INTERSTATE 4 LOGISTICS HUB

8401 FLORIDA 33 | LAKELAND, FL 33809

±123,917 SF CROSS-DOCK WAREHOUSE

IDEAL FOR A LAST MILE LOGISTICS CENTER

CLICK FOR BUILDING TOUR

XEBEC™

CBRE

123,917 Square Feet

8401 FLORIDA 33 | LAKELAND, FL 33809

Property Features:

- Year Built: Target 2019
- Clear Height: 36'
- Column Spacing: 50' x 56'
- Speedbays: 60' x 56'
- Building Dimensions: ± 470' x 1,146'
- Floor Thickness: 7" Slab (4,000 psi)
- Fire Protection: ESFR System
- Interior Lighting: To Suit
- Power: 6,400 Total Amps @480V/3ph

Loading:

- Dock Doors: 17 (9' x 10')
- Docks Expansion / Knock out Panels: 1
- Drive-in Doors: 2 (12' x 14')

Construction Overview:

- Constructions: CTU
- Roof Type: TPO Membrane over R-10 Rigid Insulation

Site Overview:

- Truck Court Depth: 185'
- Truck Court: Concrete
- Car Parking: 229
- Car Parking Ratio: 1.8/1,000
- Trailer Parking: 20
- Trailer Parking Ratio: 55'(1 Spot: 6,884 SF)
- Fencing: Based on Tenant Need
- Detention On Site

Site Plan:

