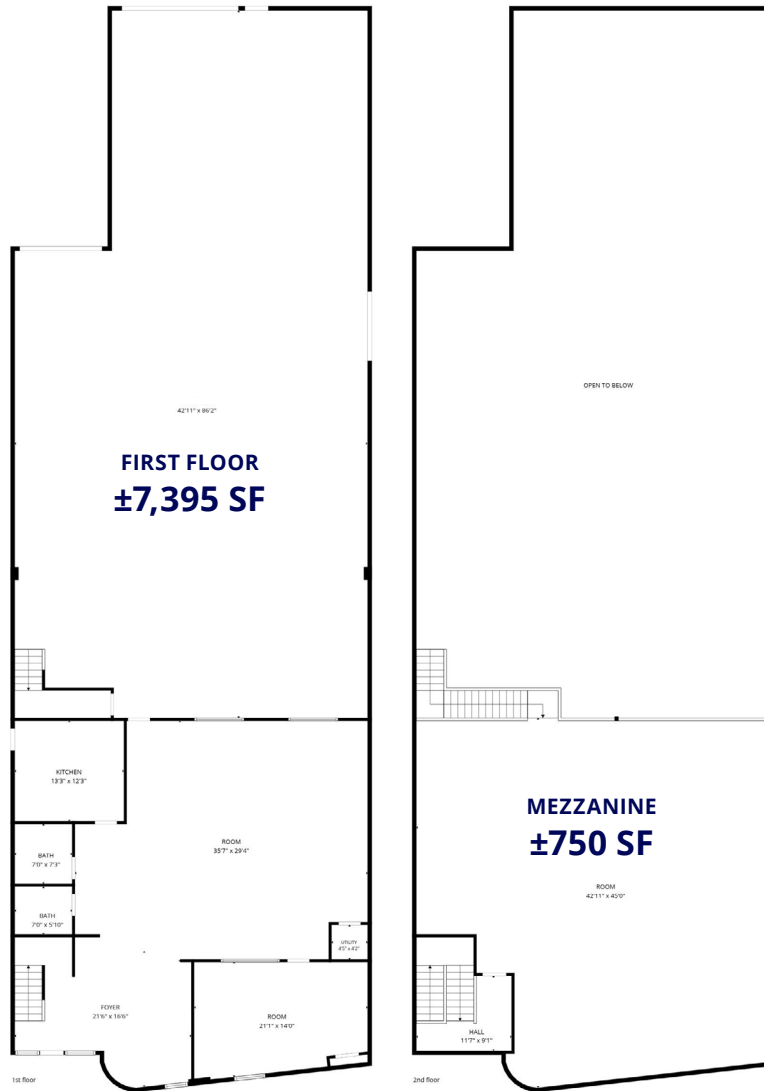
**Warehouse
& Showroom
Space**

Property Details

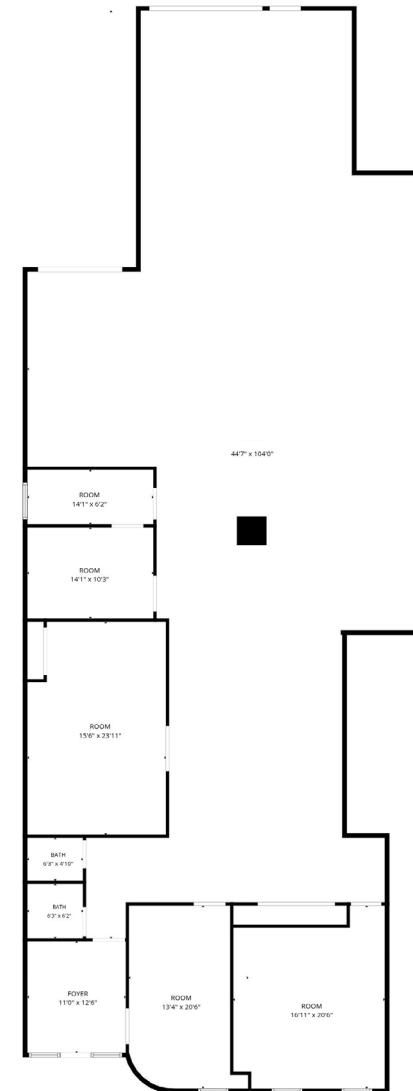
Property Type	Flex / Warehouse
Available Space	±5,580 SF to ±8,145 SF
Building Size	±45,932 SF
Site Area	±3.02 AC
FAR	0.35
Office Area	±13,780 SF
Clear Height	18'
Loading	8 Dock-High Doors
Drive-In Doors	8
Power	3-Phase Power
Construction	Reinforced Concrete
Parking	170 Spaces (95 Surface, 75 Covered) 3.7/1,000 SF
Year Built	1983
Zoning	PID (Planned Industrial Development)
PCN	48-42-02-06-0030
Features	24-Hour Access

Floor Plan

SUITE 336 - ±8,145 SF



SUITE 368 - ±5,580 SF



Building Photos



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