

LEASE OPPORTUNITIES

FIRST PARK @ BRIDGEWATER

Intersection of I-4 and SR 33, Lakeland, Florida

400,000 SF
AVAILABLE
SEPTEMBER
2007



PROPERTY OVERVIEW

FirstPark @ Bridgewater is a 120 acre industrial development with up to 2,000,000 square feet of bulk distribution, warehouse and manufacturing space for lease or build-to-suit.

- Geographic center of the state.
- Frontage on I-4 and SR33.
- 26 miles to I-75.
- 46 miles to Orlando.
- 4 miles to downtown Lakeland.

PROPERTY STATISTICS

Acreage:
26.18 acres

Building Total:
400,000 SF

Available SF:
400,000 SF

Clear Height:
30'

Sprinkler:
ESFR

Parking:
196 stalls, 87 trailer stalls

Columns:
50' x 50'

Zoning:
I-2

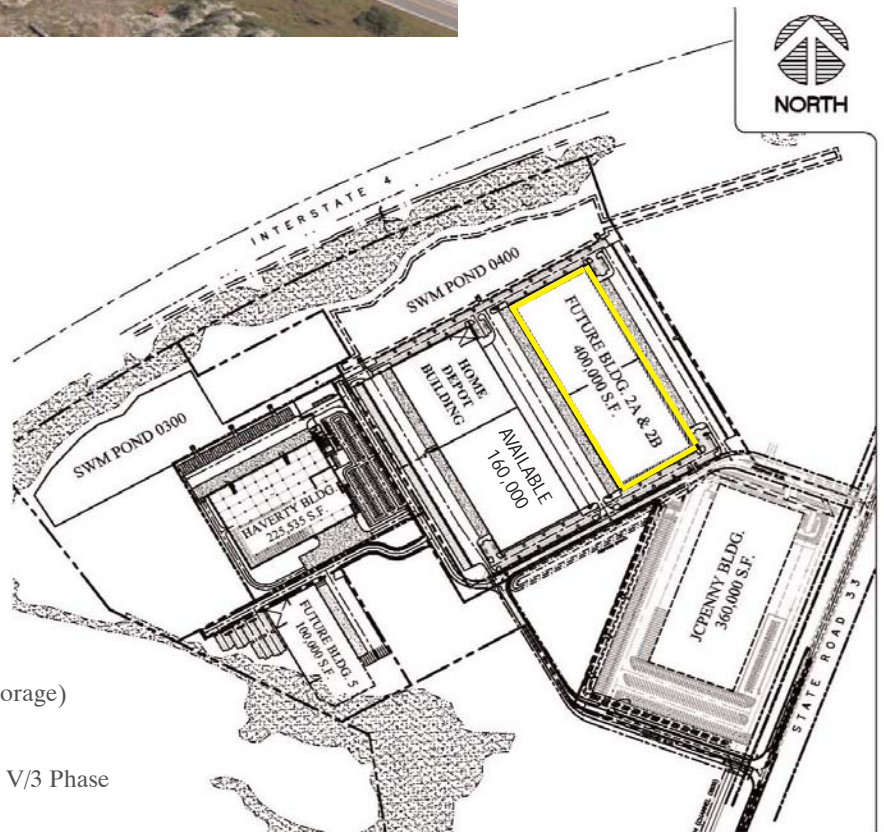
Utilities:
City of Lakeland

Loading
95 9'x10' doors
3 12' x 14' w/ramp

Telephone:
Verizon

Truck Courts:
185'
(Includes Trailer Storage)

Electric:
1600 Amp, 227/480 V/3 Phase



FIRST INDUSTRIAL REALTY TRUST, INC.
5313 Johns Road, Suite 201, Tampa, Florida 33634
T: (813) 884-6161 F: (813) 889-9469 www.firstindustrial.com

