

FOR LEASE / DEERFIELD BEACH, FLORIDA

198 LOCK ROAD

48,890 SF freestanding industrial building on ±2.18 acres · ½ mi to I-95

Contact broker for pricing · Available now · Term negotiable

48,890 SF

BUILDING

24 FT CLEAR

WAREHOUSE HEIGHT

6 + 2

DOCKS + GRADE-LEVEL

1,200 AMPS

120/208V, 3-PHASE

80 CARS

STRIPED PARKING

Not a bay in someone else's park. The whole building, on 2.18 acres.

Most industrial space in Deerfield Beach is a unit inside a large multi-tenant park. 198 Lock Road is a freestanding building leased to a single tenant who controls the whole site — a half-mile off I-95 at Hillsboro Boulevard, with a UPS logistics center directly east and an Anheuser-Busch distributor directly south.

THE PROPERTY

B-3 ZONING

Freestanding, single tenant	total autonomy
Outside storage	by conditional use
New roof, siding, insulation, LED	complete, 2026
Spec office, 2,852 SF	underway
6 dock-high w/ levelers + 2 grade-level	covered staging area
Dedicated trailer parking	on site
±50' × 50' column bays	wet sprinkler
Parking lot	repaved 2025

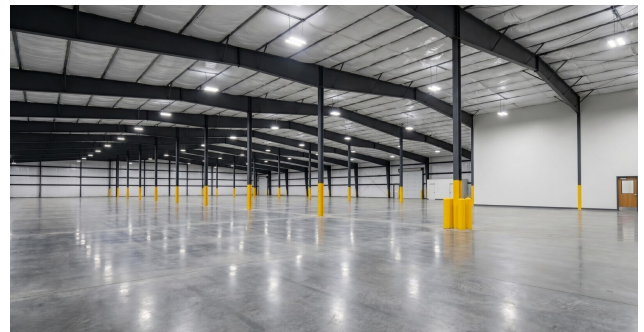
DRIVE DISTANCES

APPROX. MILES

I-95, Hillsboro Blvd interchange	0.5
Deerfield Beach Tri-Rail station	<0.5
Florida's Turnpike & Sawgrass Expwy	5
Boca Raton Airport	5
Fort Lauderdale-Hollywood Int'l Airport	21
Port Everglades	22
Palm Beach Int'l Airport	29
Downtown Miami	44



Neighbors: UPS logistics center directly east, Anheuser-Busch distributor directly south



Warehouse interior – 24' clear, new LED lighting

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CBRE

198 Lock Rd, Deerfield Beach, FL 33442. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Distances are approximate. Conditional uses require city approval. Verify all information independently.