



FOR SUBLEASE

±90K SF Class A Warehouse

604 Hillsboro Technology Drive, Bldg G, Deerfield Beach, FL 33441



PROPERTY SUMMARY

SVN Commercial Realty is pleased to present an excellent sublease opportunity for warehouse space in Hillsboro Technology Center, one of South Florida's premier business parks. Completed in 2022, Hillsboro Technology Center offers state-of-the-art warehouse space featuring LEED design elements, ESFR fire sprinklers, LED warehouse lighting, impact glass and doors, electric vehicle charging stations, and enhanced fiber-optic and internet connectivity.

PROPERTY HIGHLIGHTS

- ± 89,634 SF Class A Warehouse
- ± 6,000 SF of Office Space
- 33' Clear Height
- 21 Dock Doors, including Two (2) Drive Up Concrete Ramps
- 185' Truck Court with 85' Concrete Apron
- 52' x 58' Column Spacing
- Clerestory Windows Above Loading Doors

Lease Rate	\$11.95 SF/yr (NNN)
Space Size	89,635 SF
Year Built	2022
Zoning	PID
Sublease Through	8/31/2027



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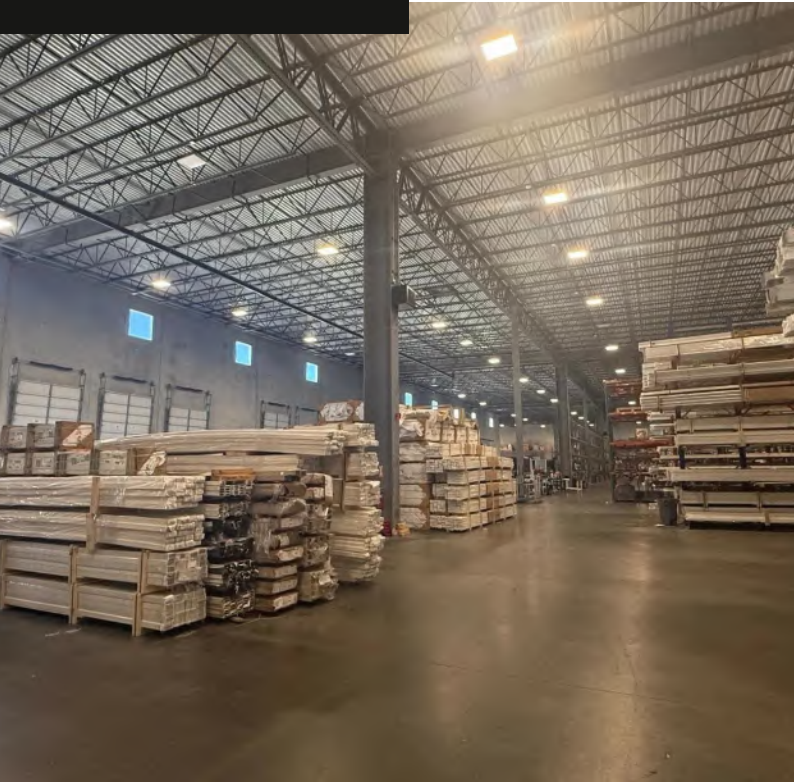




