



INDUSTRIAL SERVICE FACILITY ISF MEGASITE

2501 WILES ROAD, DEERFIELD BEACH, FL 33073



» Property Details

- + Gross Area: ±22.7 acres
 - + Full site available now
 - + Site is divisible from 2 - 22.7 Acres
- + 4 different buildings available:
 - + ±15,923 SF maintenance facility on-site
 - + 7 drive-thru service bays
 - + ±2,000 SF office
 - + ±11,286 SF office building
 - + ±3,000 SF warehouse/service building
 - + 5 service bays & ±500 SF office
 - + ±800 SF office/dispatch building
- + 3 points of ingress & egress
- + Trailer stalls & extraordinary car parking
 - + 531 trailer stalls per the site plan shown

» Highlights

- + I-2, Heavy Industrial Zoning, City of Deerfield Beach
- + Tremendous outdoor storage capabilities
- + LED site lighting
- + Build-to-suit opportunity
- + Single or multi-tenant site
- + Intersection of Wiles & Powerline Road
- + Fully secured site
- + Incredible highway accessibility to the Florida Turnpike and I-95
- + Truck scale on-site

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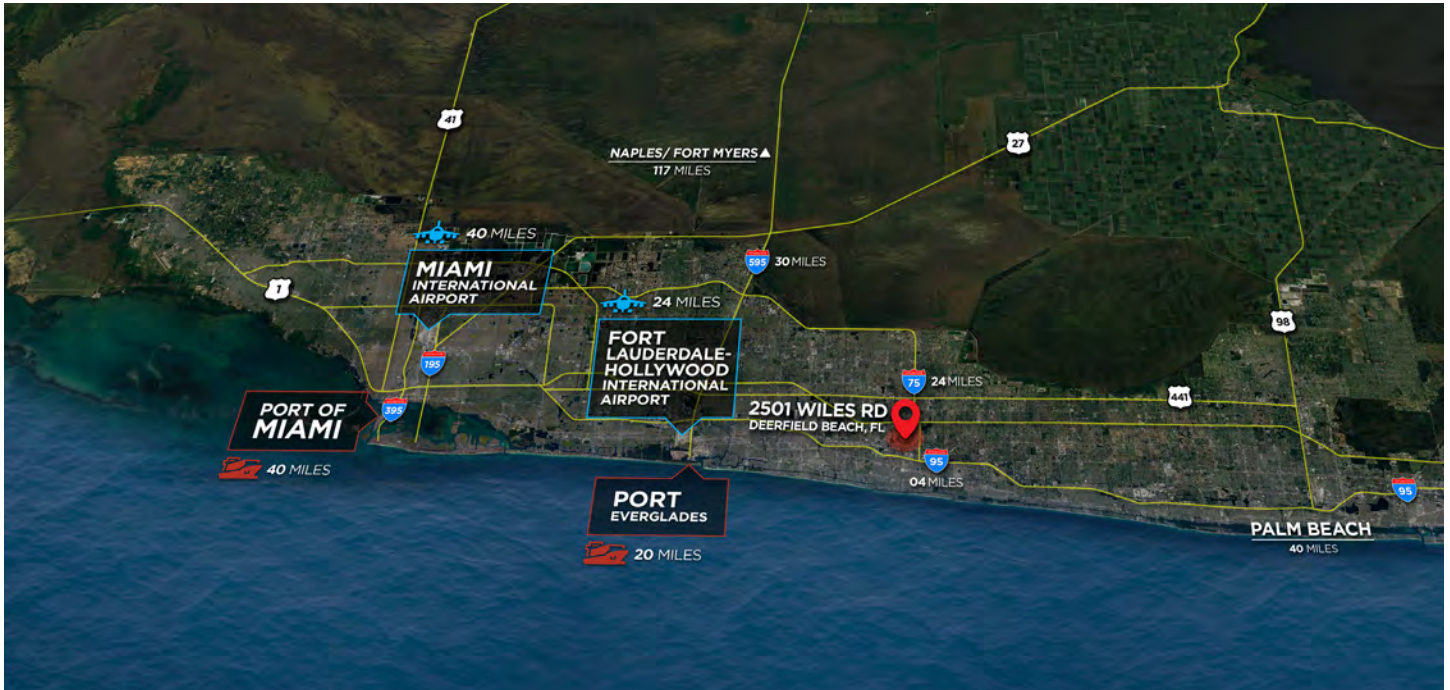
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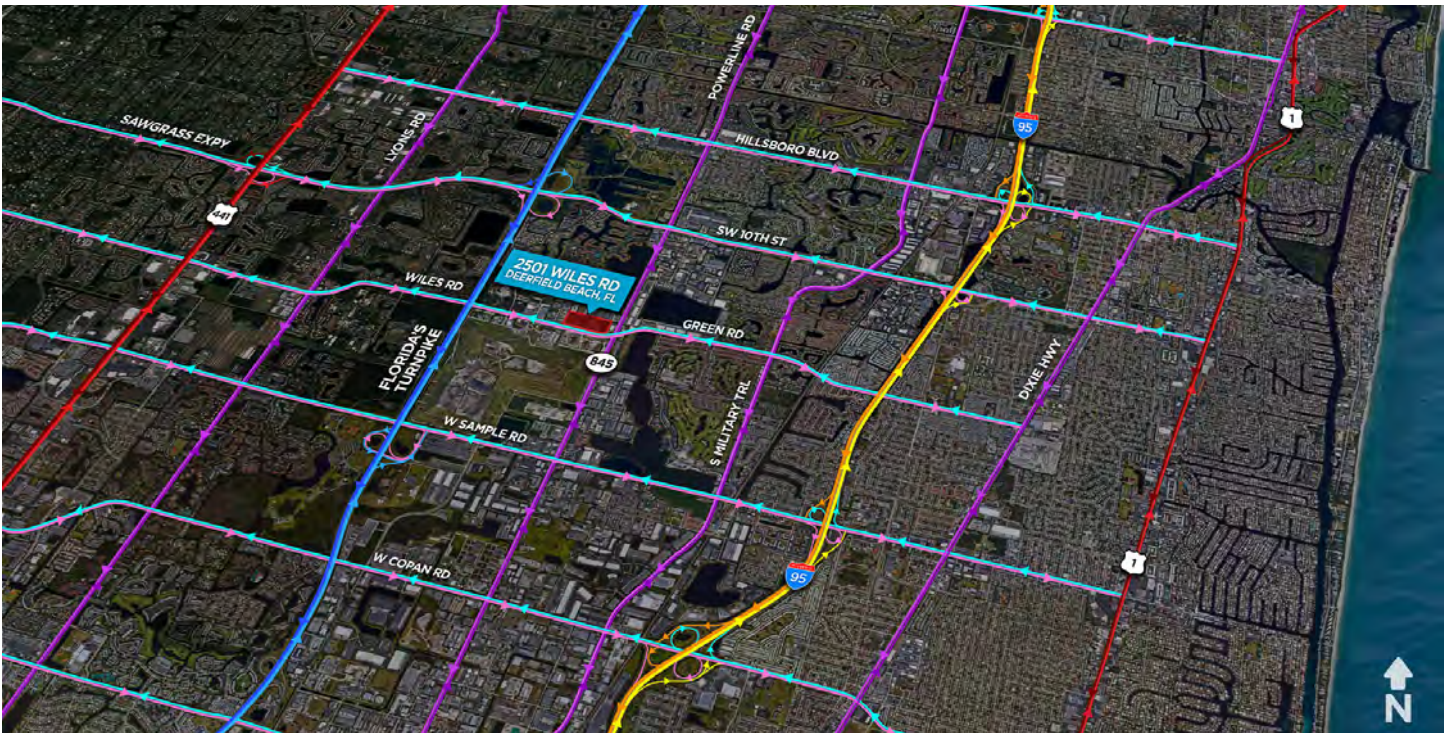
INDUSTRIAL
OUTDOOR VENTURES

