

# BRIDGEWATER COMMERCE CENTER

Hwy 33 & Interstate 4, Lakeland, FL

**AVISON  
YOUNG**



## PROPERTY HIGHLIGHTS

**Size:** 275,226 SF | Divisible by 67,650 SF

**Available:** Immediately

**Property Type:** Class A Warehouse

**Office:** Build-to-Suit

**Construction:** Tilt-Wall Concrete Panels

**Location:** Southwest Quadrant of I-4 and Hwy 33

*Owned By:*



USAA  
Real Estate  
Company

*Developed By:*

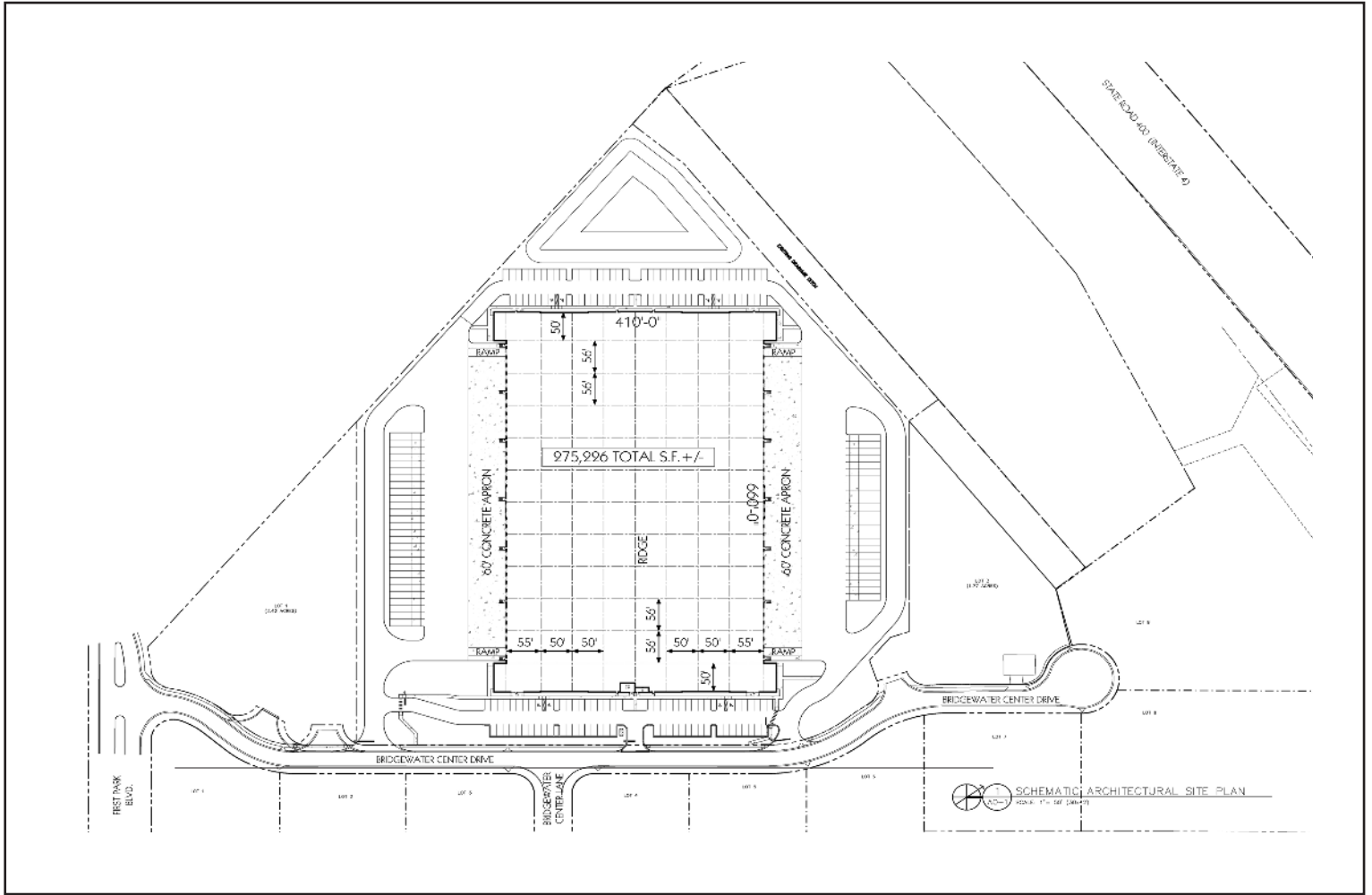


For Additional Information, please contact:

