

BUILD-TO-SUIT OPPORTUNITY

Ackerman & Co.

 TRANSWESTERN



DRAGSTRIP LOGISTICS CENTER

Lakeland, FL

- Strategic industrial location
- In the heart of the Central Florida “super region”
- Direct access to Interstate 4 via newly reconfigured Exit 28
- Same-day delivery throughout Florida
- 13 million population within a 5-hour drive
- Proximity to Florida’s major ports

PREMIER LOCATION WITHIN THE I-4 CORRIDOR

Excellent choice for statewide distribution

Located in the Central Florida market, **Dragstrip Logistics Center** is equidistant to the major consumer markets of Tampa and Orlando.



MAJOR CITIES

Tampa.....	40 MILES
Orlando.....	46 MILES
Jacksonville.....	186 MILES
Miami.....	243 MILES
Atlanta.....	447 MILES



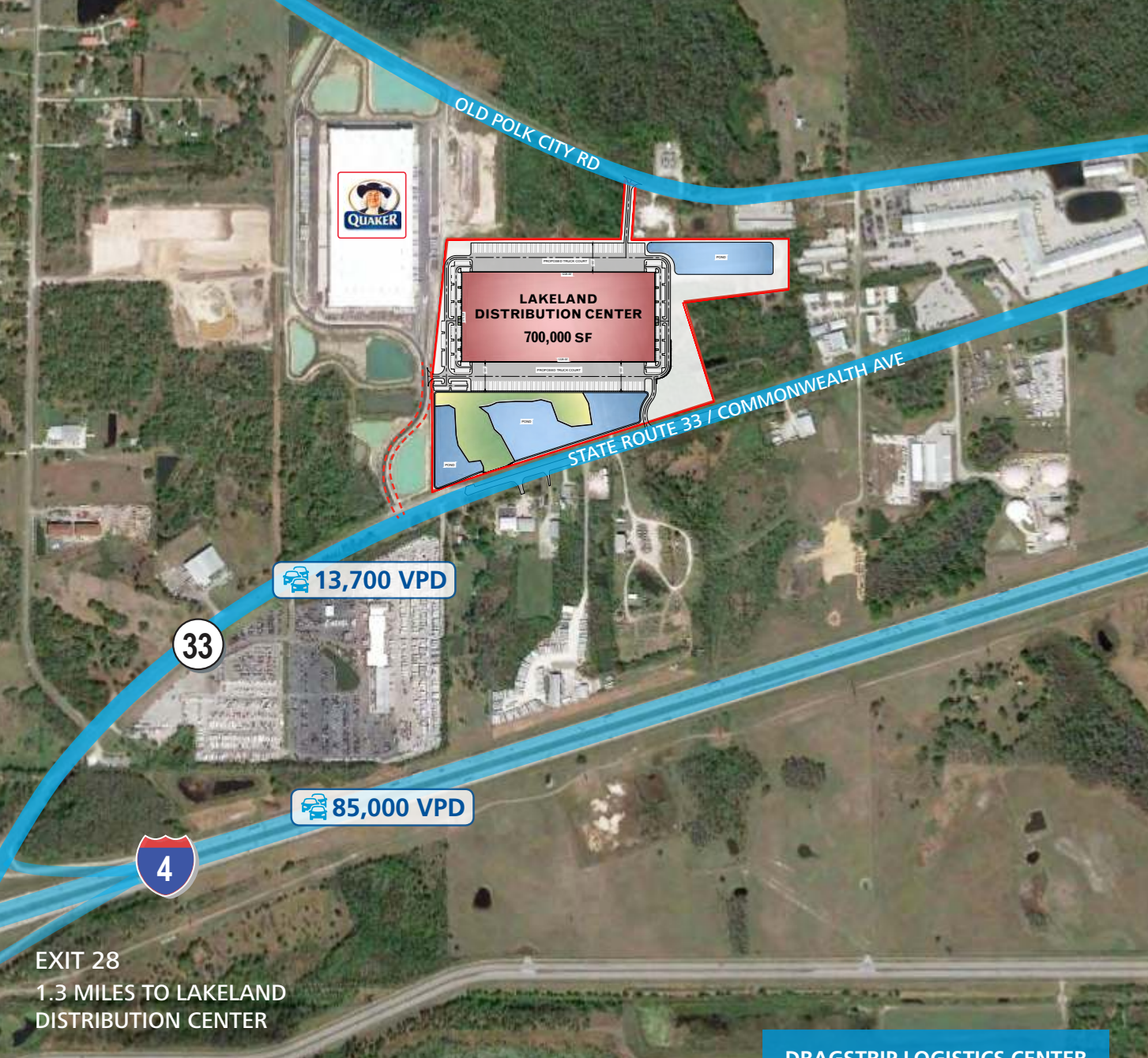
MAJOR PORTS

Port of Tampa.....	40 MILES
Port of Jacksonville.....	186 MILES
Port of Miami.....	243 MILES
Port of Brunswick.....	250 MILES
Port of Savannah.....	357 MILES



