

2001 NW 44TH ST DEERFIELD BEACH, FL



**±16,500 SQFT  
FREESTANDING  
SHOWROOM  
WAREHOUSE**

**\$4,200,000**

Perfect for an owner user seeking a property with tenants to help offset the mortgage.



**±9,000 SQFT  
AVAILABLE TO  
OCCUPY!**

**THIS PROPERTY IS  
IN AN  
OUTSTANDING  
LOCATION FOR  
SALES AND  
DISTRIBUTION**



## Highlights

- ▶ Freestanding Building
- ▶ M-3c Heavy Industrial Zoning
- ▶ 3 Phase Power
- ▶ Showroom & Warehouse
- ▶ Close Proximity to Major Highways
- ▶ Twin T Roof



**CHRISTIAN PERLINI, CCIM**

✉ [Christian@PerliniCRE.com](mailto:Christian@PerliniCRE.com)

**954.444.8690**

Note: This offering subject to errors, omissions, prior sales or withdrawal without notice

**TREC**

Total Real Estate  
Consultants Inc.  
[www.trecfl.com](http://www.trecfl.com)

**OFFICE:**  
954.341.3294



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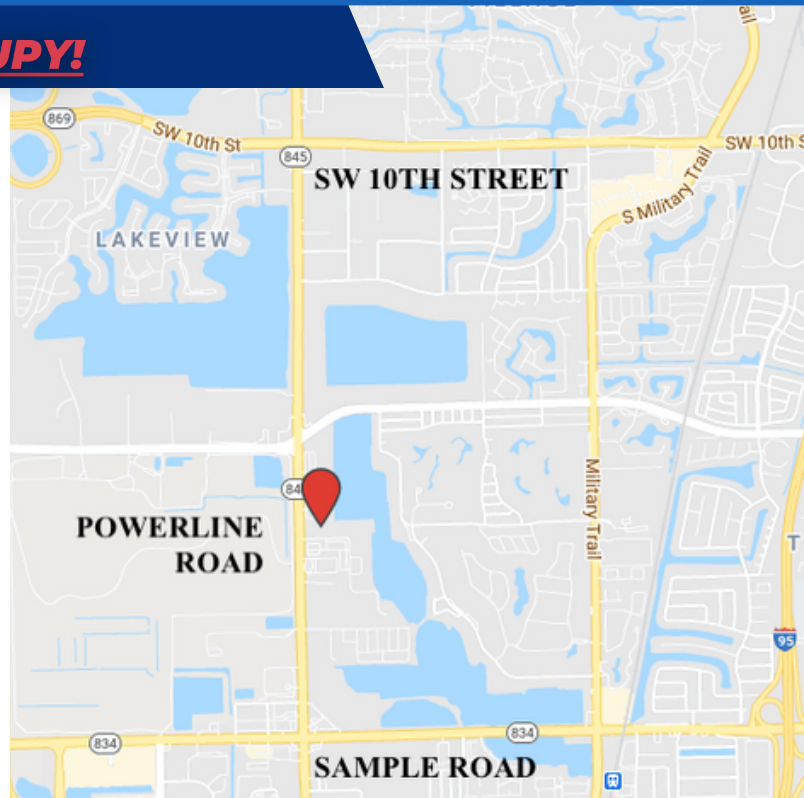
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2006-2018-2019 Top Firm Award