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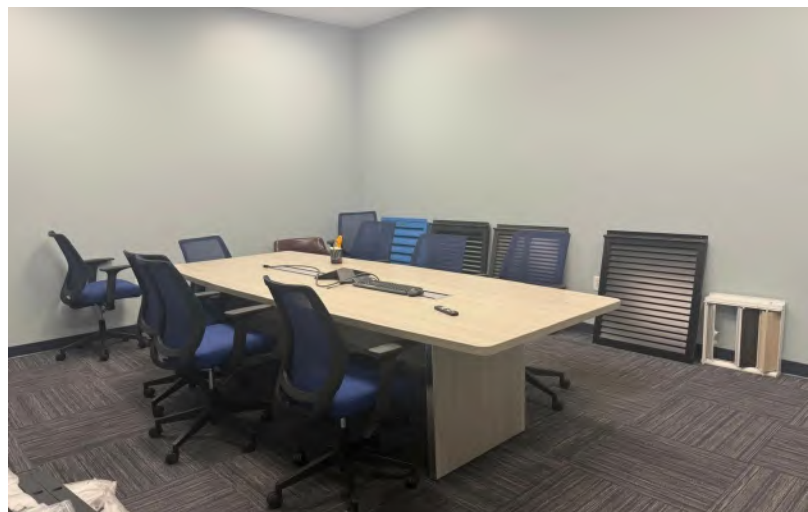
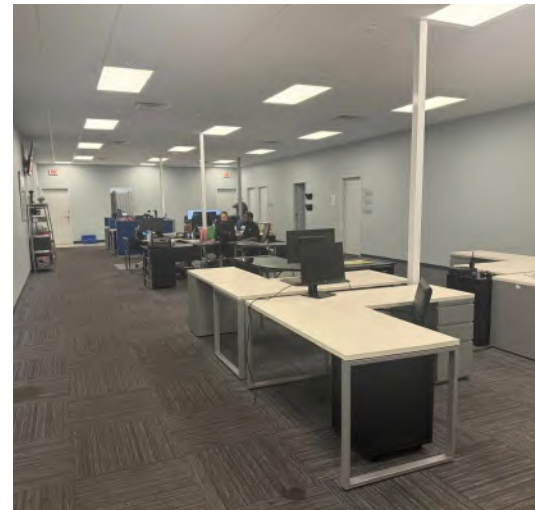
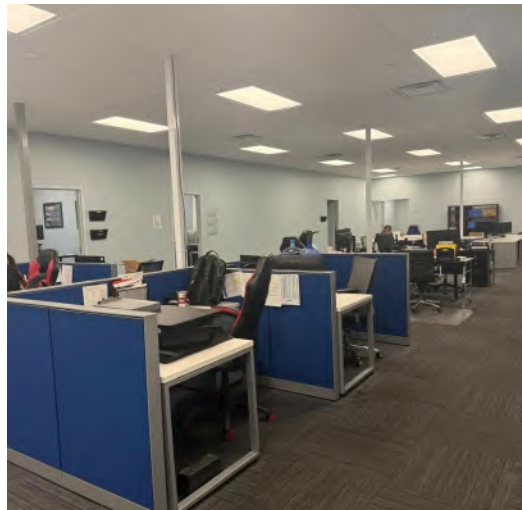
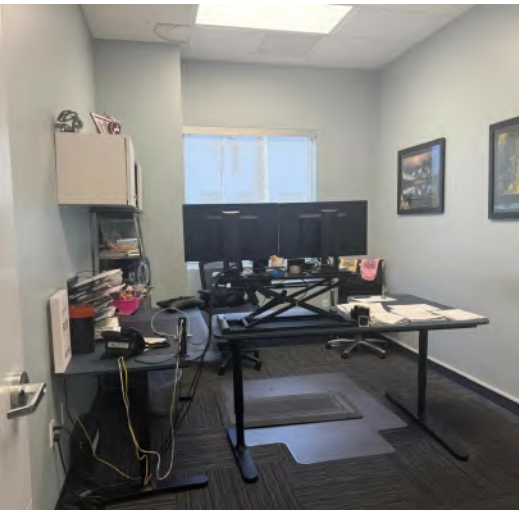
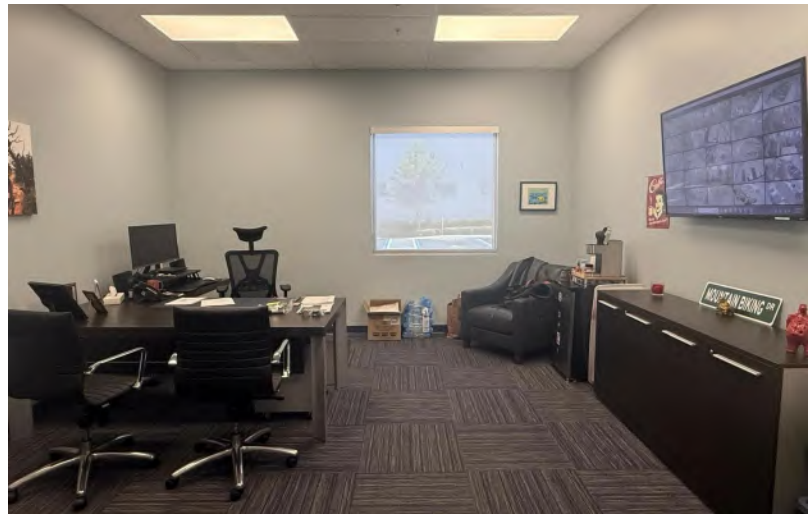
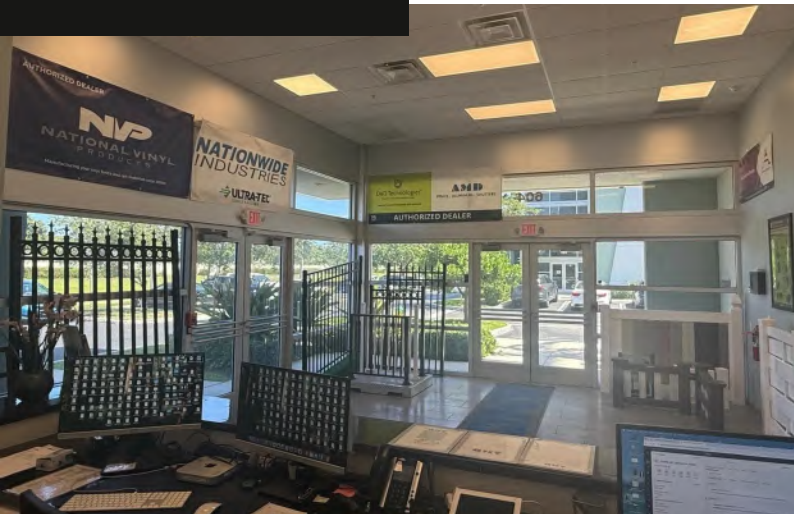