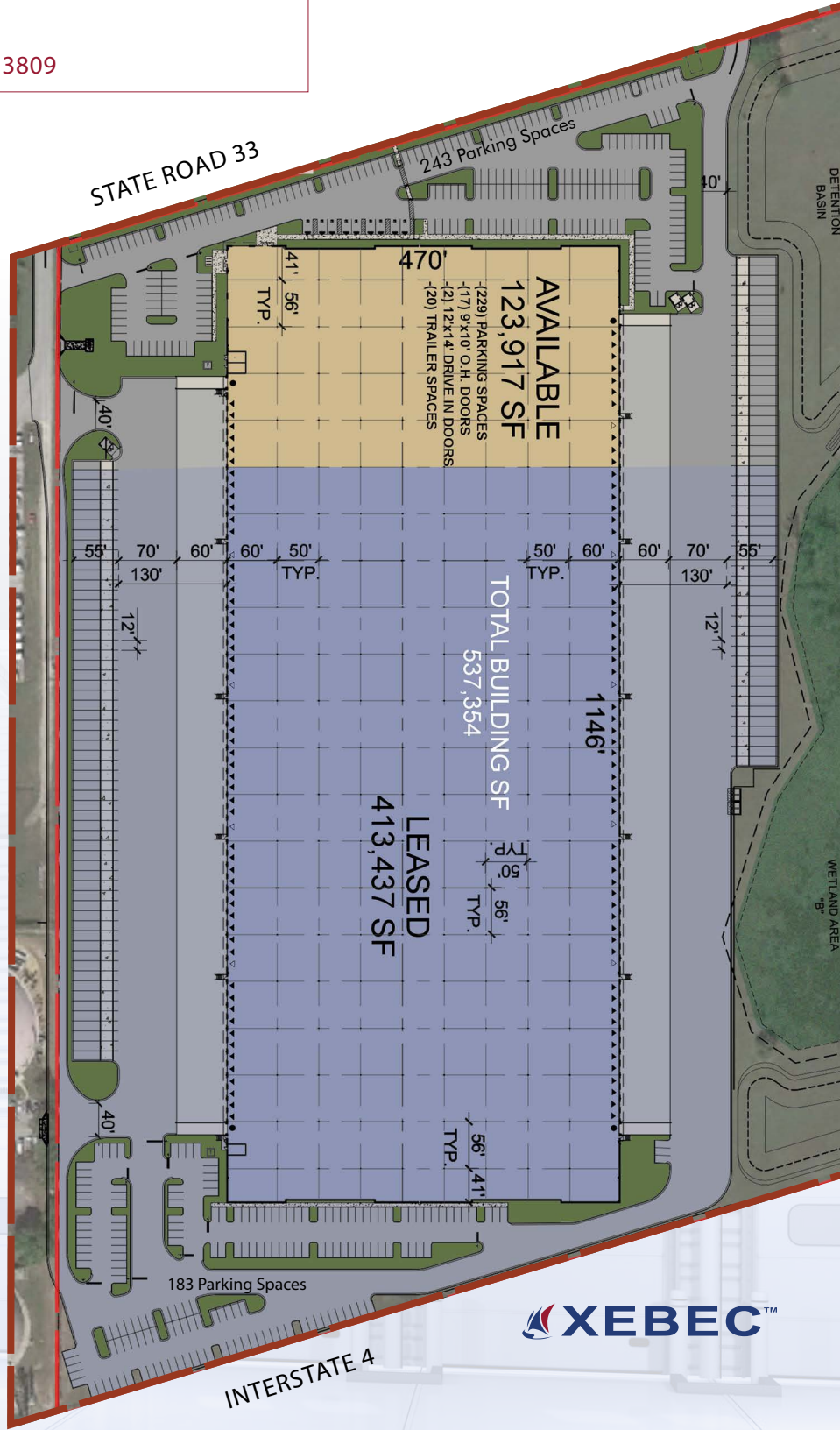
Click To View Site Plan

▲ 9' x 10' Dock High O.H. Door

△ 9' x 10' Dock High O.H. Door w/K.O. Panel for Future

12' x 14' O.H. Door

○ 12' x 14' O.H. Door w/Drive-Up Ramp



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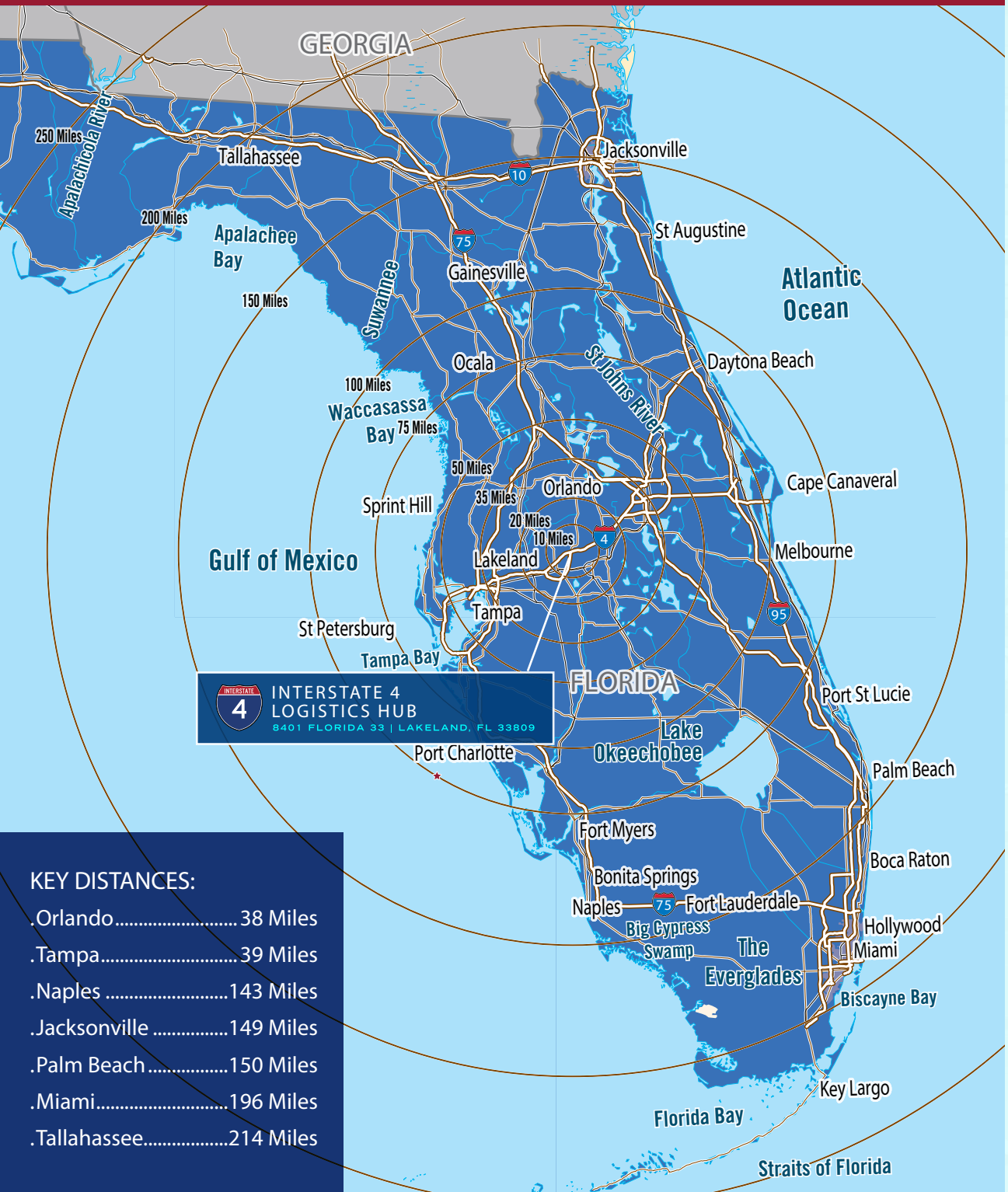


KEY DISTANCES:

- .Orlando.....38 Miles
- .Tampa.....39 Miles
- .Naples .....143 Miles
- .Jacksonville .....149 Miles
- .Palm Beach.....150 Miles
- .Miami.....196 Miles
- .Tallahassee.....214 Miles

