

FOR LEASE OR BUILD-TO-SUIT

CenterState Logistics Park

8060 SR 33 N., Lakeland, FL

BRENNAN
INVESTMENT
GROUP



BEST DISTRIBUTION LOCATION



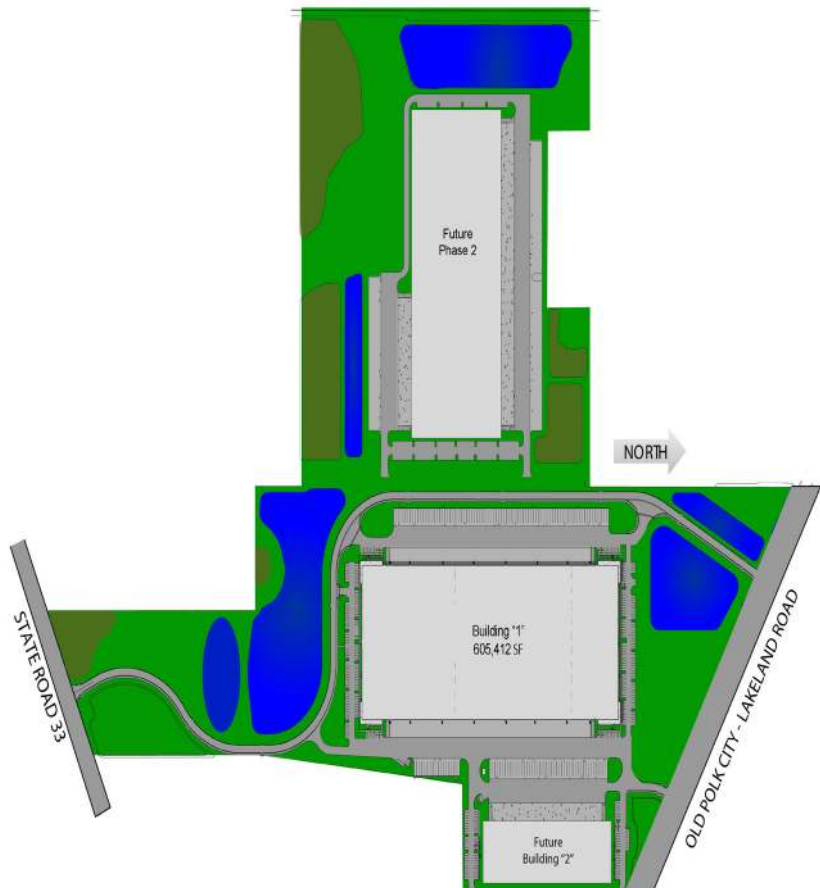
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CENTRAL FLORIDA'S BEST DISTRIBUTION LOCATION



Features

- Same Day Delivery Throughout Florida
- 12.3 Million Population within a 5 Hour Drive Time
- Direct Access to Exit 38 on Interstate 4
- Excellent Labor Demographics
- Foreign Trade Zone Magnet Site

BUILDING OPTIONS

<i>Current Site Plan</i>	<i>Potential Alternatives</i>
Building I	Building 1 & 2
605,920 SF	718,000 SF
1,150' x 520'	Building 1, 2 & 3
Building 2	1,080,000 SF
114,708 SF	1,800' x 600'
546' x 210'	
Building III	
440,000 SF	
1,100' x 400'	

Website: <http://www.colliers.com/en-us/tampabay/properties/p-usa1014424/centerstate-logistics-park>



Tampa Bay Florida

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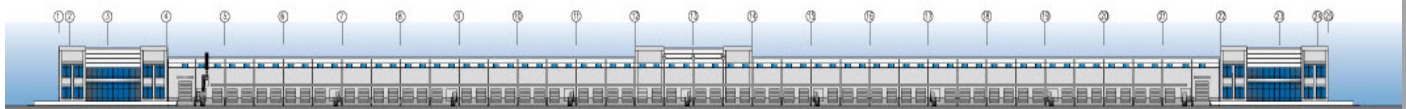
CENTRAL FLORIDA'S BEST DISTRIBUTION LOCATION

