

# 7,768 SF AVAILABLE Q4 2025



**HILLSBORO**  
TECHNOLOGY CENTER

**PRIME OFFICE/WAREHOUSE STRATEGICALLY  
LOCATED IN DEERFIELD BEACH**



**358**  
**Hillsboro Technology Drive**  
**Deerfield Beach, FL 33441**

**BRIAN T. AHEARN, CCIM**

Senior Vice President

T: 954.361.6198

C: 954.937.4540

BAhearn@butters.com

A CO-DEVELOPMENT

**BRISTOL GROUP**

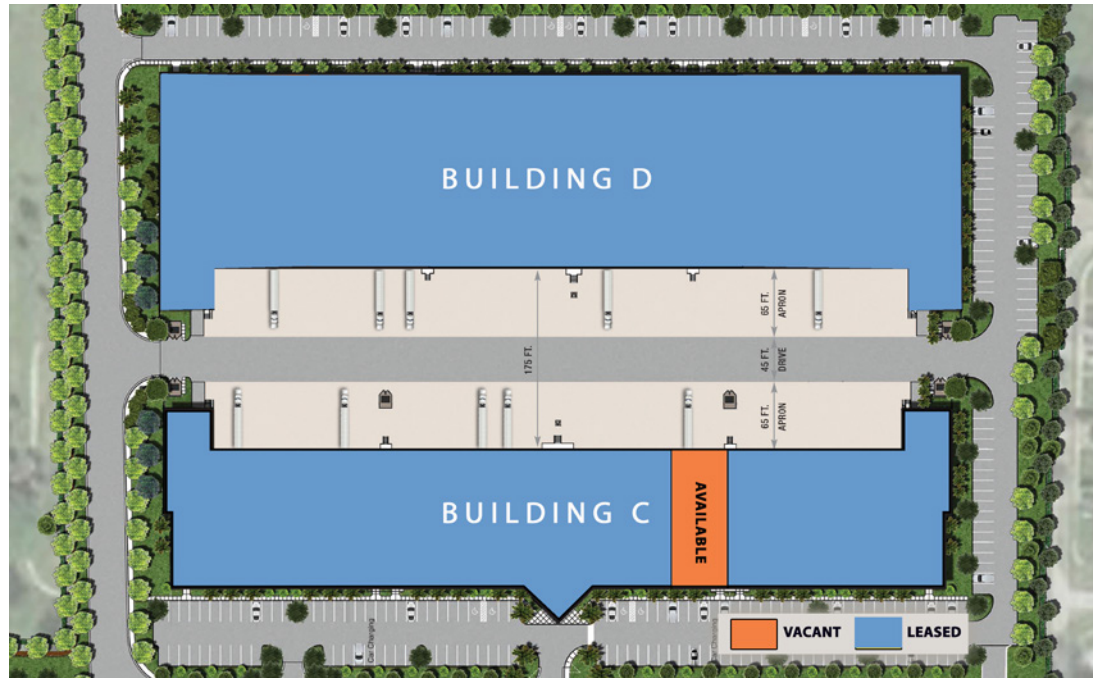


No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease or availability are subject to change or withdrawal without notice.



## AVAILABILITY

### DECEMBER 2025 OCCUPANCY



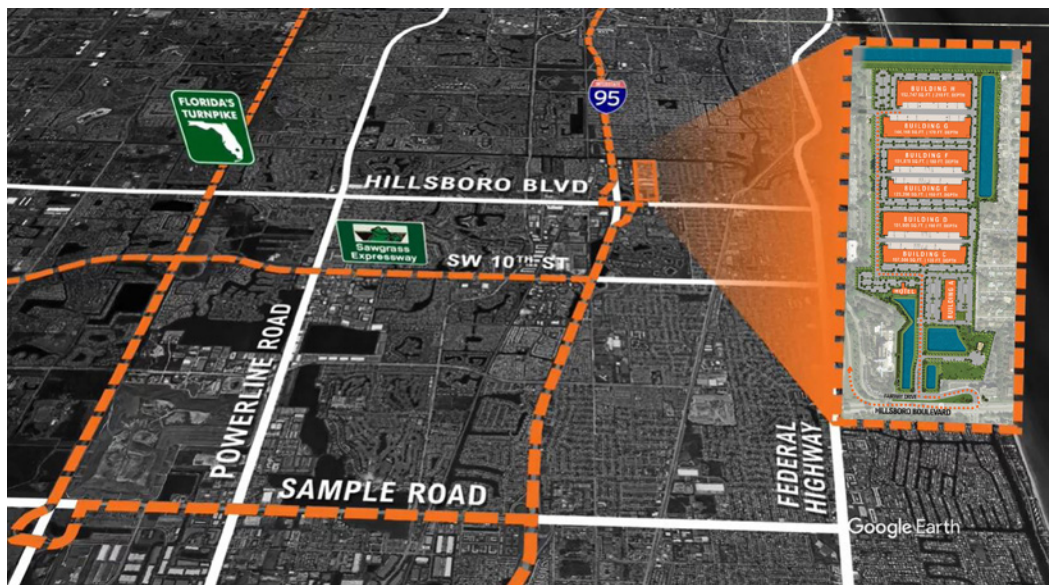
### Building C

**358 Hillsboro Technology Drive**

- Exclusive 7,768 SF Class A warehouse space located immediately adjacent to I-95 along Hillsboro Technology Drive
- 2,705 SF office with three (3) private offices, large conference room, break room and open plan area
- 135' building depth with 45' speed bay and 55' column spacing
- 25' average clear height in warehouse area
- Three (3) 9' x 10' dock high loading doors
- 1 Big Ass Fan
- 200 amps 480 v 3-phase
- 175' truck court
- Warehouse restroom
- 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 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





## SUITE FLOOR PLAN

