

# NORTHERN BROWARD COUNTY'S PREMIER INDUSTRIAL BUSINESS PARK

STRATEGICALLY LOCATED CORNER UNIT  
HIGH CUBIC STORAGE CLASS A WAREHOUSE



**598**  
Hillsboro Technology Drive  
Deerfield Beach, FL 33441

**BRIAN T. AHEARN, CCIM**

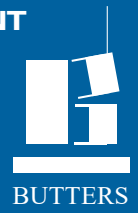
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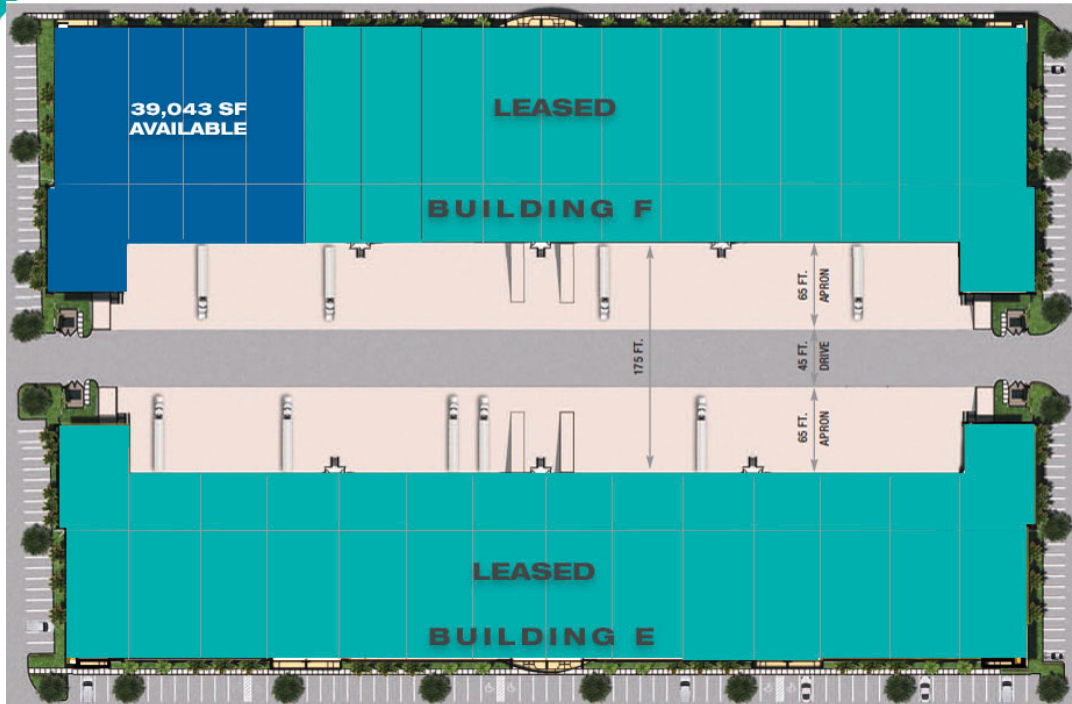
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A CO-DEVELOPMENT



No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease or availability are subject to change or withdrawal without notice.

## SPACE FEATURES & LOCATION



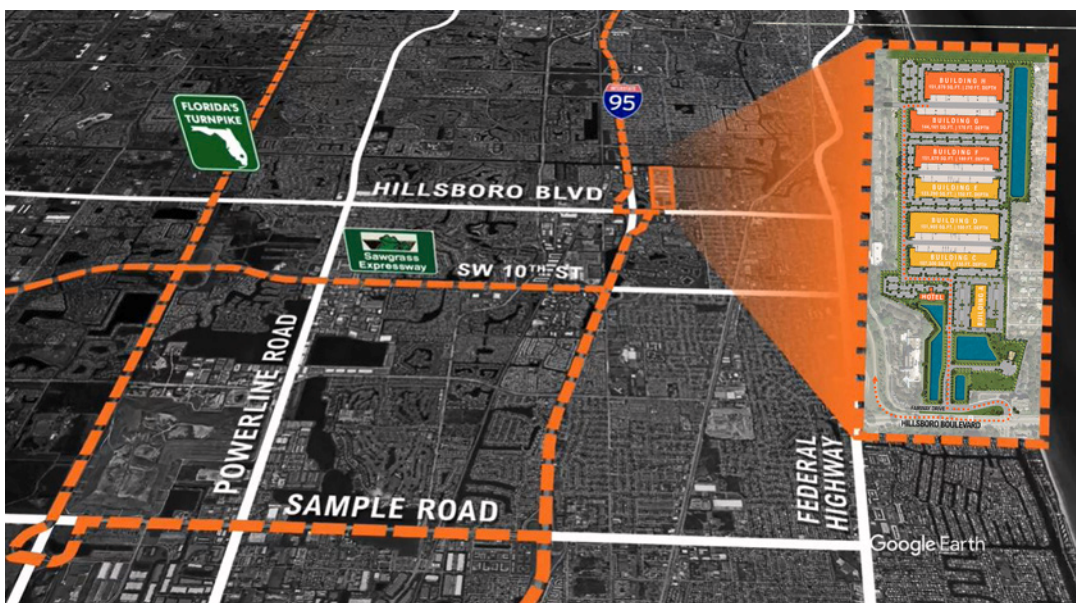
### Building F

#### 598 Hillsboro Technology Drive

- Highly visible corner unit, ±39,043 SF Class “A” space located immediately adjacent to I-95
- 10,137 SF office area
- Four private offices, three conference rooms, reception and showroom area, break area, and four restrooms
- 180’ building depth with 60’ speed bay
- 51’3” column spacing
- 34’6” average clear height in warehouse area
- Eleven (11) 9’ x 10’ overhead loading doors and one (1) 12’ x 14’ oversized loading door with a 25’ long concrete ramp
- 1200 amps / 480v 3-phase
- 175’ truck court
- 65’ concrete aprons
- LED warehouse lighting
- ESFR fire sprinklers
- Internet: Comcast, FPL Fibernet, AT&T and QXC (military grade)

#### LOCATED IN NORTHERN BROWARD COUNTY’S PREMIER STATE-OF-THE ART INDUSTRIAL BUSINESS PARK

- Immediate access to I-95 North and South providing unparalleled connectivity to the entire Southeast Florida market
- Central location allows businesses to conveniently serve the region
- 20 minutes to Fort Lauderdale International Airport
- 20 minutes to Port Everglades
- 20 minutes to West Palm Beach International Airport
- 45 minutes to Port of Miami and Miami International Airport
- On-site amenities include a daycare center, two hotels, lakes





# OFFICE FLOOR PLAN

