

7,768 SF AVAILABLE

PRIME OFFICE/WAREHOUSE STRATEGICALLY LOCATED IN DEERFIELD BEACH



HILLSBORO
TECHNOLOGY CENTER



358

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

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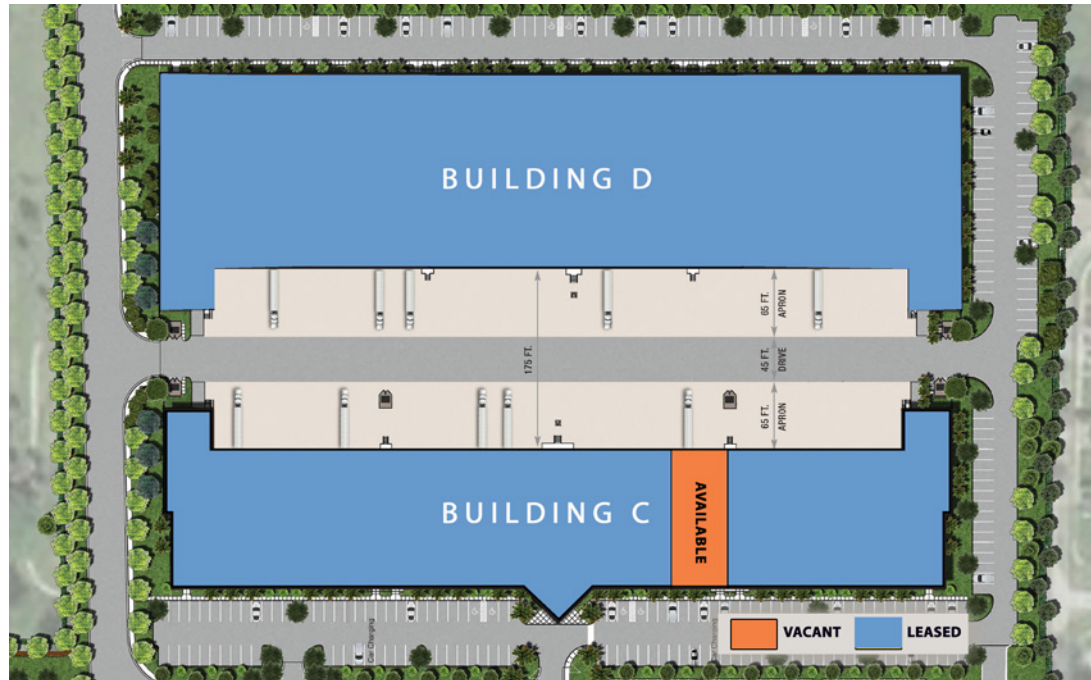
A CO-DEVELOPMENT

BRISTOL GROUP



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NOW AVAILABLE



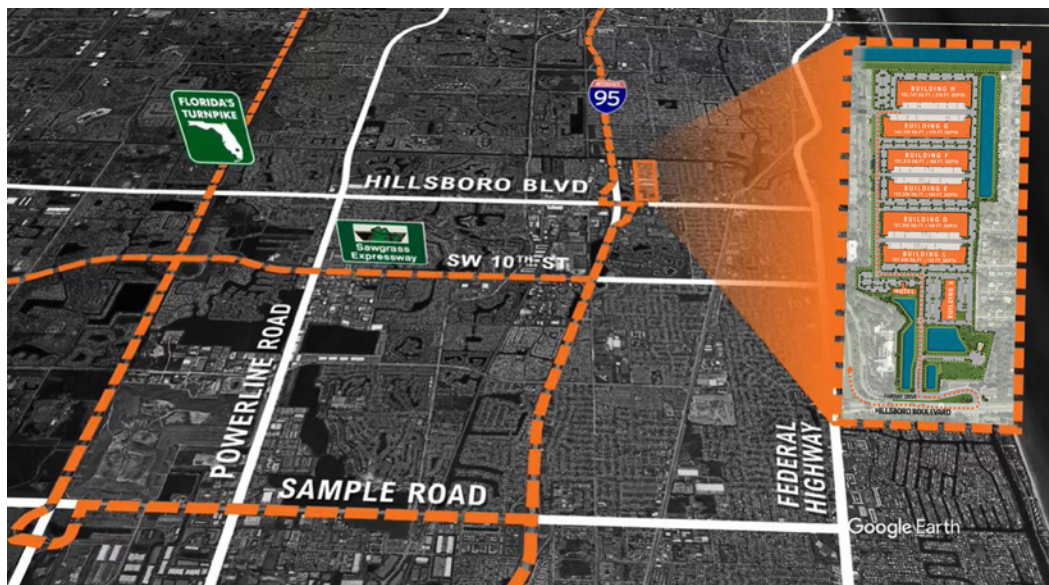
Building C

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
- Big Ass fan
- 200 amps 480 v 3-phase
- 175' truck court
- Warehouse restroom
- ESFR fire sprinklers
- 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
- On-site amenities include a daycare center, two hotels, lakes



SUITE FLOOR PLAN