STOCKBRIDGE
CORE AND VALUE ADVISORS

» Access Aerial

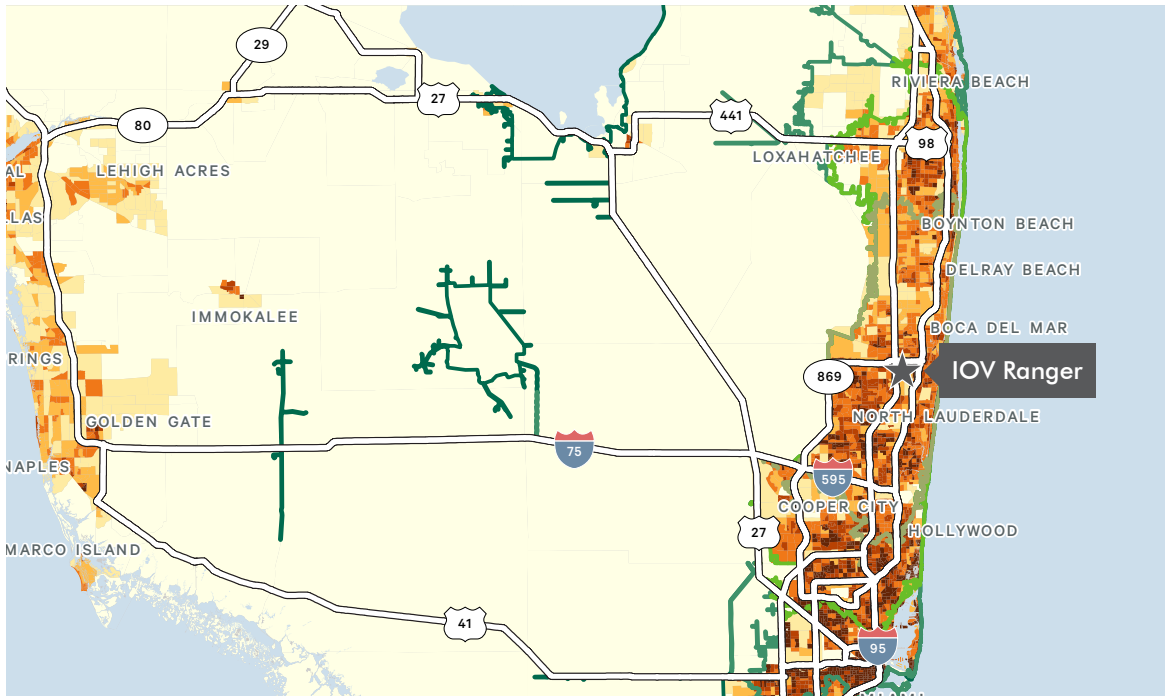


» Local Area Access

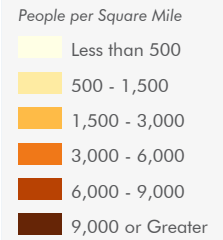


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» Drive Time Map



Population Density

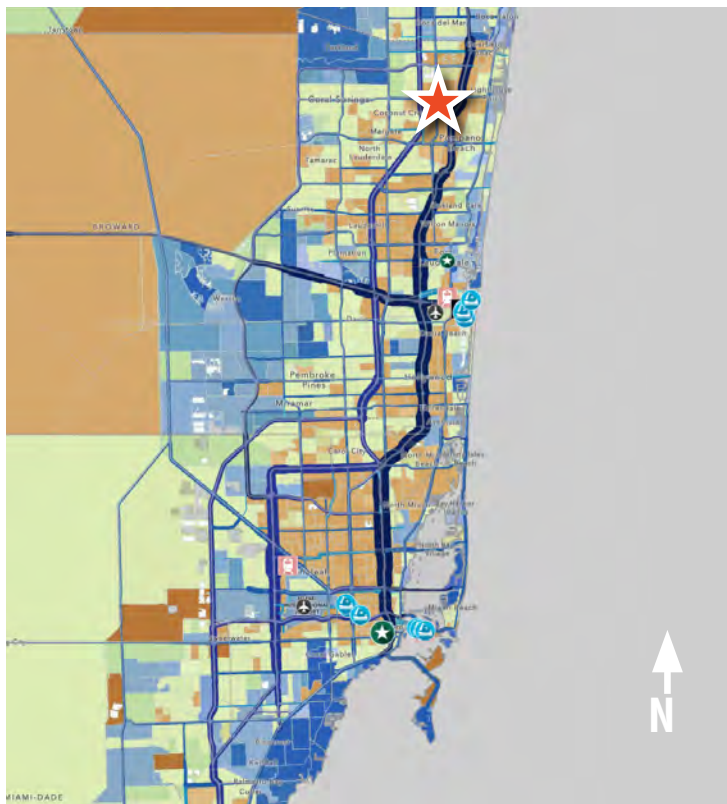


Drive Times to Cities

Deerfield Beach	11 min
Boca Raton	14 min
Tamarac	20 min
Delray Beach	22 min
Fort Lauderdale	22 min
Davie	25 min
Hollywood	28 min
Aventura	35 min
West Palm Beach	40 min
North Miami	41 min
Sunny Isles	41 min
Miami	49 min
Doral	50 min
Miami Beach	53 min
Kendall	66 min
Homestead	79 min