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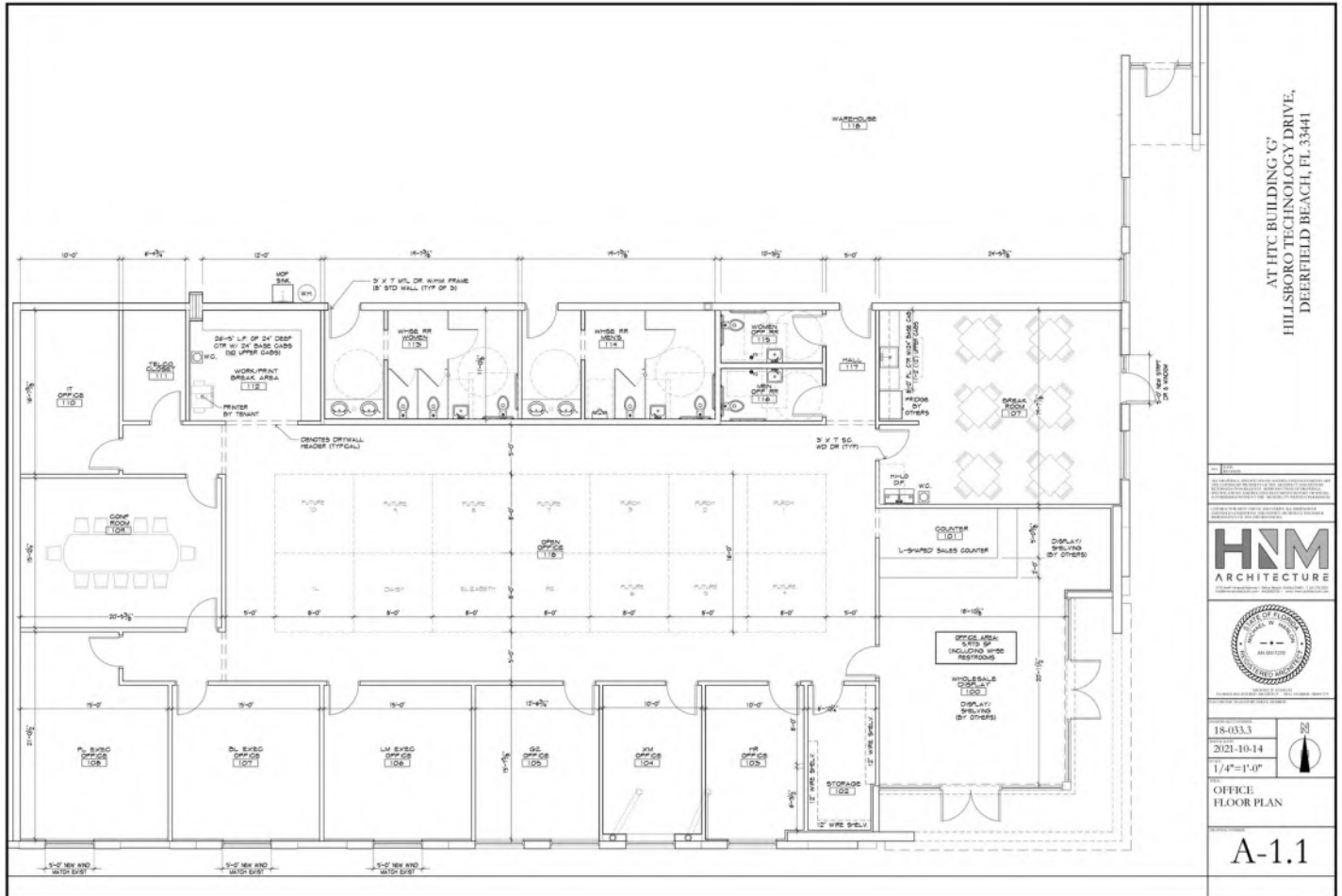




