

# 19,831 SF NOW AVAILABLE



**HILLSBORO**  
TECHNOLOGY CENTER

## OFFICE/WAREHOUSE STRATEGICALLY LOCATED OFF I-95 IN DEERFIELD BEACH



**400**  
**Hillsboro Technology Drive**  
**Deerfield Beach, FL 33441**

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A CO-DEVELOPMENT

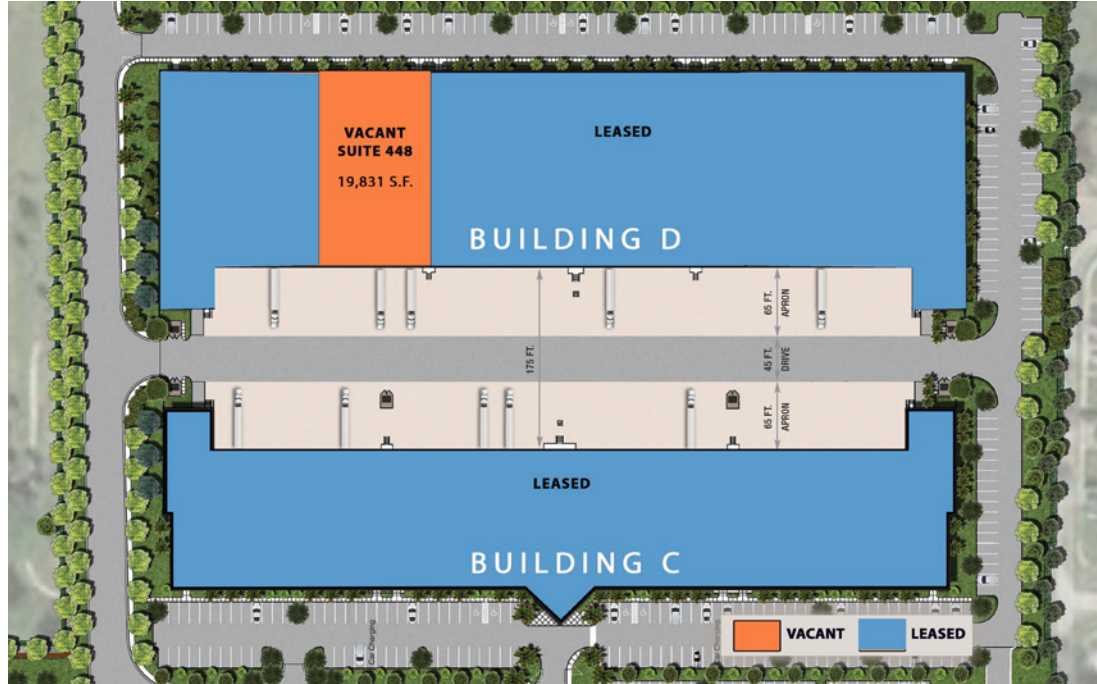
**BRISTOL GROUP**



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AVAILABILITY  
OCTOBER 2024 OCCUPANCY



**Building D | SUITE 448**  
**400 Hillsboro Technology Drive**

- Highly desirable 19,831 SF office/warehouse space located in Hillsboro Technology Center at the N.E quadrant of I-95 and Hillsboro Boulevard
- 1,930 SF office with 4-offices, large conference room, break room, two restrooms and open plan area
- 190' building depth with 60' speed bay and 52' column spacing
- 31'6" average clear height in warehouse area with ESFR fire sprinklers
- Five (5) 9' x 10' dock high loading doors with 65' concrete aprons
- 200 amps 480 v 3-phase
- 175' truck court with 45' drive
- A/C warehouse restroom with janitorial sink
- Nightly security patrol
- Internet: Comcast, FPL Fibernet, AT&T and QXC (military grade)



LOCATED IN NORTHERN BROWARD COUNTY'S PREMIER STATE-OF-THE ART 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 tri-county 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 and two national business hotels

