

NORTHERN BROWARD COUNTY'S PREMIER INDUSTRIAL BUSINESS PARK

STRATEGICALLY LOCATED CORNER UNIT
HIGH CUBIC STORAGE CLASS A WAREHOUSE



504
Hillsboro Technology Drive
Deerfield Beach, FL 33441

BRIAN T. AHEARN, CCIM

Senior Vice President

T: 954.361.6198

C: 954.937.4540

BAhearn@butters.com

A CO-DEVELOPMENT

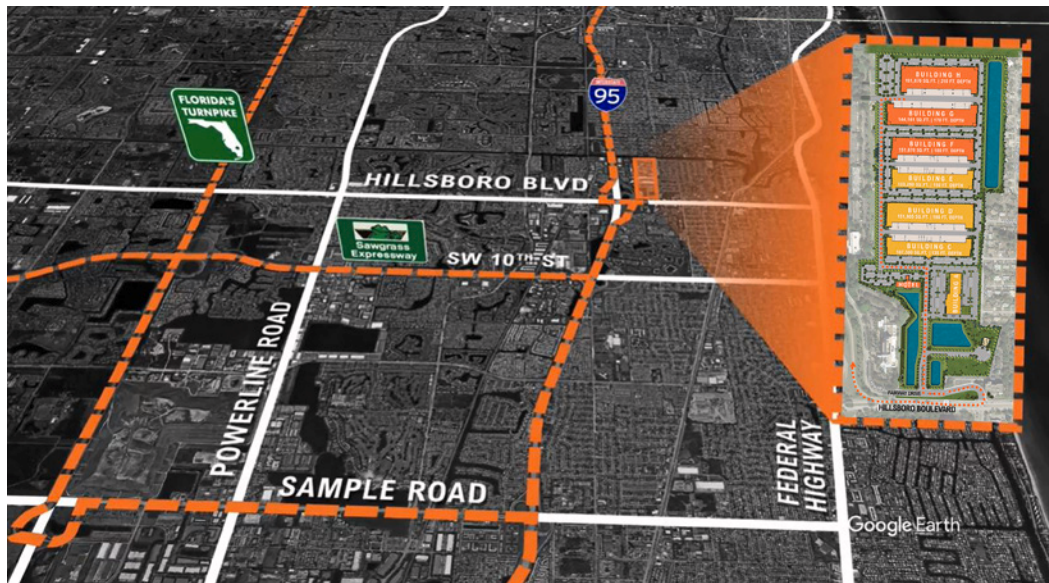
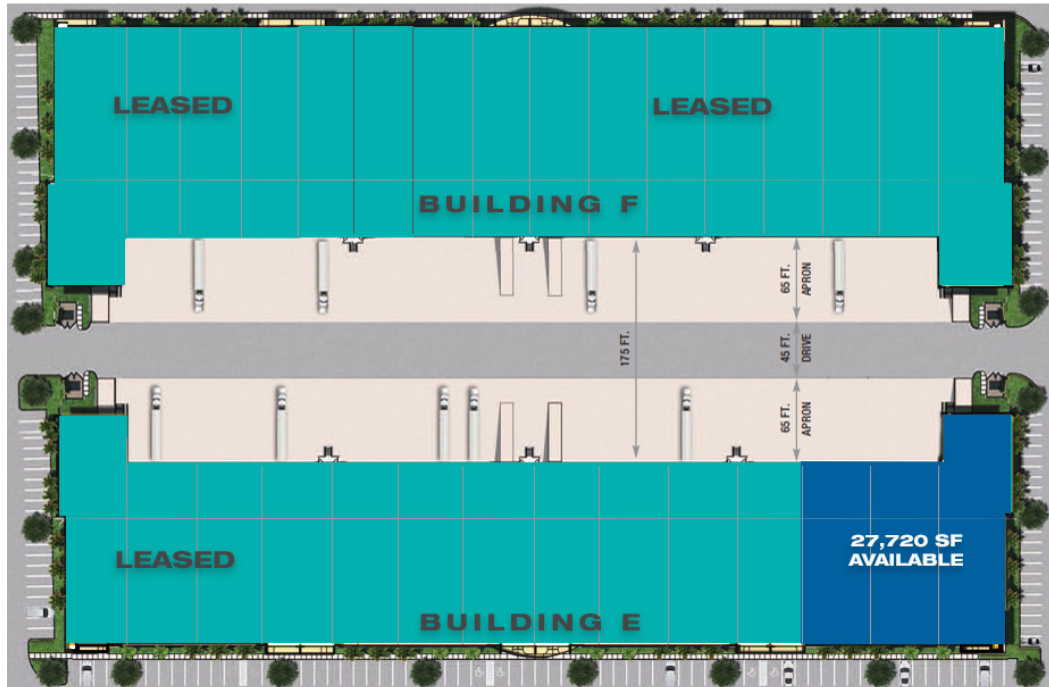
BRISTOL GROUP



No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease or availability are subject to change or withdrawal without notice.