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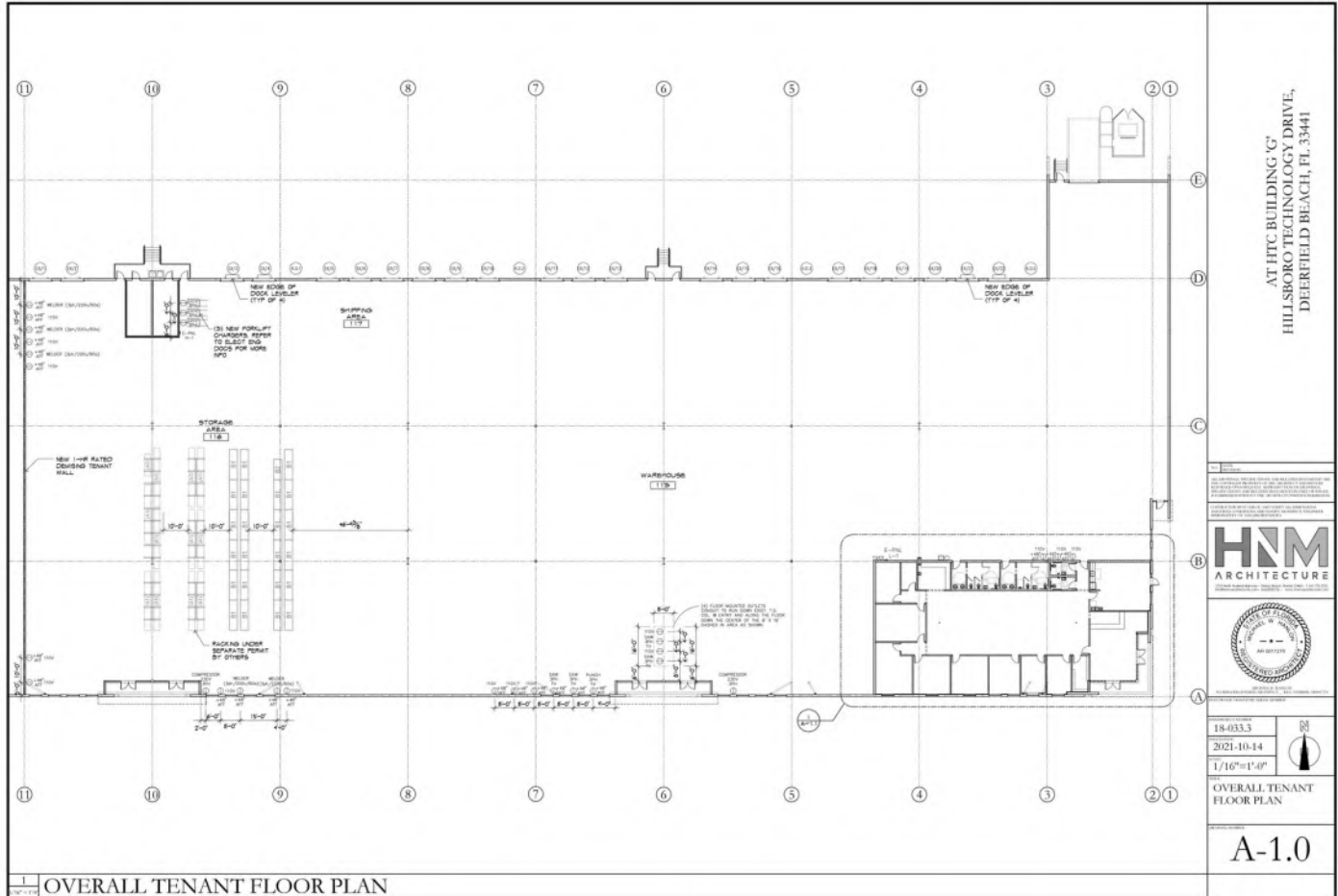




