

BRAND NEW CONSTRUCTION



HILLSBORO
TECHNOLOGY CENTER

STRATEGICALLY LOCATED
HIGH CUBIC STORAGE CLASS A WAREHOUSE



504
Hillsboro Technology Drive
Deerfield Beach, FL 33441

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A CO-DEVELOPMENT

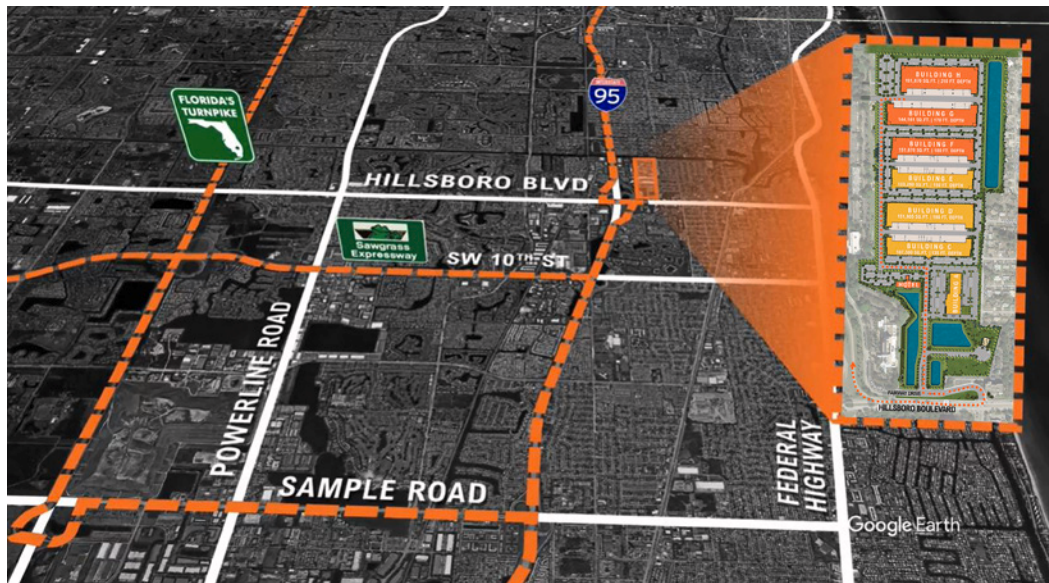
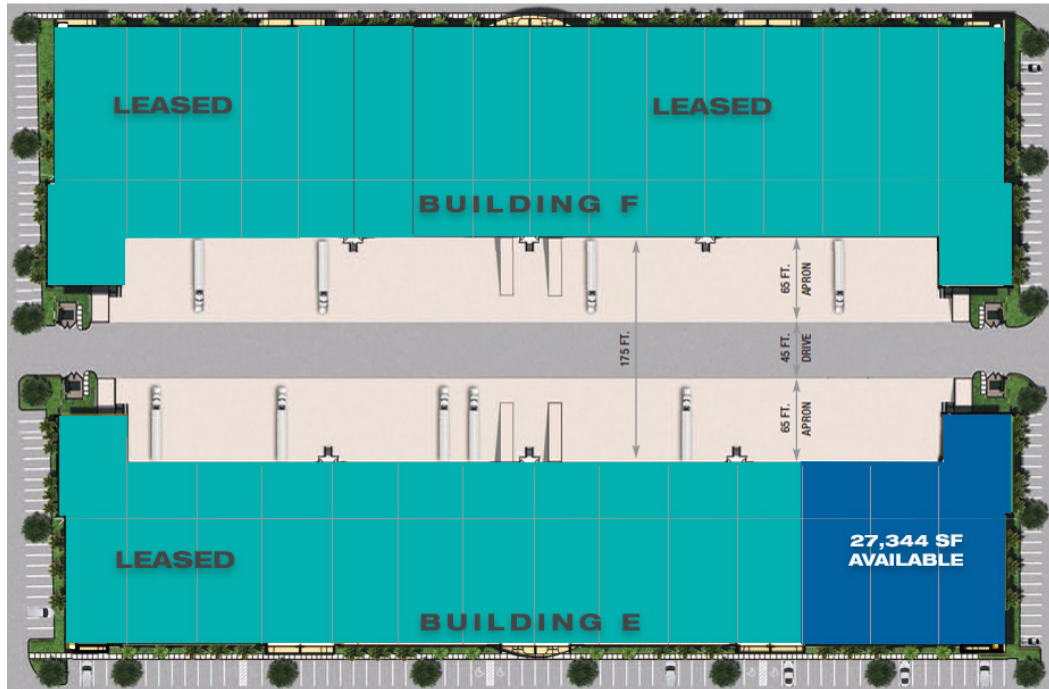
BRISTOL GROUP



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Terms of sale or lease or availability are subject to change or withdrawal without notice.

