

711,000± SF AVAILABLE

AVISON
YOUNG

Ackerman & Co.

TRANSWESTERN



DRAGSTRIP LOGISTICS CENTER

Lakeland, FL

- Ideal for e-commerce, bulk distribution or fulfillment center
- Strategic industrial location
- In the heart of the Central Florida “super region”
- Direct access to Interstate 4 via exit 38
- 1.3 miles to I-4 interchange
- Same-day delivery throughout Florida
- 13M population within a 5-hour drive; 40M population within 8-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



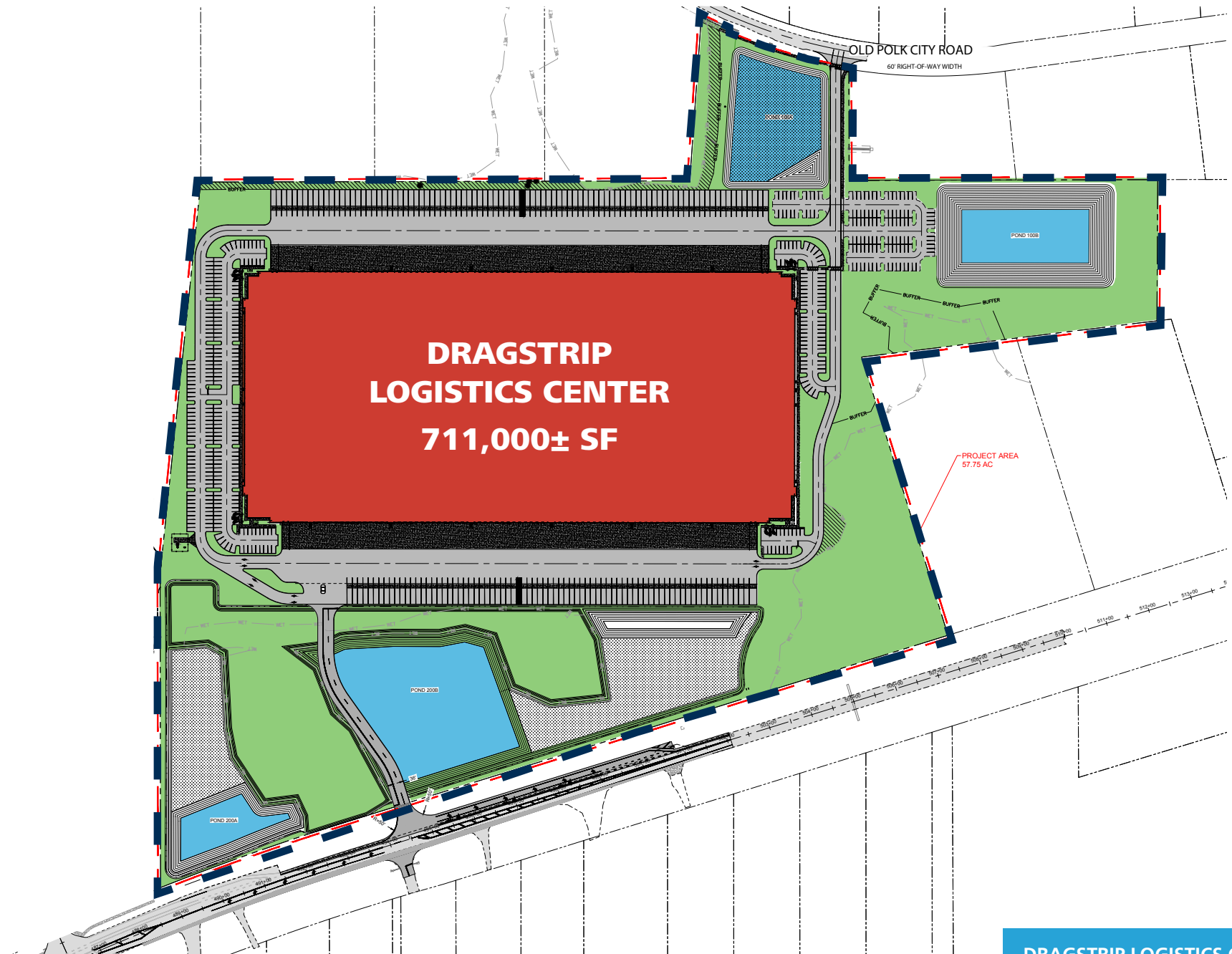
NEARBY AIRPORTS

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