NEARBY AIRPORTS

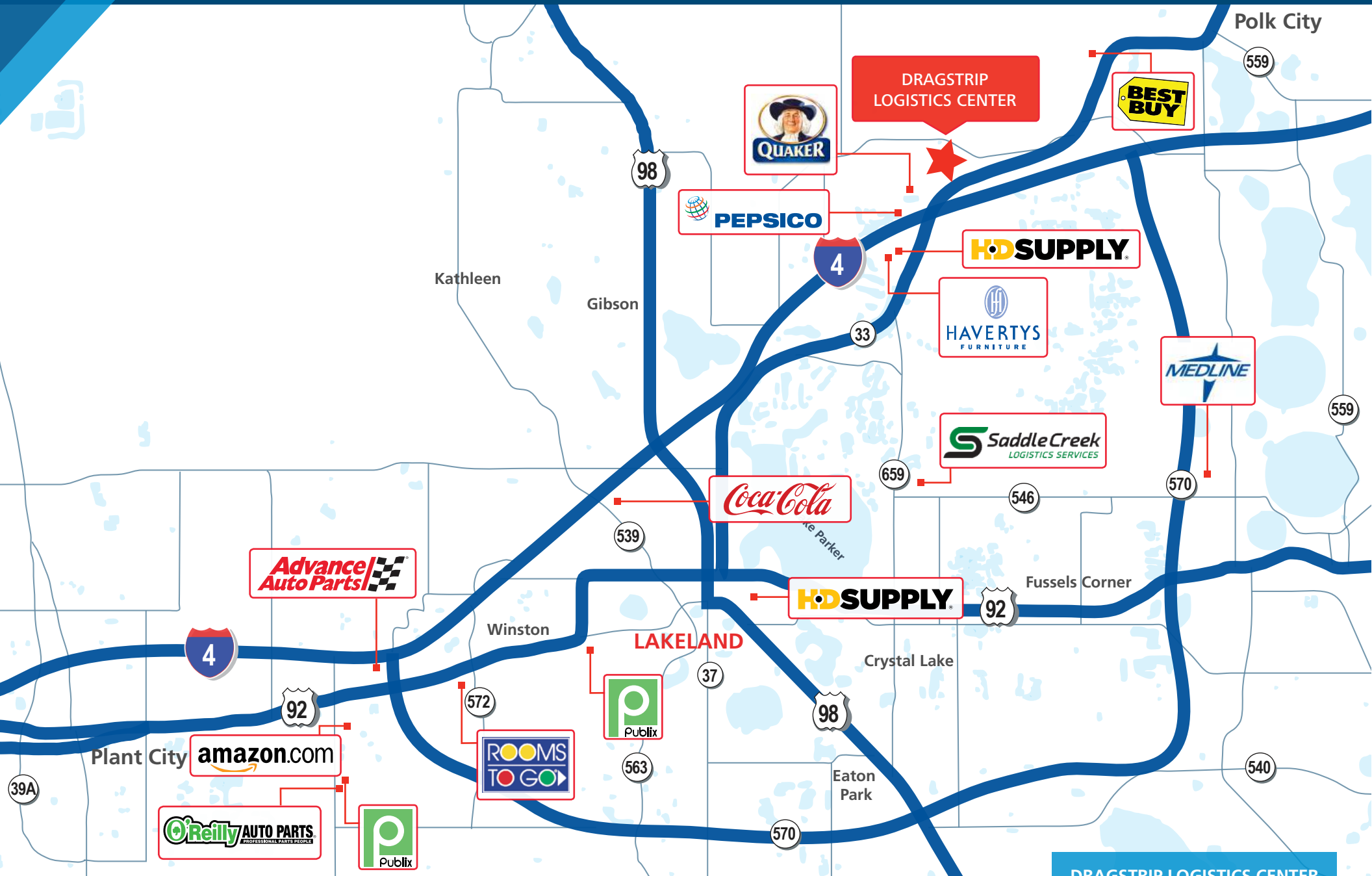
Tampa International.....	46 MILES
Orlando International.....	47 MILES



EXIT 28
1.3 MILES TO LAKELAND
DISTRIBUTION CENTER

FAST-GROWING DISTRIBUTION HUB

Attracting top retailers & logistics companies



STATE-OF-THE-ART DISTRIBUTION FEATURES

40-foot clear heights for maximizing efficiencies

Building Location:	8100 FL-33, Lakeland, FL 33809
Building Type:	Cross-dock distribution warehouse
Building Size:	700,000 SF 56 acres
Available Space:	700,000 SF
Office:	Build-to-suit
Clear Height:	40'
Column Spacing:	52' x 50' bays
Building Depth:	570'
Building Length:	1,228'
Floor Slab:	7"
Fire Sprinkler:	ESFR; K-25 heads
Lighting System:	T5 high efficiency
Auto Parking:	185 spaces
Dock(s):	154 dock high doors, including 4 oversized ramped
Trailer Parking:	180 spaces
Truck Court(s):	185' deep; 60' concrete apron
Roof:	R20; 45 mil white TPO, 15-year warranty; 60 skylights
Exterior Construction:	Tilt-up exterior concrete wall construction
Architect:	Randall Paulson
Civil Engineer:	JSK & Associates
General Contractor:	TBD



STRATEGIC MICRO/MACRO LOCATION

Dynamic Central Florida industrial market

CENTRAL FLORIDA INDUSTRIAL MARKET

- 55-million-square-foot industrial market centrally located between Orlando & Tampa
- Low vacancy rate, approximately 5%
- Submarket attracts diverse institutional owners/investors

ECONOMIC DEVELOPMENT IN LAKELAND

- Ongoing strong economic development with more than 7 projects generating nearly 700 jobs and \$150 million in capital investment. The largest is a 1 million-square-foot Amazon build-to-suit.
- Major employers include Publix (8,200), Lakeland Regional Medical Center (5,500), Geico (3,000), Rooms To Go (900) and Pepsico (new to the market).
- The 30-million-square-foot Lakeland submarket offers logistical advantages including next-day delivery to a quickly growing user base.

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