AVAILABILITY

**SEPTEMBER 1st, 2026
OCCUPANCY**



Building E

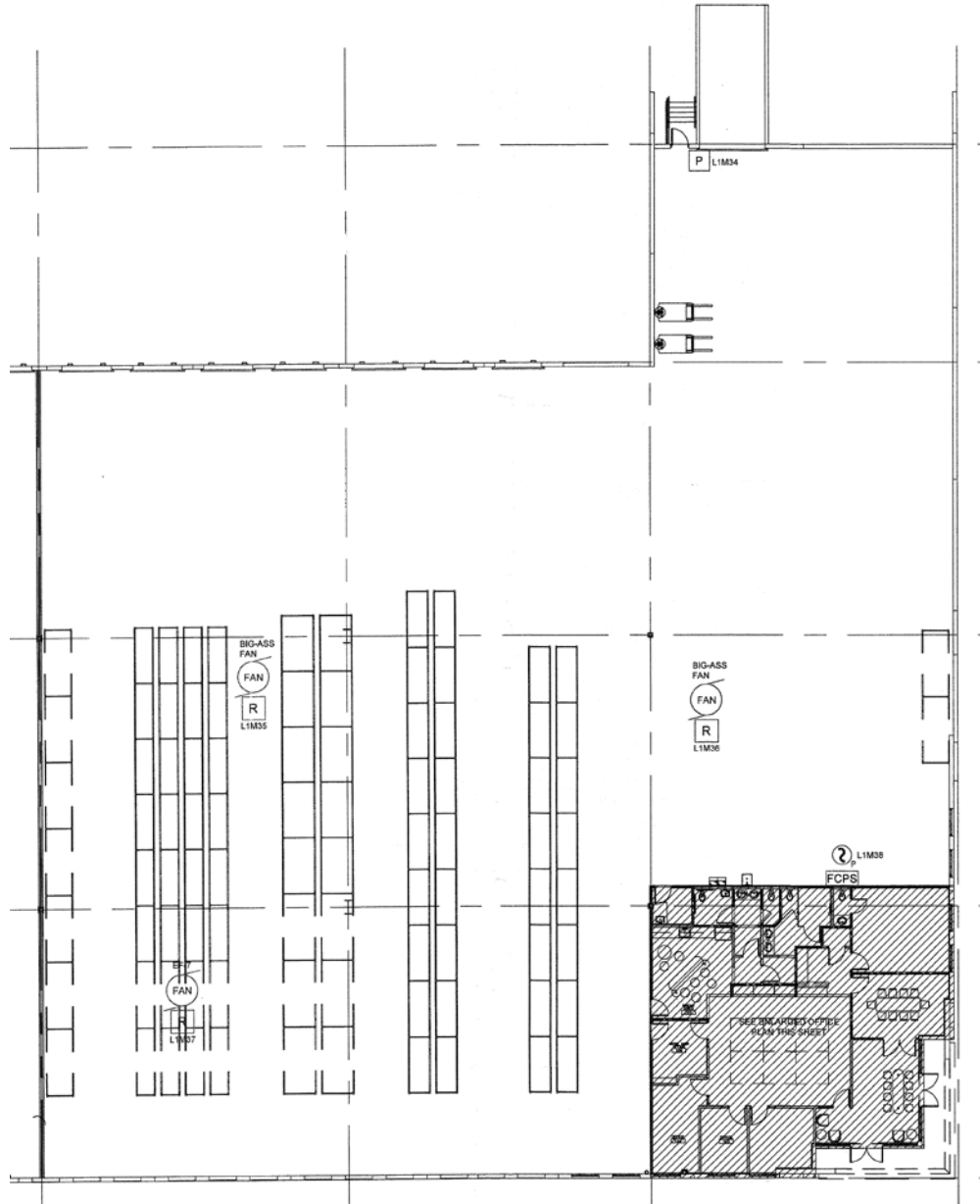
504 Hillsboro Technology Drive

- ±27,344 SF of quality industrial space ideally positioned along Hillsboro Technology Drive
- ±2,732 SF office
- 5 private offices, lobby, open area, conference room, warehouse area and 3 bathrooms
- 150' building depth with 50'-60' speed bay
- 56'5" column spacing
- 34'6" average clear height in warehouse area
- Six (7) 9' x 10' dock high loading doors
- One (1) oversized concrete ramp with a 16'h X 14'w loading door
- 200 amps 480 v 3-phase
- 175' truck court
- LED warehouse lighting
- ESFR fire sprinklers
- 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 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

OVERALL FLOOR PLAN



OFFICE FLOOR PLAN