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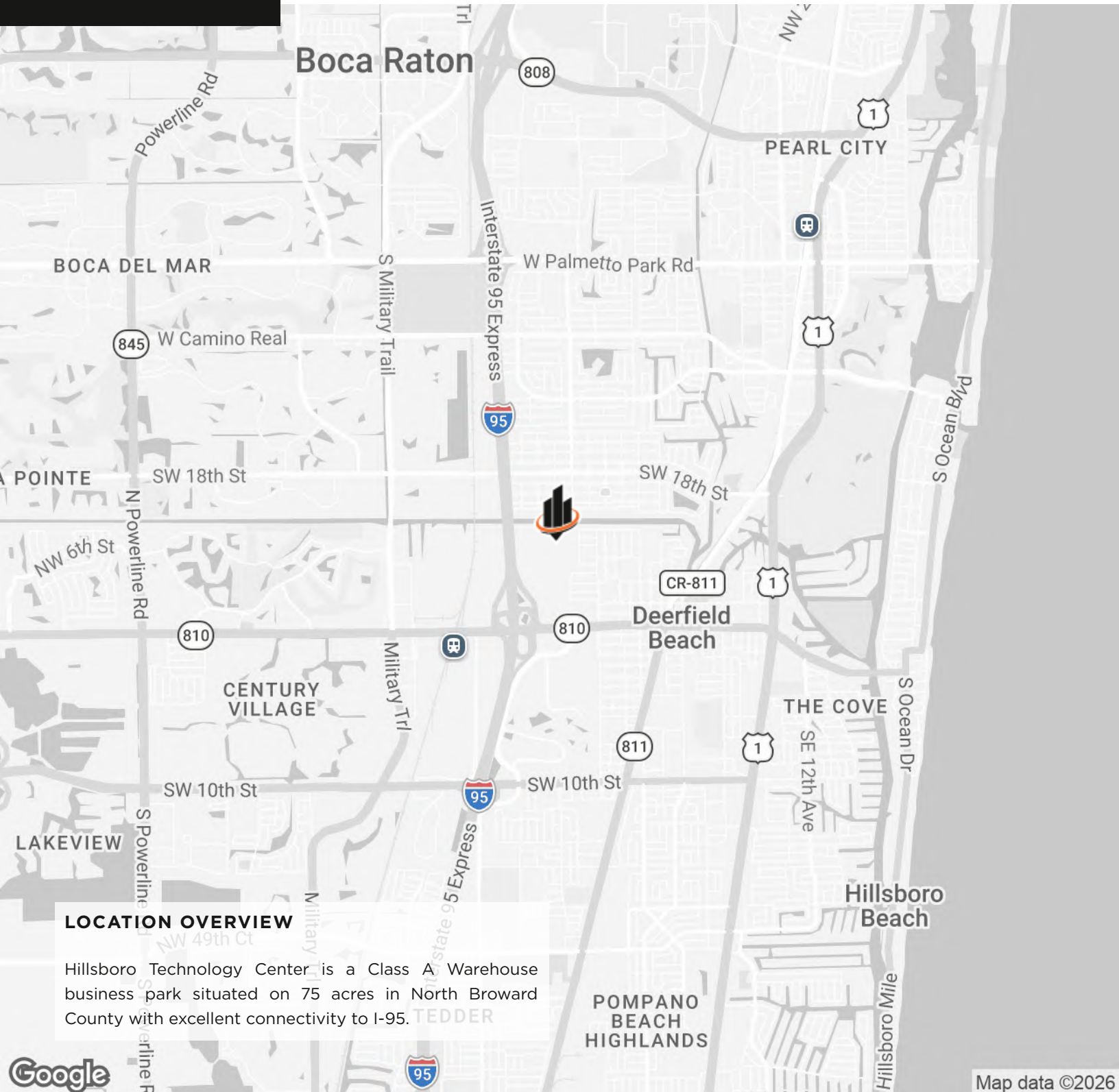




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LOCATION OVERVIEW

Hillsboro Technology Center is a Class A Warehouse business park situated on 75 acres in North Broward County with excellent connectivity to I-95.