BUILDING 1 SPECIFICATIONS

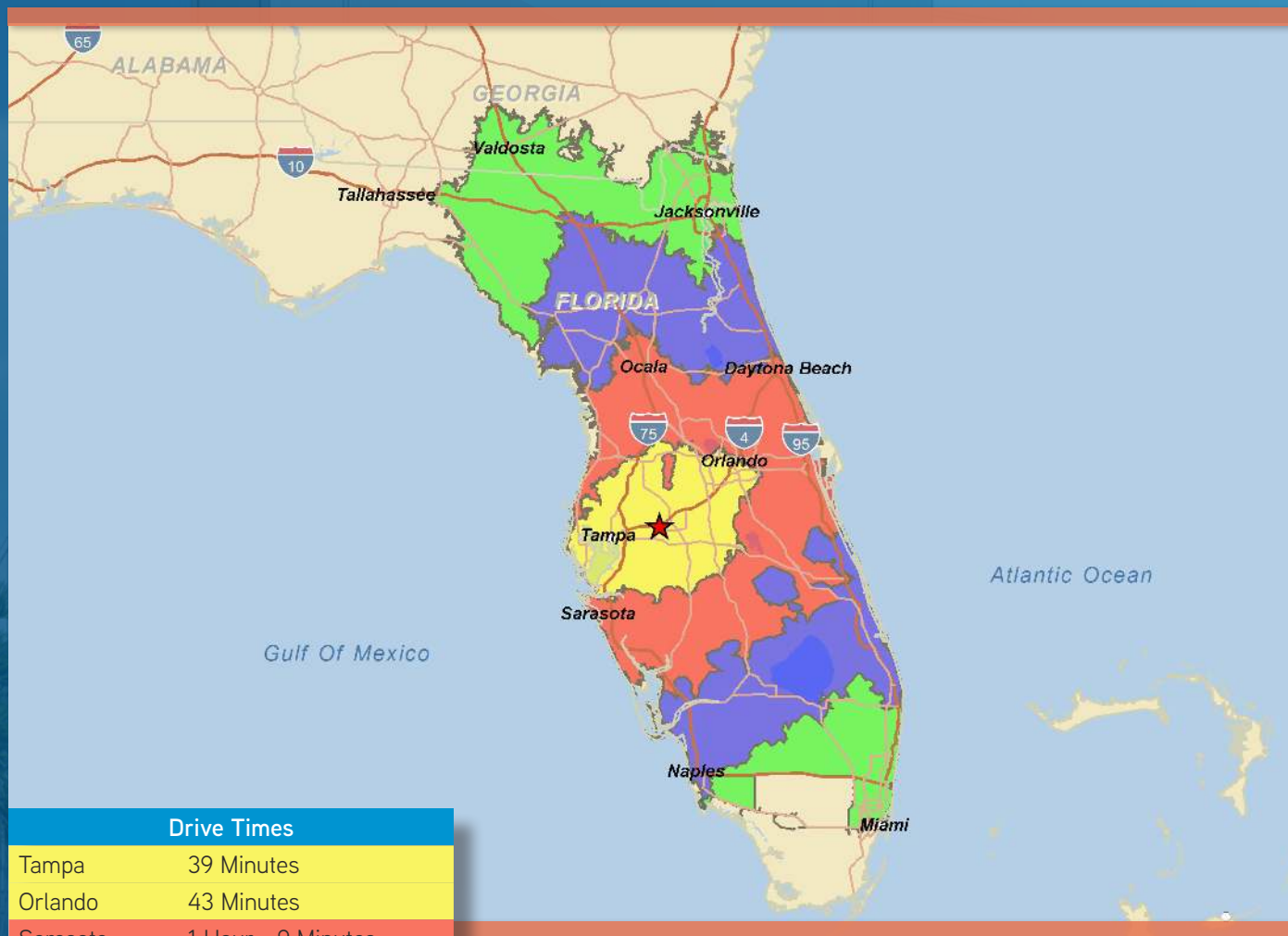
Building Size:	605,920 SF
	1,150' x 520'
Fire Protection:	EFSR fire suppression system
Electrical Service:	2 Transformers providing 6,400 amps
Construction:	Concrete tilt panel exterior bearing walls
	Conventional steel frame
Column Spacing:	Racking bays; 50' deep x 54' wide
	End bays; 60' x 35' and 50' x 35'
Clear Height to All Steel:	36'
Roof:	White TPO membrane over R-10 rigid insulation
Clearstory Windows:	East and west walls above overhead doors; 5' wide x 3' - 8' tall
Loading Bay:	60' deep x 54' wide
Truck Apron:	60' - 0" east and west sides of building
Overhead Doors:	West side; 59 doors, 9' x 10' and 212' x 16'
	East side; 59 doors, 9' x 10' and 212' x 16'
Trailer Parking:	West side; 80 spaces, 12' wide x 59' long
	East side; 61 spaces, 12' wide x 59' long
Auto parking:	South end; 110 cars, 9' wide x 19' long
	North end; 120 cars, 9' wide x 19' long
Floor:	Slab on grade, 7", 4,000 psi
Utilities	City of Lakeland sewer, water, electricity; Verizon telephones
Zoning:	Business Park allowing industrial development



SOUTH ELEVATION



WEST ELEVATION



Drive Times	
Tampa	39 Minutes
Orlando	43 Minutes
Sarasota	1 Hour - 9 Minutes
Ocala	1 Hour - 36 Minutes
Fort Myers	2 Hours - 7 Minutes
Jacksonville	2 Hours - 49 Minutes
Valdosta, GA	3 Hours - 39 Minutes
Miami, FL	4 Hours - 9 Minutes

Supply Chain Digest ranked Lakeland one of the 10 best distribution networks in the country with an average distance to customers of 184 miles and average lead times of 1.04 days.

Contact Us

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