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# SITE PLAN

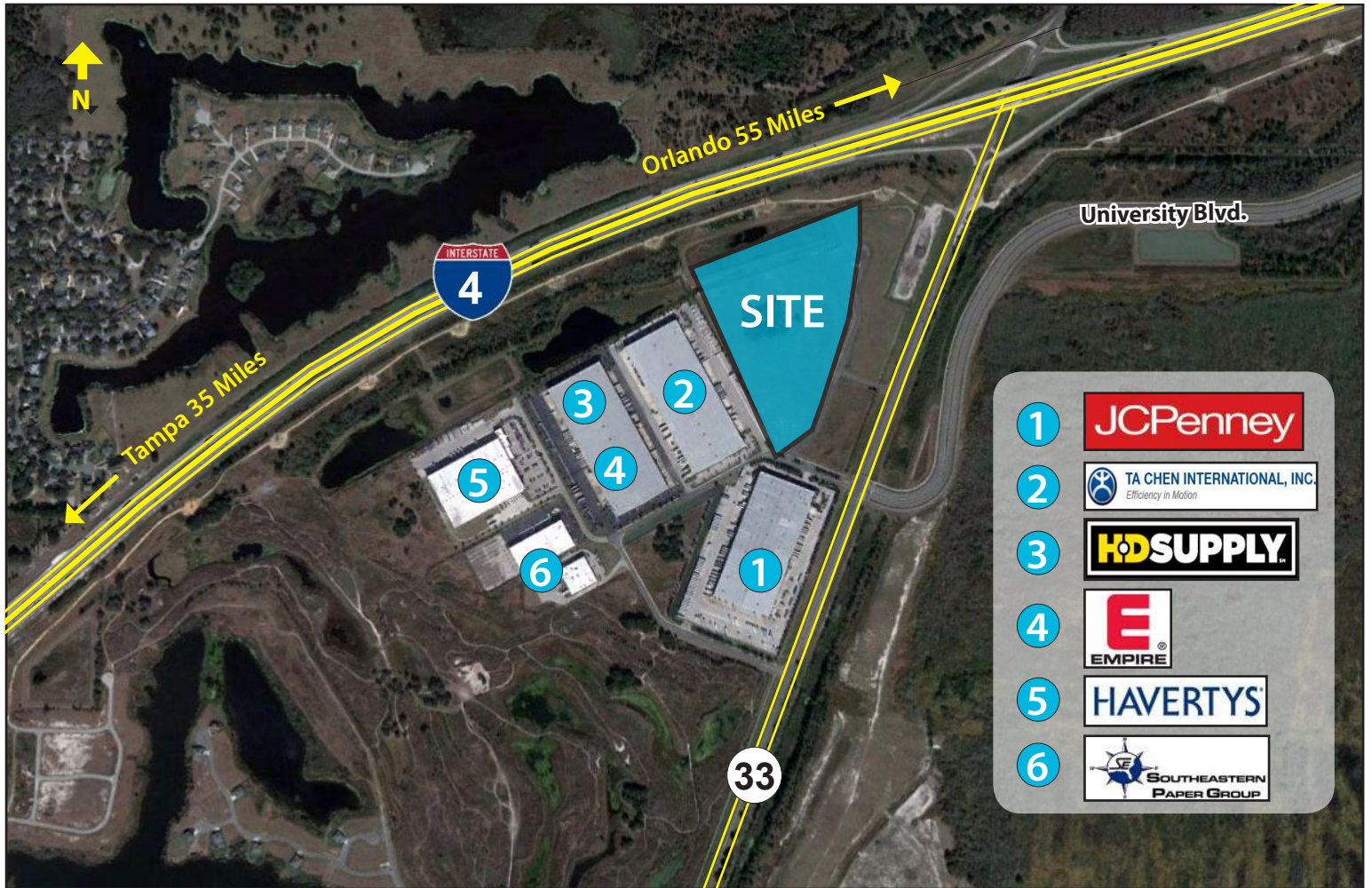
## BUILDING SPECIFICATIONS



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|                        |  |                         |                                      |
|------------------------|--|-------------------------|--------------------------------------|
| <b>BUILDING DEPTH:</b> | 410'   | <b>SLAB:</b>            | 7" THICK 4000 PSI PENCIL THICK REBAR |
| <b>CLEAR HEIGHT:</b>   | 36'  | <b>LIGHTING:</b>        | T-5                                  |
| <b>COLUMN SPACING:</b> | 56' W X 50' D WITH 55' STAGING BAY                     | <b>FIRE SPRINKLERS:</b> | ESFR                                 |
| <b>LOADING:</b>        | CROSS DOCK OR FRONT LOAD                               | <b>TRAILER STORAGE:</b> | 52 SPACES                            |
| <b>POWER:</b>          | 3 PHASE   480 V   1800 AMPS                            | <b>TRUCK COURT:</b>     | 135' DEEP WITH 55' TRAILER SPACES    |
| <b>BAY SIZE:</b>       | 22,960 SF  | <b>TRUCK APRON:</b>     | 60' CONCRETE                         |
| <b>PARKING:</b>        | 147 CAR PARKS  | <b>WINDOWS:</b>         | 2 CLERESTORY PER BAY                 |
| <b>DOORS:</b>          | 62 OVERHEAD DOORS PLUS<br>(4) 12'X14' DOORS WITH RAMPS | <b>ZONING:</b>          | PUD - GENERAL WAREHOUSING & STORAGE  |

