



Deerfield Business Center

**440-442 SOUTH MILITARY TRAIL
409-473 GOOLSBY BOULEVARD**

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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.



Quick Access to
I-95 and Florida's
Turnpike



Prime Frontage
on South
Military Trail



Grade-Level
Rear Loading



Flexible Space
for Office or
Warehouse Use



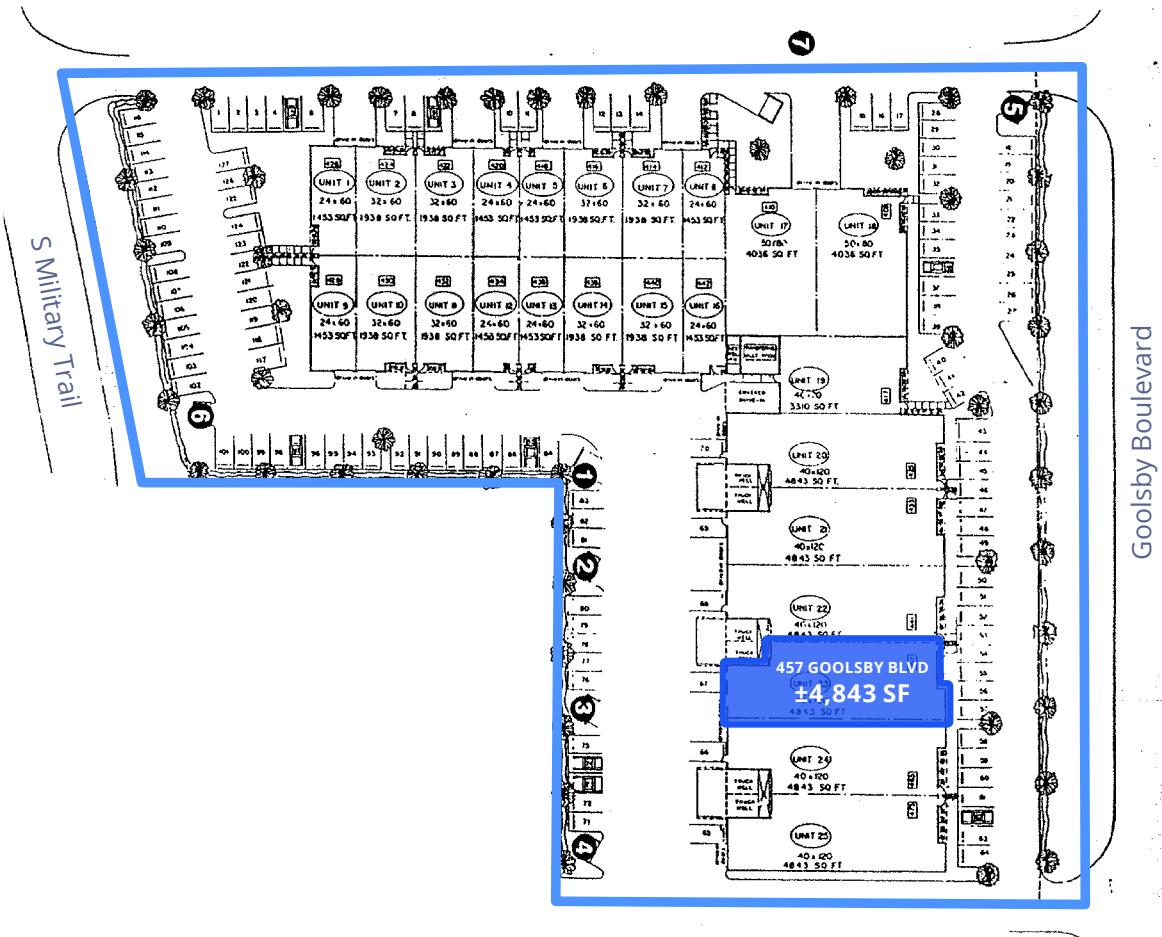
Dedicated 1 GB
Fiber Connection



Located Near
Hotels, Dining &
Retail

Site Plan

Available

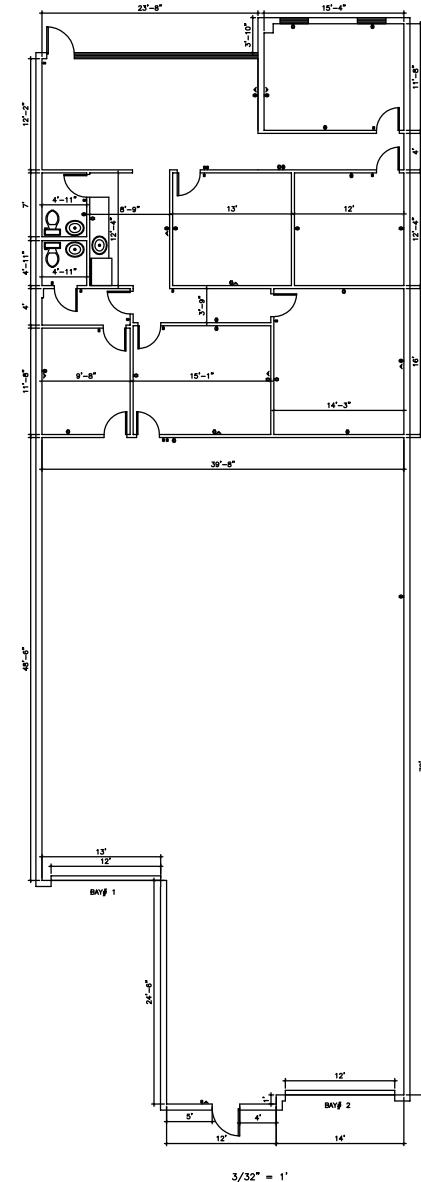




Floor Plan



Click Floor Plan
to View Larger



457 Goolsby Boulevard
±4,843 SF

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