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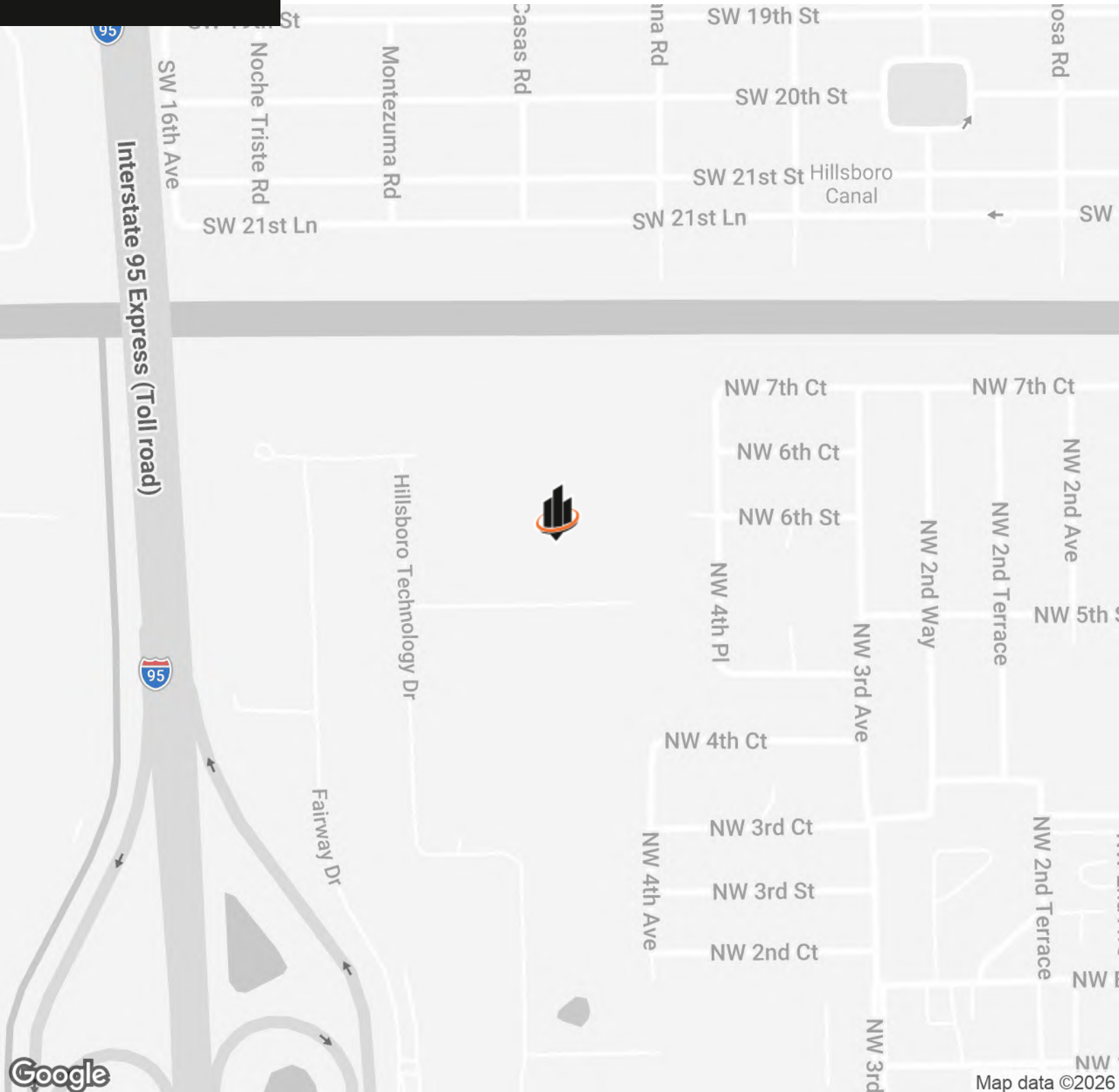




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