# AERIAL PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

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FRONTING INTERSTATE 4 AT EXIT 38

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MODERN DISTRIBUTION SPACE

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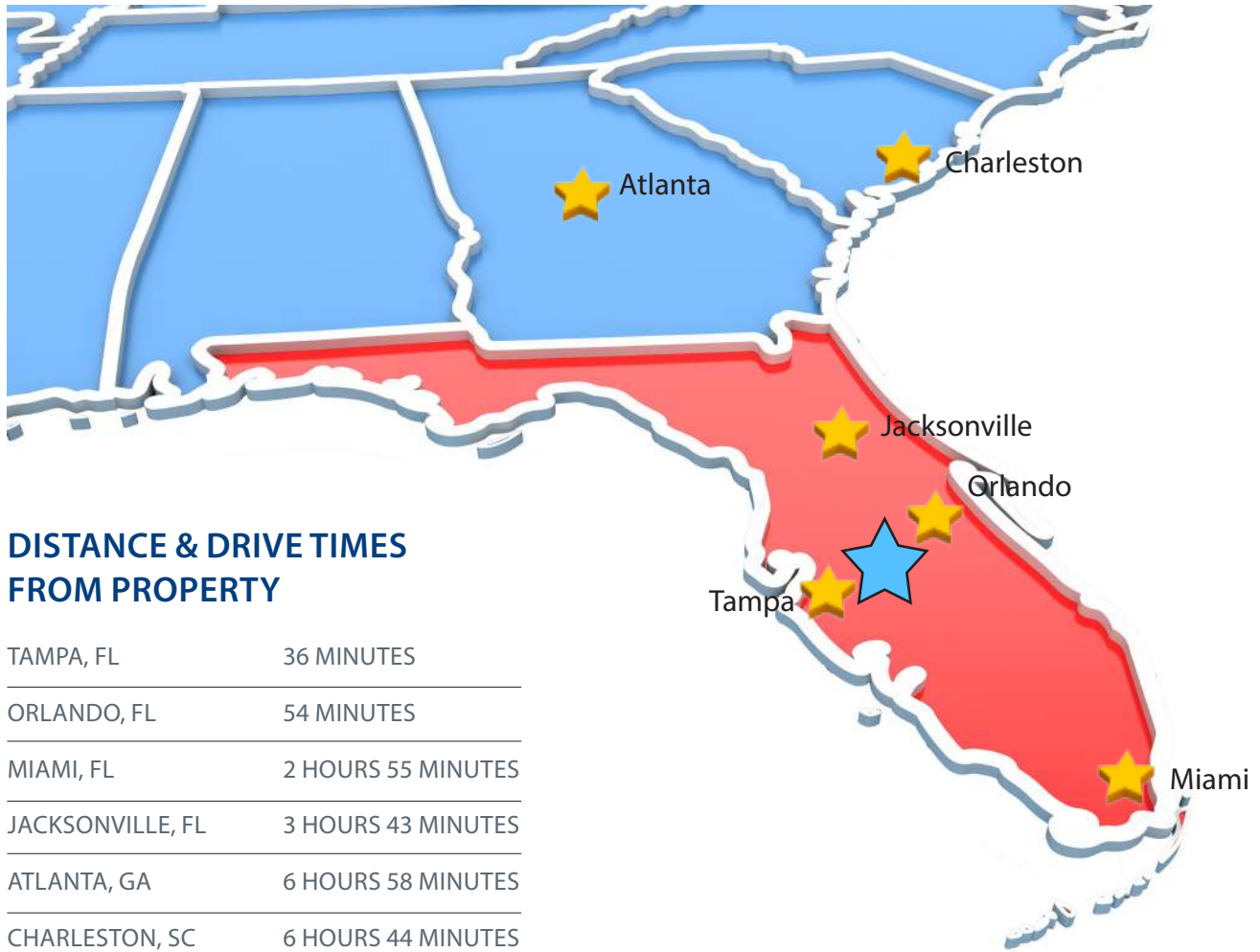
BUILDING DIMENSIONS AND FUNCTIONALITY WILL  
ACCOMMODATE A VARIETY OF USERS

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8.8 MILLION PEOPLE LIVE WITHIN A 100-MILE RADIUS

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# BRIDGEWATER COMMERCE CENTER



## DISTANCE & DRIVE TIMES FROM PROPERTY

|                  |                    |
|------------------|--------------------|
| TAMPA, FL        | 36 MINUTES         |
| ORLANDO, FL      | 54 MINUTES         |
| MIAMI, FL        | 2 HOURS 55 MINUTES |
| JACKSONVILLE, FL | 3 HOURS 43 MINUTES |
| ATLANTA, GA      | 6 HOURS 58 MINUTES |
| CHARLESTON, SC   | 6 HOURS 44 MINUTES |

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