

# 7,768 SF AVAILABLE



**HILLSBORO**  
TECHNOLOGY CENTER

## PRIME OFFICE/WAREHOUSE STRATEGICALLY LOCATED IN DEERFIELD BEACH



### 362

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

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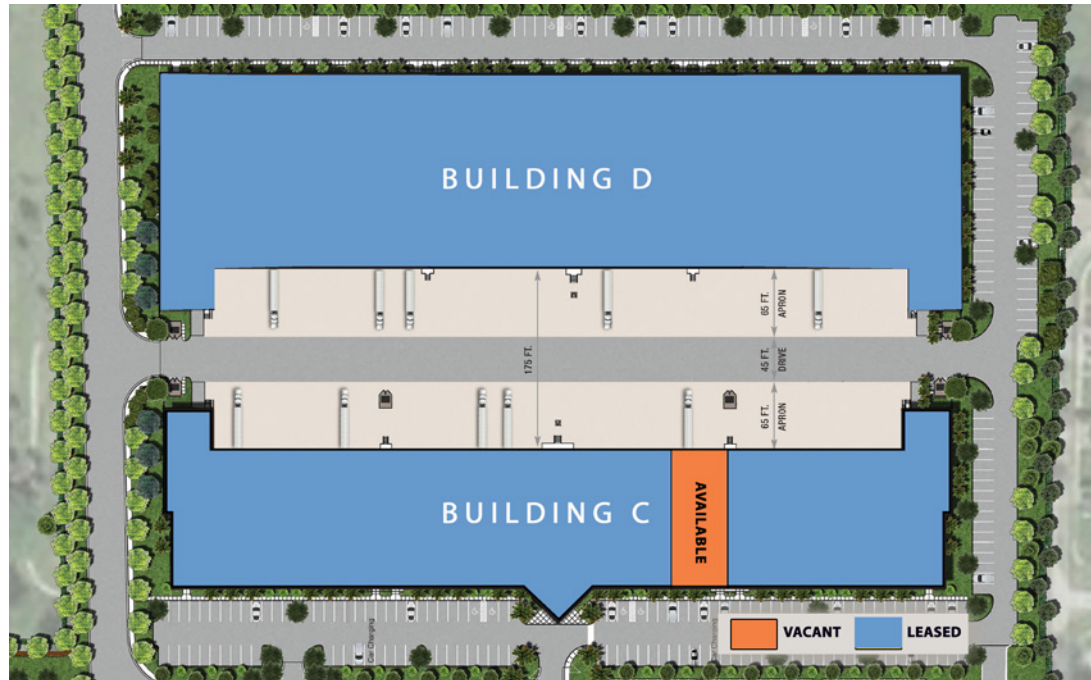
A CO-DEVELOPMENT

**BRISTOL GROUP**



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NOW AVAILABLE



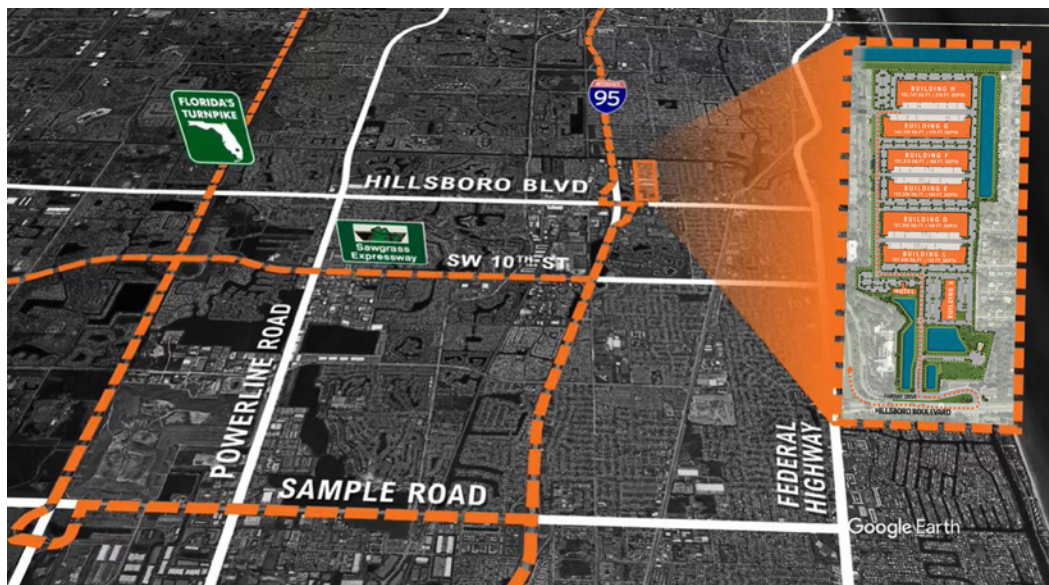
### Building C

**362 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
- 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
- On-site amenities include a daycare center, two hotels, lakes



# SUITE FLOOR PLAN

