

# Hillsboro Distribution Center

1471 West Hillsboro Boulevard  
Deerfield Beach, FL 33442

## Industrial Warehouse with Office for Lease



## Property Features

- ±30,800 SF available with ±1,600 SF office
- 35' X 44' column spacing
- 480v, 3-Phase 400 Amp power
- 4 dock high doors (most with levelers), plus 1 ramp
- 416 linear feet of frontage on Hillsboro Blvd. (41,000 VPD)
- Zoned B-3, General Business, Deerfield Beach, FL
- Immediate Access to I-95 and major thoroughfares
- Ideal for Warehouse, Distribution, Light Manufacturing/Assembly
- **Asking Rate: \$12.50 PSF NNN Plus \$4.00 OpEx**

## Contact Us

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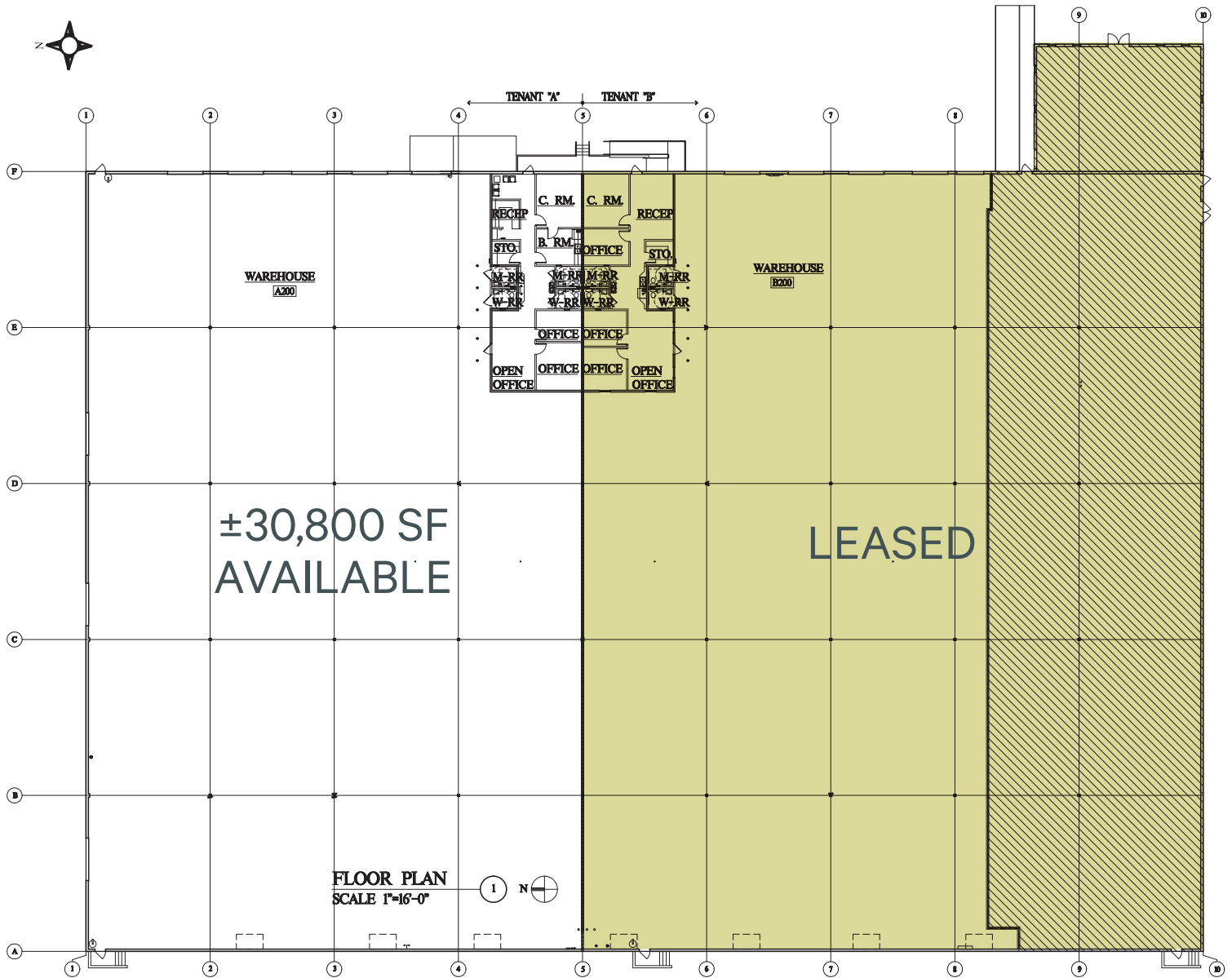
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## Owned by:

**BRIDGE  
INVESTMENT  
GROUP**

# Floor Plan



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