



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.

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**Quick Access to I-95 and Florida's Turnpike**
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**Prime Frontage on South Military Trail**
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**Grade-Level Rear Loading**
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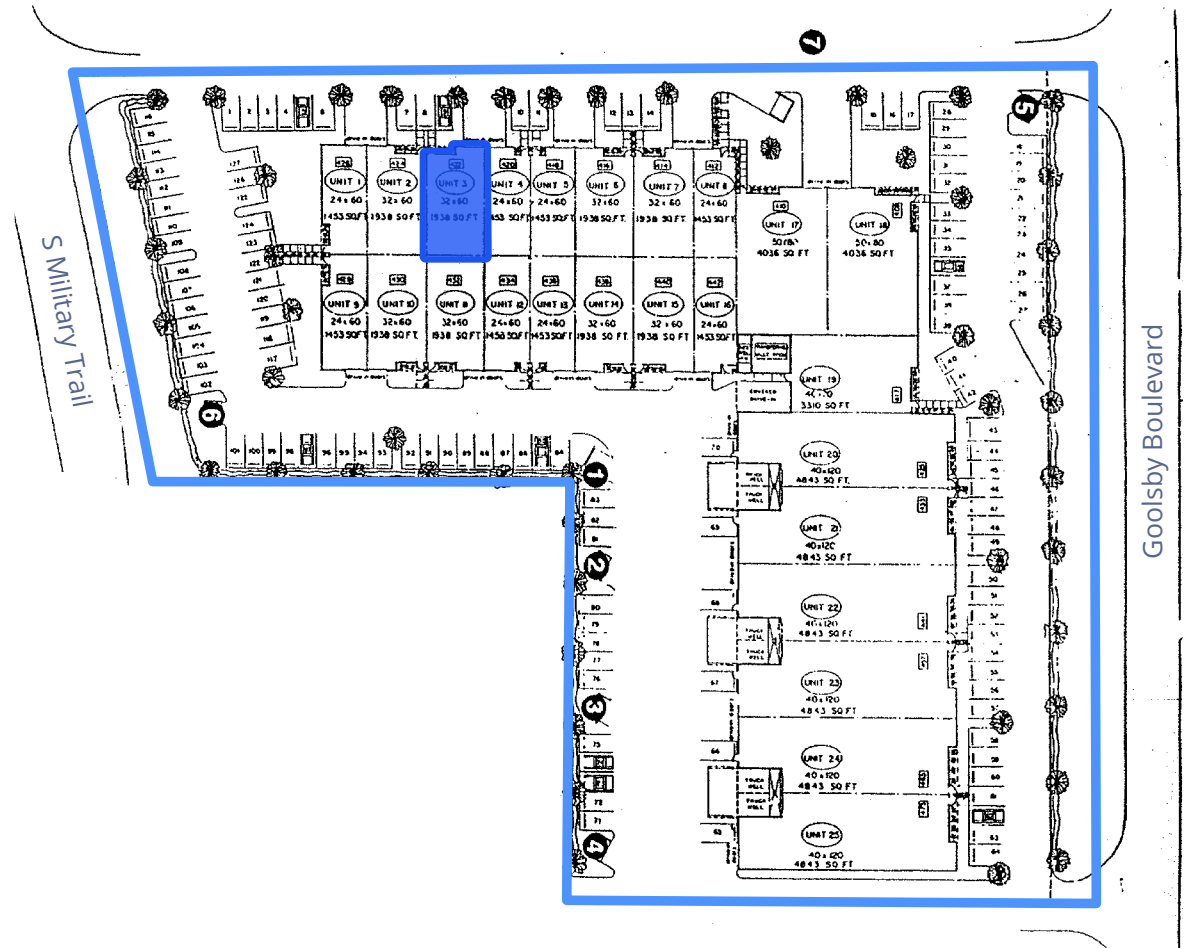
**Flexible Space for Office or Warehouse Use**
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**Dedicated 1 GB Fiber Connection**
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**Located Near Hotels, Dining & Retail**

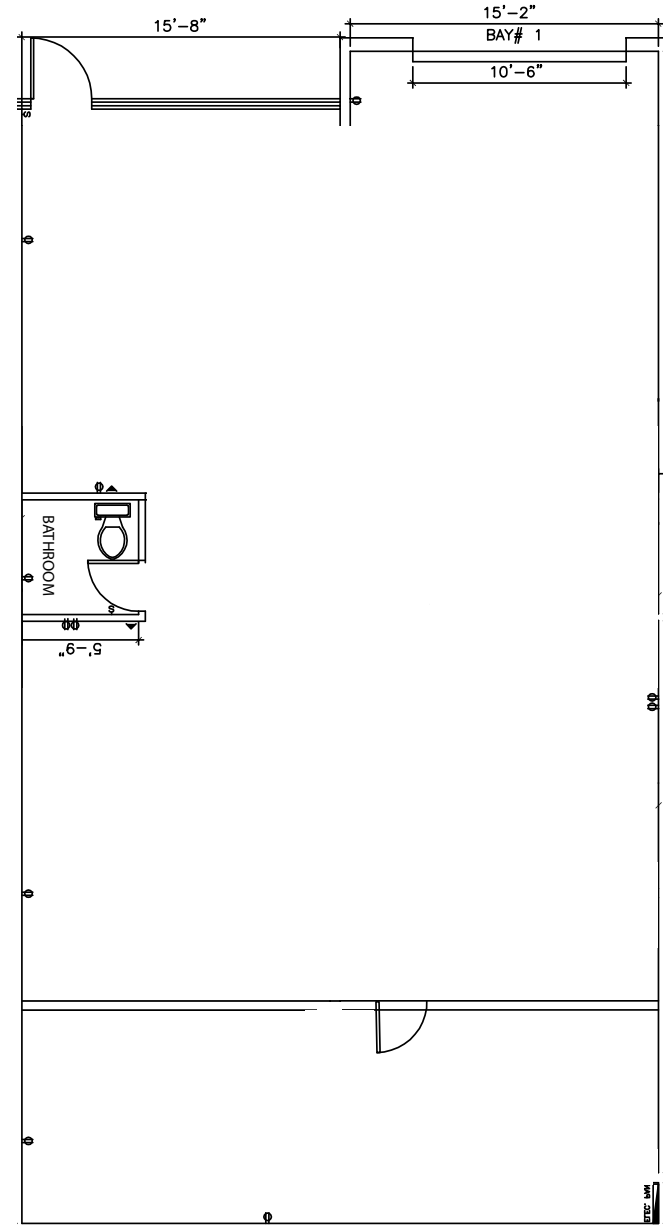
# Site Plan

Available





# Floor Plan



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



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