AVAILABILITY

**SEPTEMBER 1st, 2026
OCCUPANCY**



Building E

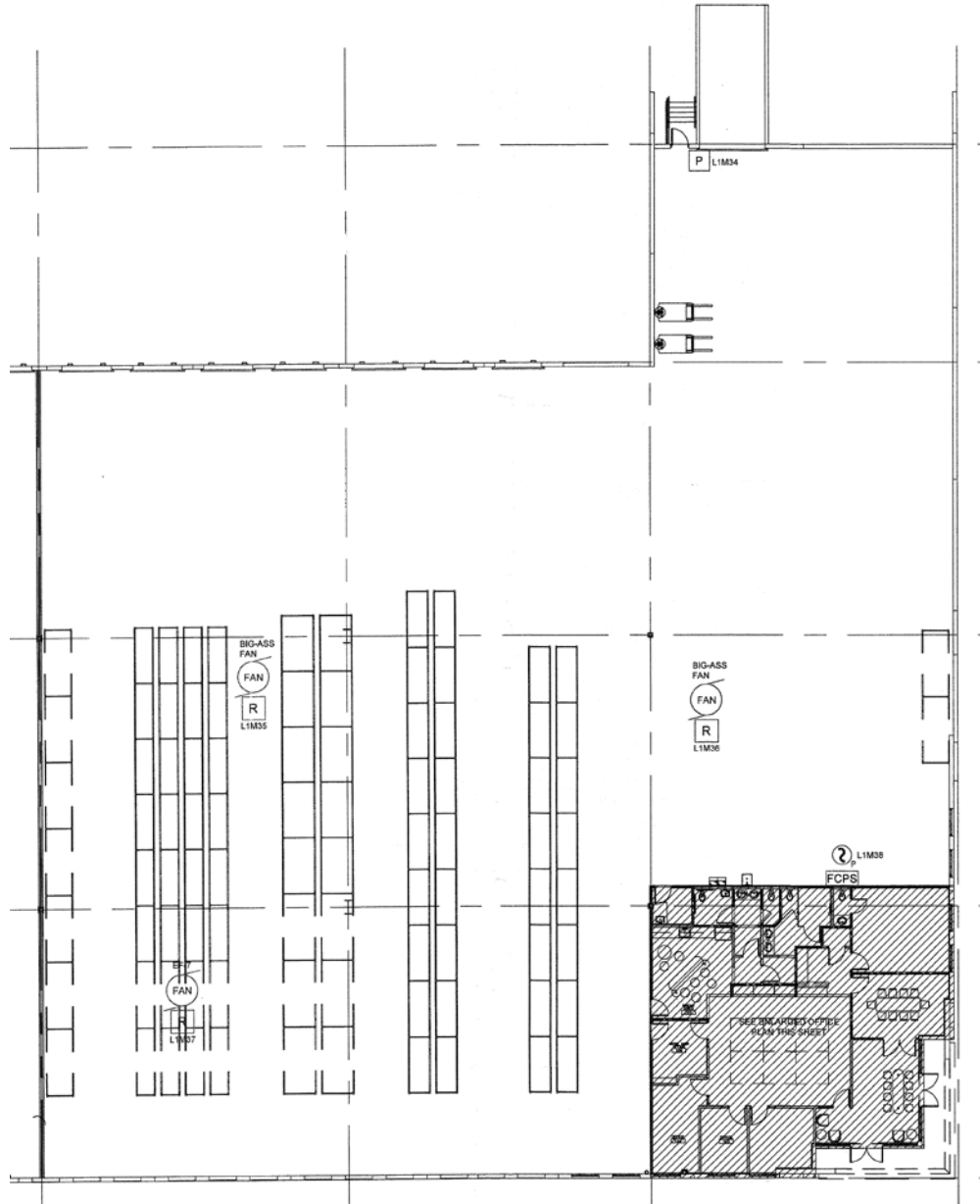
504 Hillsboro Technology Drive

- Highly desirable corner unit, ±27,720 SF class “A” space located immediately adjacent to I-95.
- ±2,732 SF office
- 5 private offices, reception area, conference room, break area and 4 restrooms
- 150’ building depth with 50’ speed bay
- 56’ column spacing
- 32’6” average clear height in warehouse area
- Seven (7) 9’(w) x 10’(h) dock high loading doors
- One (1) concrete ramp with a 12’(w) X 14’(h) oversized loading door
- 1200 amps, 480 v 3-phase
- 175’ truck court
- 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 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 and a public park

OVERALL FLOOR PLAN



OFFICE FLOOR PLAN