711,000± SF LOGISTICAL OPERATIONS

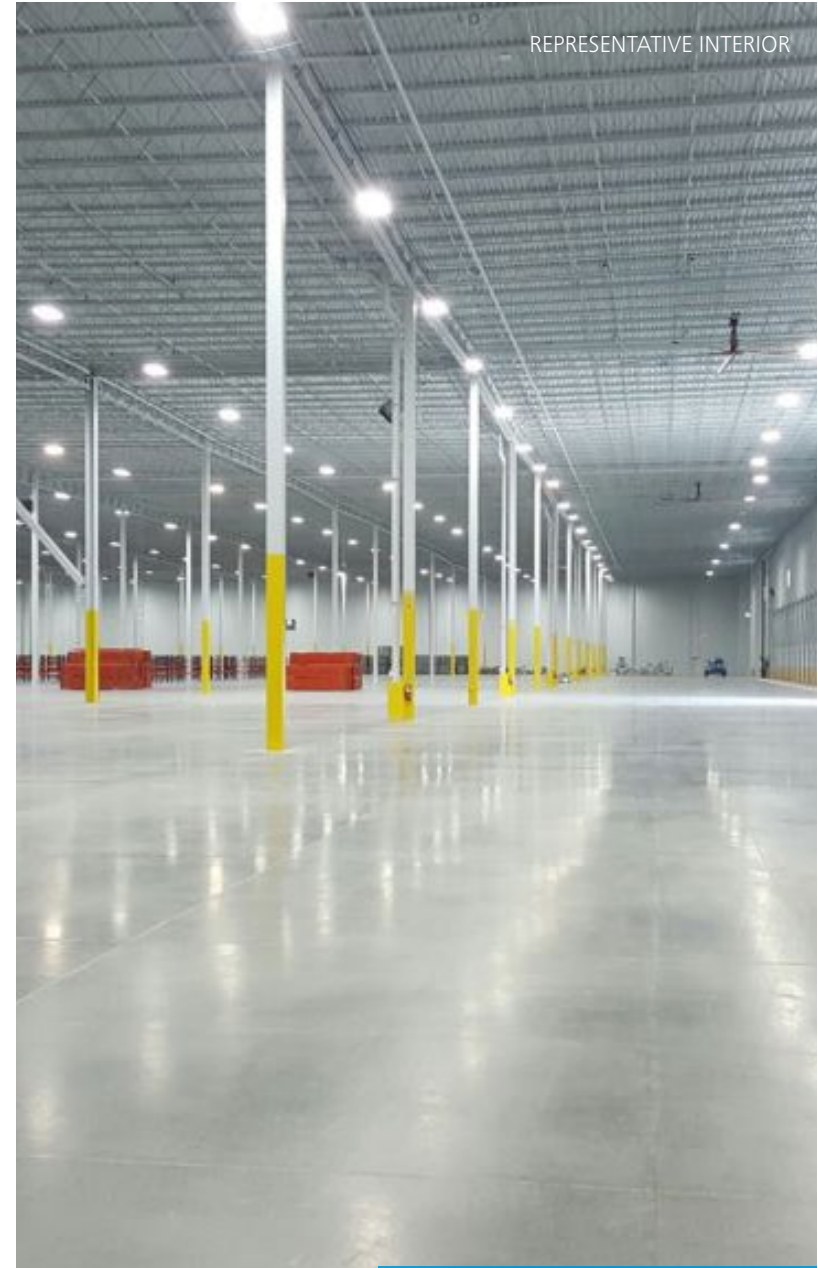
Large-order fulfillment warehouse



STATE-OF-THE-ART DISTRIBUTION FEATURES

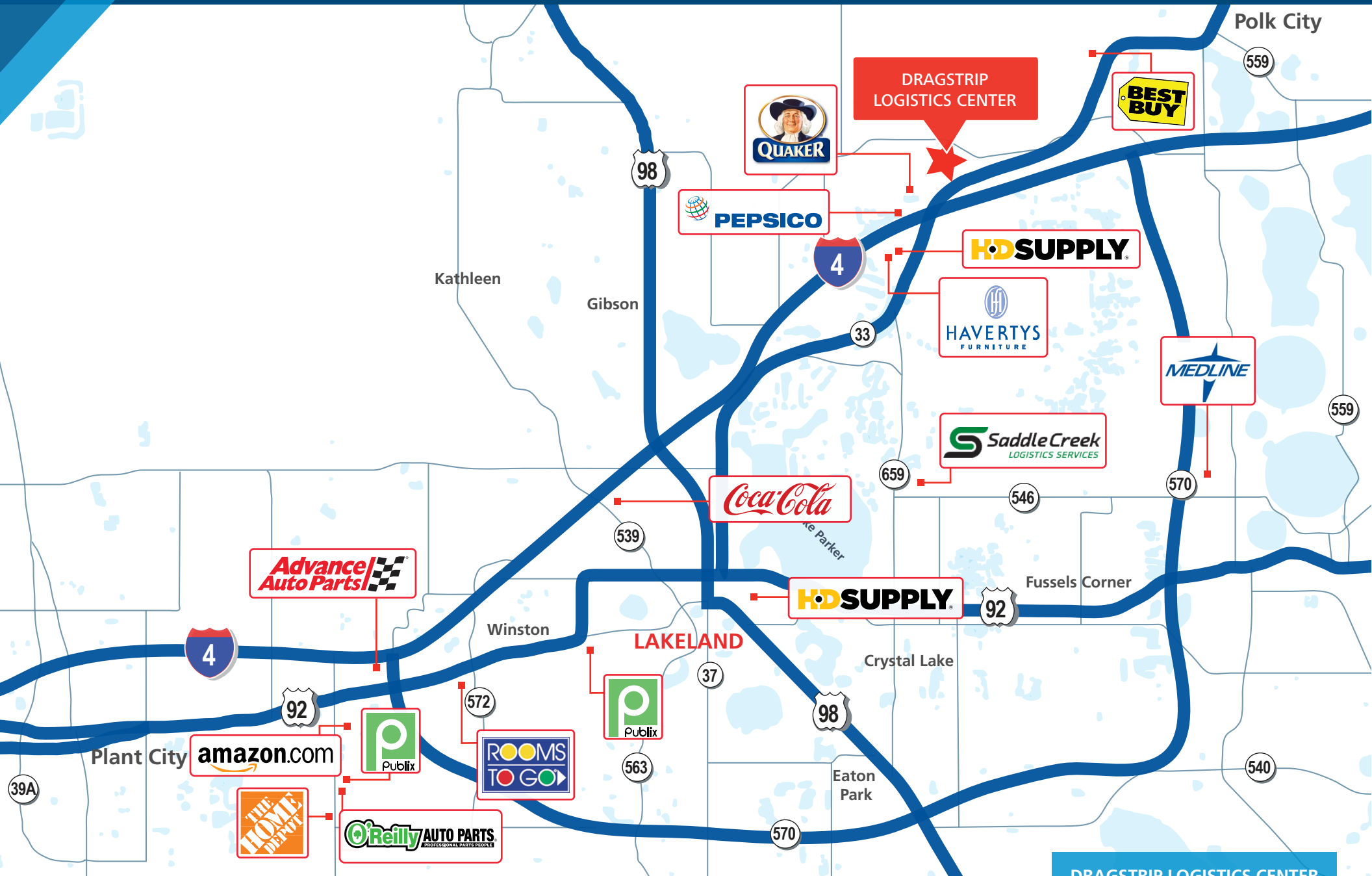
40-foot clear heights for maximizing efficiencies

Building Location:	8100 FL-33, Lakeland, FL 33809
Building Type:	Cross-dock distribution warehouse
Building Size:	710,962 SF
Available Space:	710,962 SF
Office:	Build-to-suit
Clear Height:	40'
Column Spacing:	52' x 50' bays
Building Depth:	570'
Building Length:	1,228'
Floor Slab:	6" CFS ProSlab with stone base
Fire Sprinkler:	ESFR
Lighting System:	LED high efficiency
Auto Parking:	Up to 411 spaces
Dock(s):	144 dock high doors, including 4 oversized ramped
Trailer Parking:	Up to 183 spaces
Truck Court(s):	185' deep; 60' concrete apron
Roof:	R20; 60 mil white TPO, 20-year warranty; 60 skylights
Exterior Construction:	Tilt-up exterior concrete wall construction
Architect:	Randall Paulson
Civil Engineer:	JSK & Associates
General Contractor:	Ordner Construction



FAST-GROWING DISTRIBUTION HUB

Attracting top retailers & logistics companies



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.

DRAGSTRIP LOGISTICS CENTER CONTACTS

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