» Truck Traffic Trends

Truck Traffic & Income



LEGEND

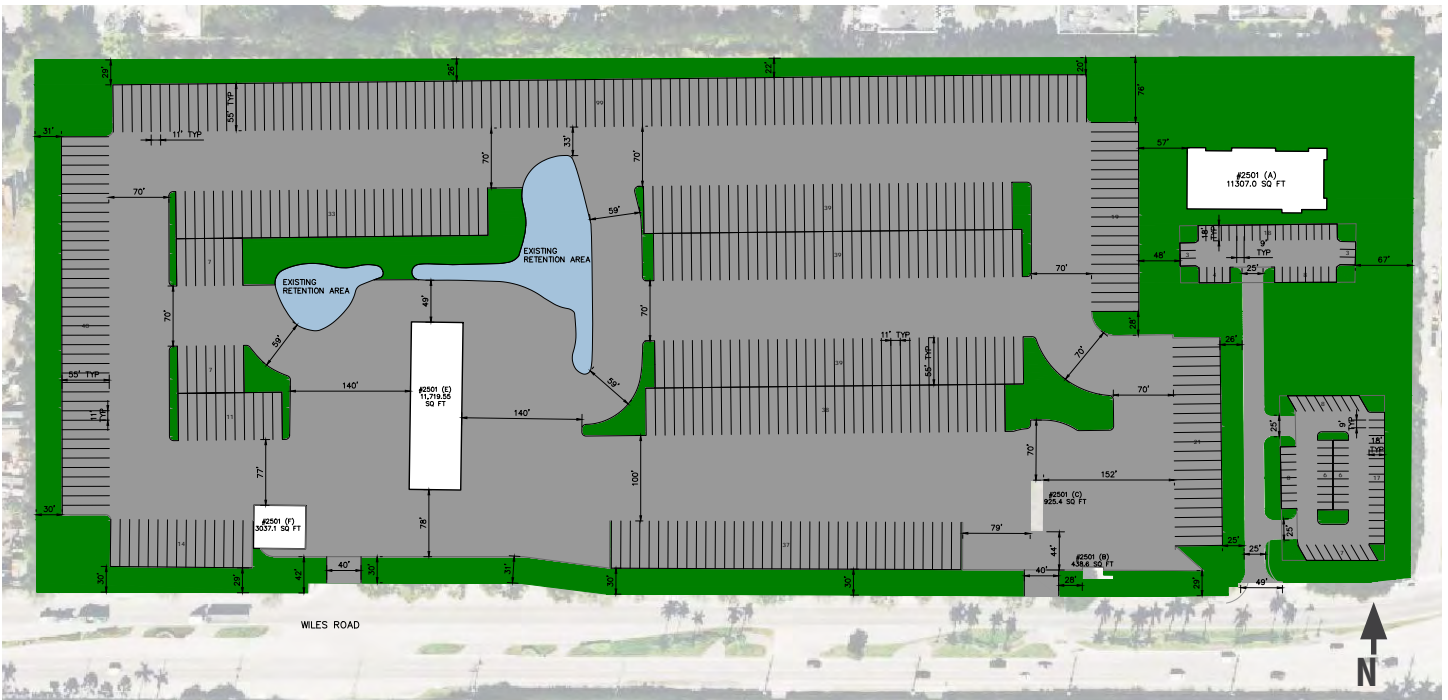
- Major Cargo Airports
- Major Global Seaports
- Marine Intermodal Facilities
 - Marine
- Rail Intermodal Freight Facilities (TOFC/COFC)
 - Multi-Owner Intermodal
 - One Owner
 - More than one Owner
- Truck Volumes per Day
 - Truck Volume (2012) by Road Class
 - Interstate
 - Other Freeways and Expressways
 - Other Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Unknown
- 2020 USA Average Household Income
 - Tract
 - \$155,000 - 294,000
 - \$109,600 - 155,900
 - \$62,200 - 109,600
 - \$14,900 - 62,200
 - \$0 - 14,900
- 2020 USA Median Household Income
 - Tract
 - \$92,600 - 186,600 per household
 - \$66,300 - 92,600 per household
 - \$40,300 - 66,300 per household
 - \$13,800 - 40,300 per household
 - \$0 - 13,800 per household
- 2020 USA Retail Goods Spending
 - Tract
 - \$38,800 - 93,840 per year, per household
 - \$27,660 - 38,850 per year, per household
 - \$16,470 - 27,660 per year, per household
 - \$5,270 - 16,470 per year, per household
 - \$0 - 5,270 per year, per household
- 2020 USA Median Home Value
 - Tract
 - \$675,900 - 2,000,000
 - \$412,300 - 675,900
 - \$144,700 - 412,300
 - \$0 - 144,700



Current Site



Site Plan Concept



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