



FOR LEASE

Deerfield Business Center

440-442 SOUTH MILITARY TRAIL
409-473 GOOLSBY BOULEVARD

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Accelerating success.

Property Overview

Flexible Industrial Space in a Prime Deerfield Location

Deerfield Business Center is a ±67,000 SF single-building office and flex warehouse complex offering a clean, contemporary exterior and a sleek glass façade that brings in abundant natural light. Located directly on South Military Trail, the property benefits from exposure to over 25,000 vehicles per day, giving tenants a strong street presence in one of Deerfield Beach's most active commercial corridors. Positioned just off the Hillsboro Boulevard exit, the site offers immediate access to I-95 in under 4 minutes and Florida's Turnpike in under 10 minutes, making regional distribution and client access fast and efficient.

 Quick Access to I-95 and Florida's Turnpike



Prime Frontage on South Military Trail



Grade-Level Rear Loading



Flexible Space for Office or Warehouse Use



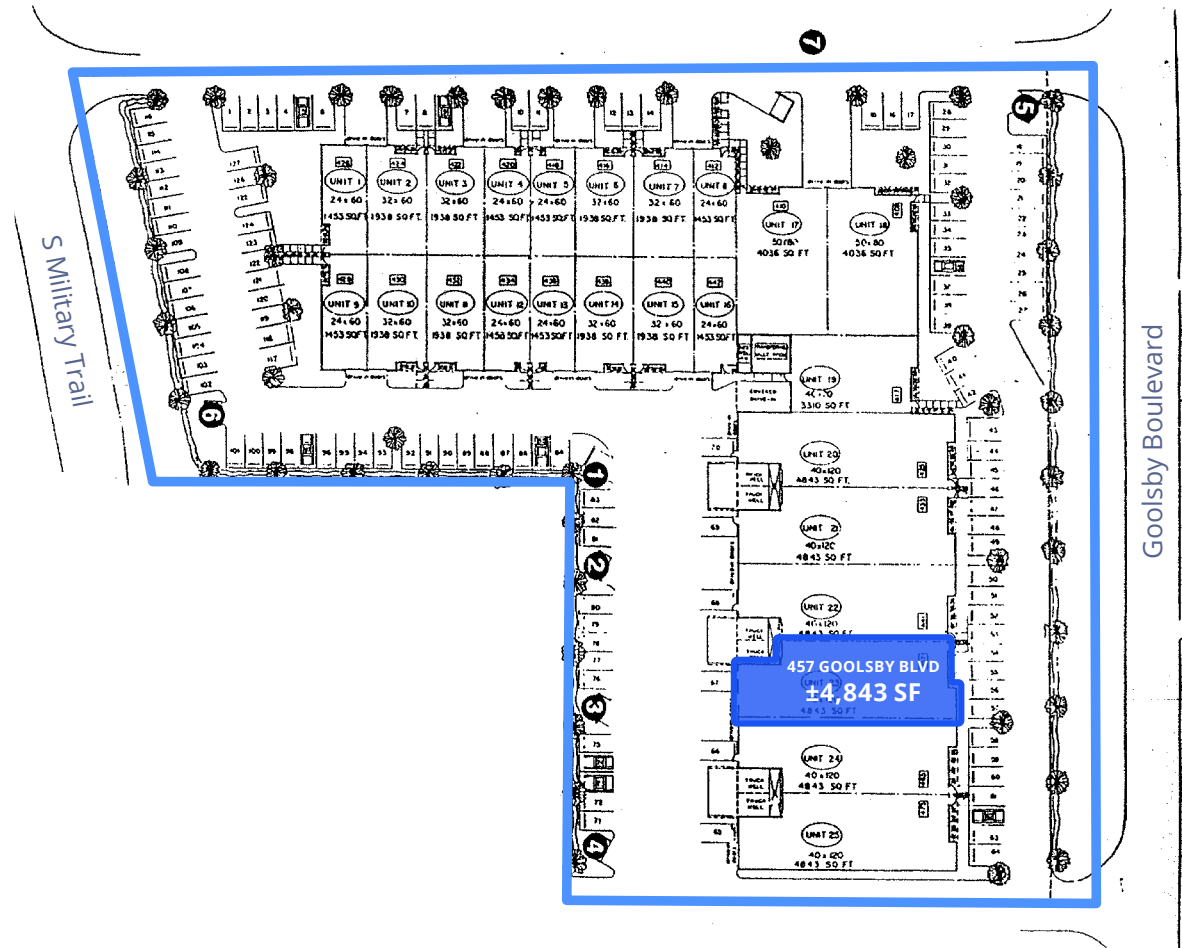
Dedicated 1 GB Fiber Connection



Located Near Hotels, Dining & Retail

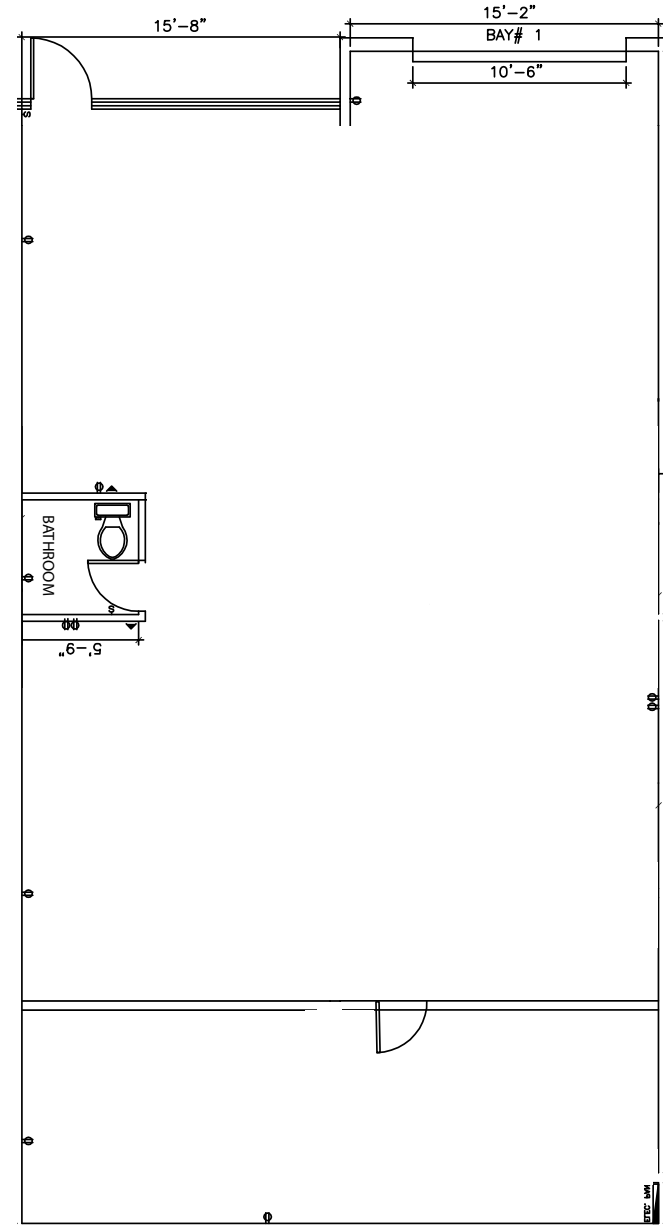
Site Plan

Available





Floor Plan



422 S Military Trail - Suite 3
±1,938 SF



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