POPULATION

50	MILES	4,826,132
250	MILES	19,779,710

Source: CBRE Research Demographics 2018

AVERAGE INCOMES

50	MILES	$73,255
250	MILES	$75,326

Source: CBRE Research Demographics 2018

CONSUMER HOUSEHOLD TOTAL EXPENDITURES

$76.4 BILLION	$499.7 BILLION
50	250
MILES	MILES

Source: CBRE Research Demographics 2018

ABOUT XEBEC

AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

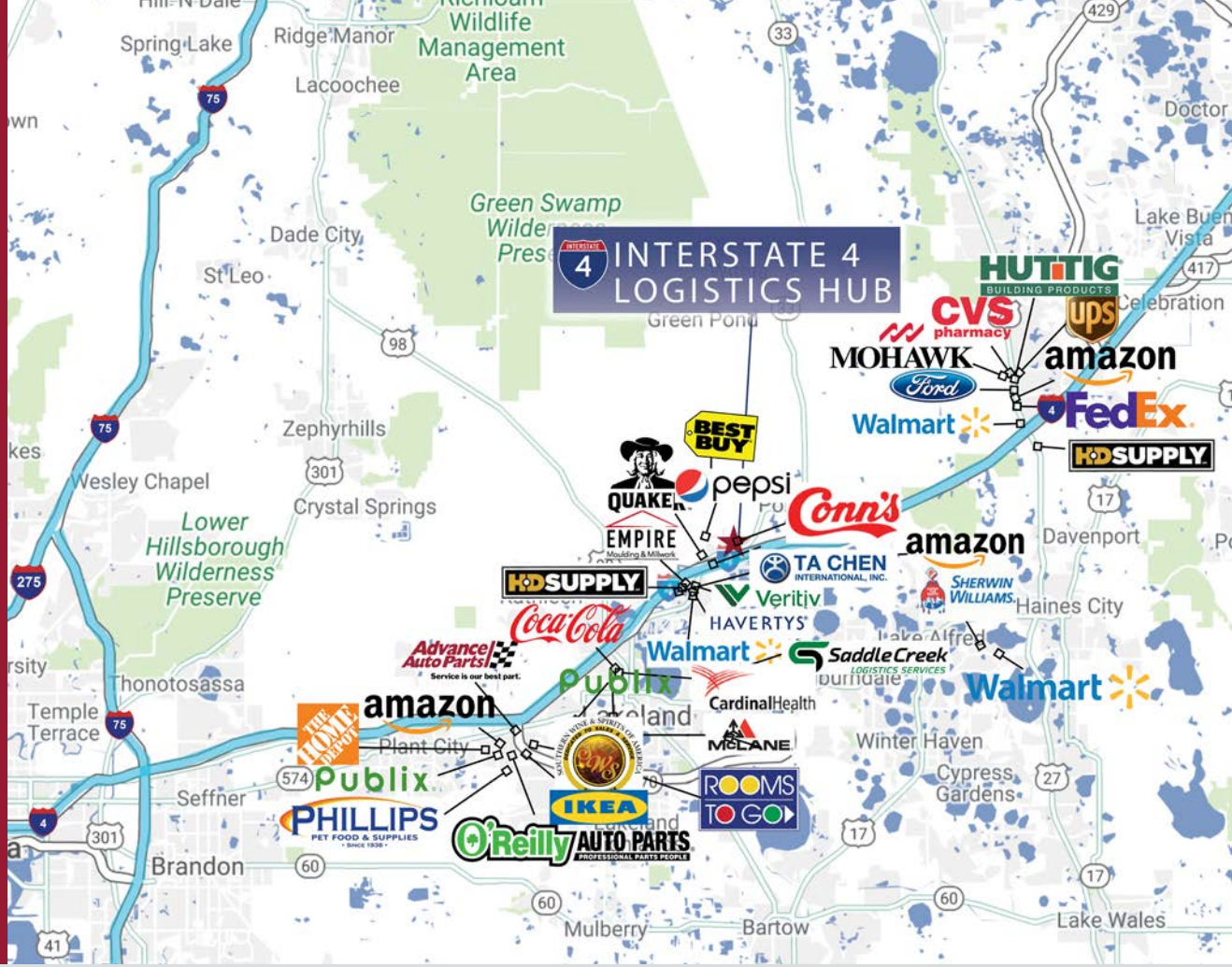
Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped or repositioned industrial real estate projects totaling nearly 11 million square feet, including 1.3 million square feet currently in various stages of development, and is a joint venture partner in planned logistics projects totaling over 12 million square feet.

Founders Randy Kendrick and John Lehr have led the company through multiple cycles of real estate investment to provide both private and institutional investors with risk-adjusted rates of return. This experience and that of the balance of Xebec's management team, coupled with its industry presence and national reach, provides a consistent stream of investment opportunities for investors across all risk-adjusted investment types.

From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

www.xebecrealty.com



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