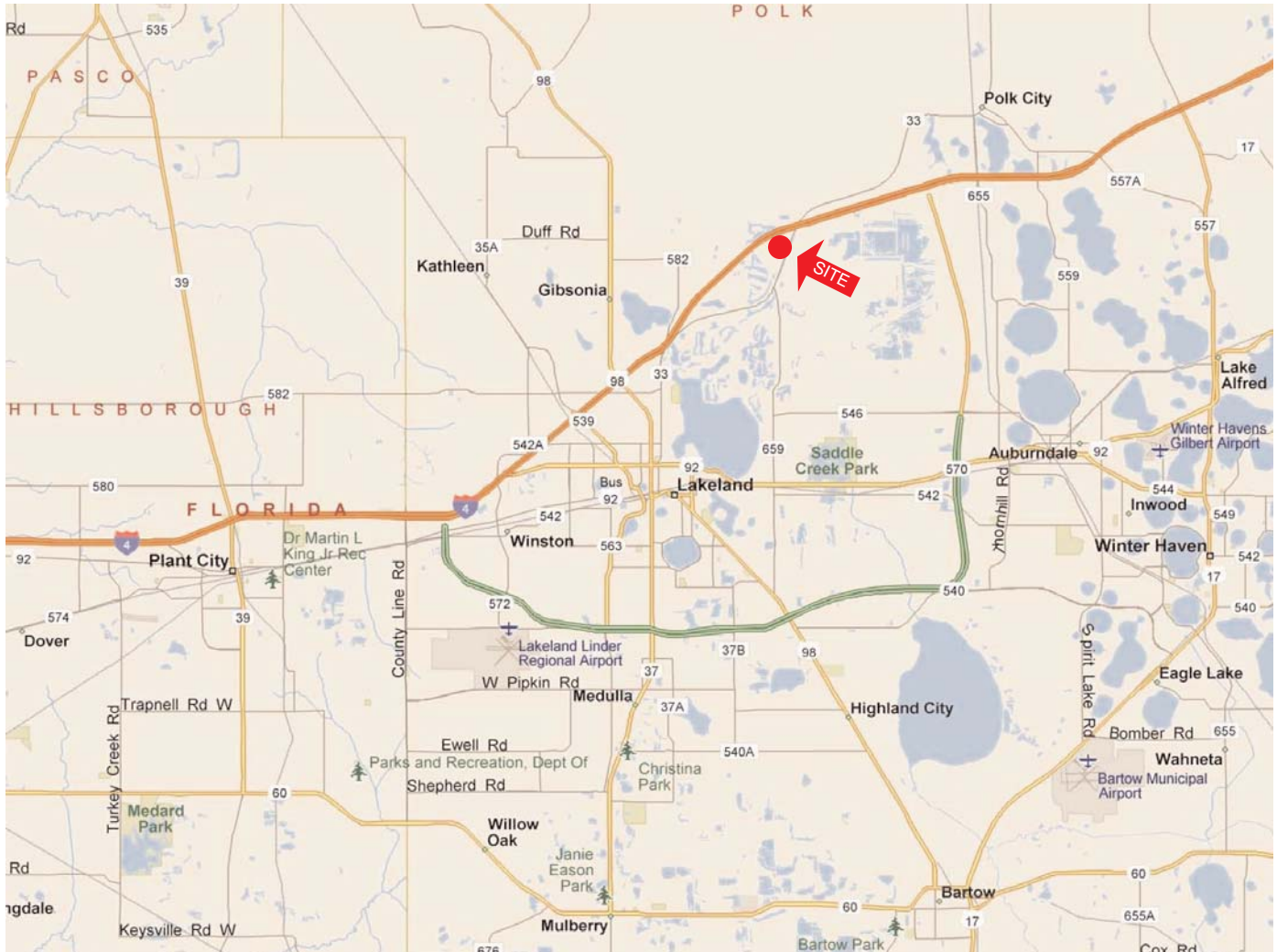


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FOR INFORMATION CALL: (813) 884-6161

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