

NORTHERN BROWARD COUNTY'S PREMIER INDUSTRIAL BUSINESS PARK

STRATEGICALLY LOCATED HIGH CUBIC STORAGE
CLASS A WAREHOUSE



528

Hillsboro Technology Drive
Deerfield Beach, FL 33441

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A CO-DEVELOPMENT

BRISTOL GROUP



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SPACE FEATURES & LOCATION



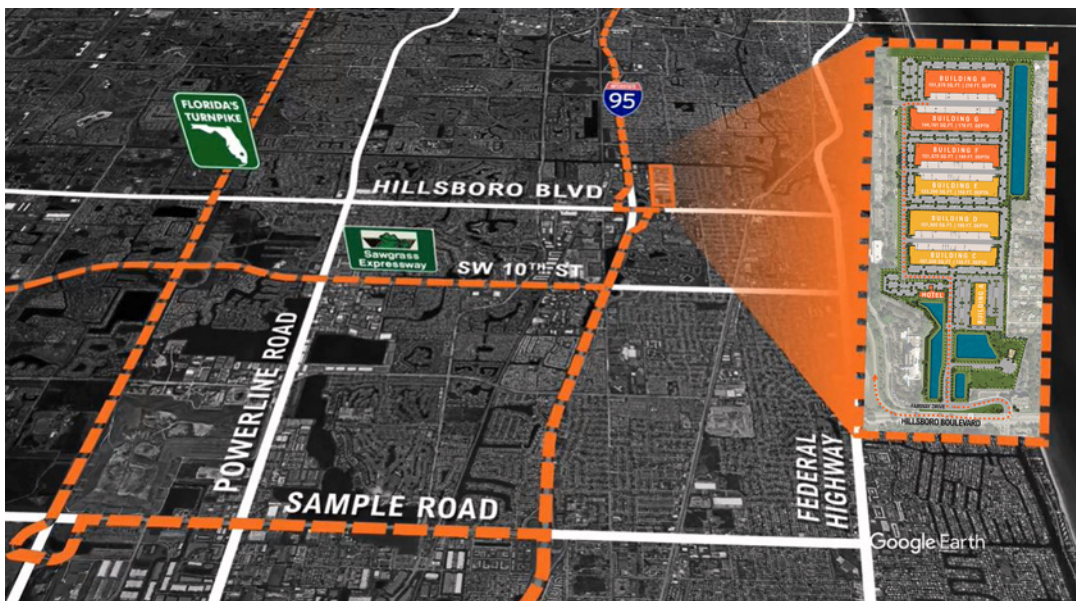
Building E

528 Hillsboro Technology Drive

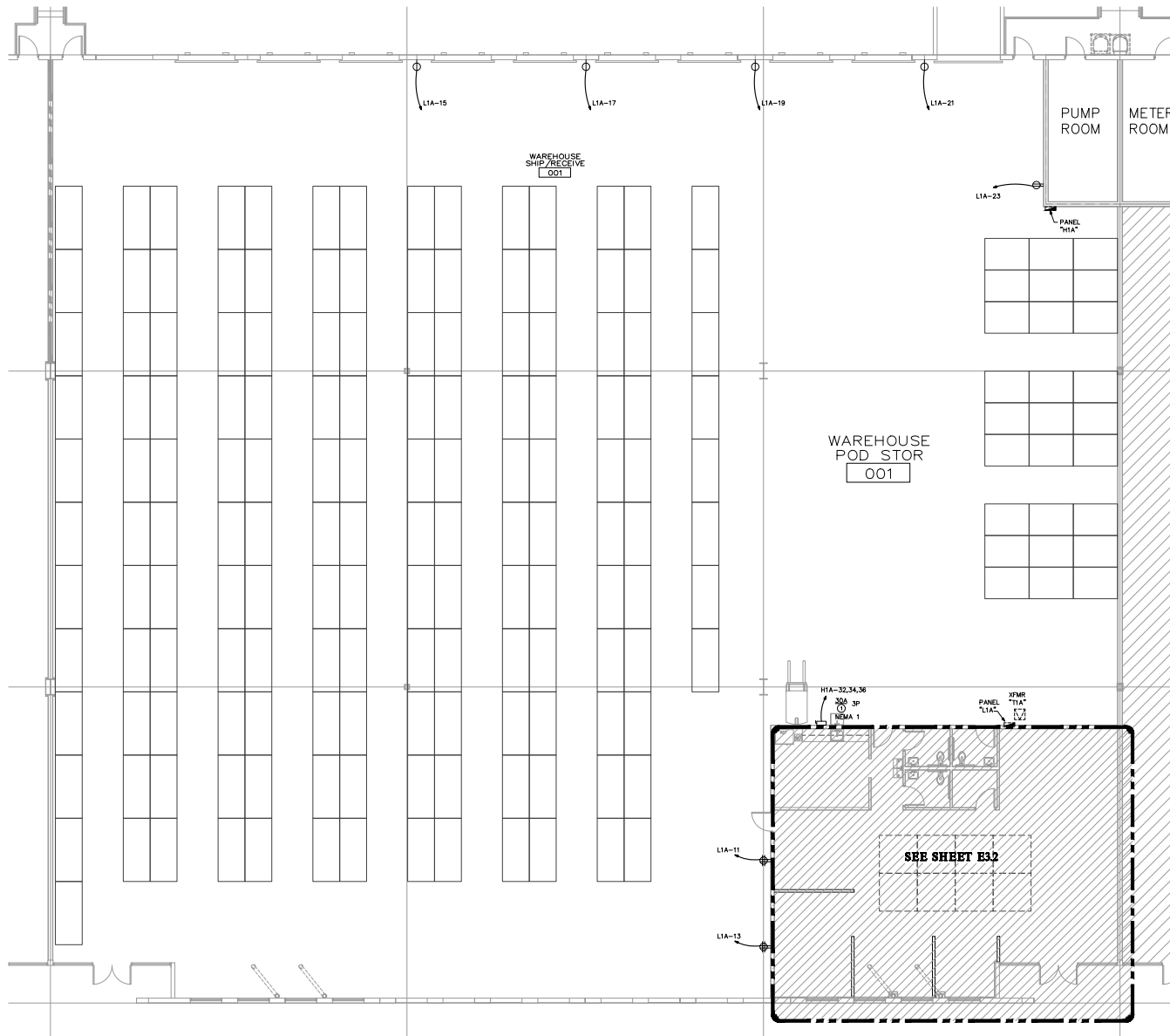
- Move-in ready, +/-25,358 SF Class "A" warehouse space located immediately adjacent to an I-95 four-way interchange
- 2,288 SF office area
- Available on December 1, 2026
- Four (4) private offices, conference room, break room, reception area, open office area, and three (3) restrooms
- 150' building depth with 50' speed bay
- 56'5" column spacing
- 32'6" average clear height in warehouse area
- Ten (10), 9' x 10' overhead loading doors with one 25' long concrete ramp
- 1200 amps / 480v 3-phase
- 175' truck court
- 65' concrete aprons
- LED warehouse lighting
- 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



OVERALL FLOOR PLAN



WAREHOUSE POWER PLAN 
1/8"=1'-0" NORTH



OFFICE FLOOR PLAN

