



FOR LEASE

University Park at Bridgewater

712,800 - 1,004,400± SF Industrial Space

Lakeland, Florida 33805

Delivery - Q1 2020

Premier Class-A Industrial Availability



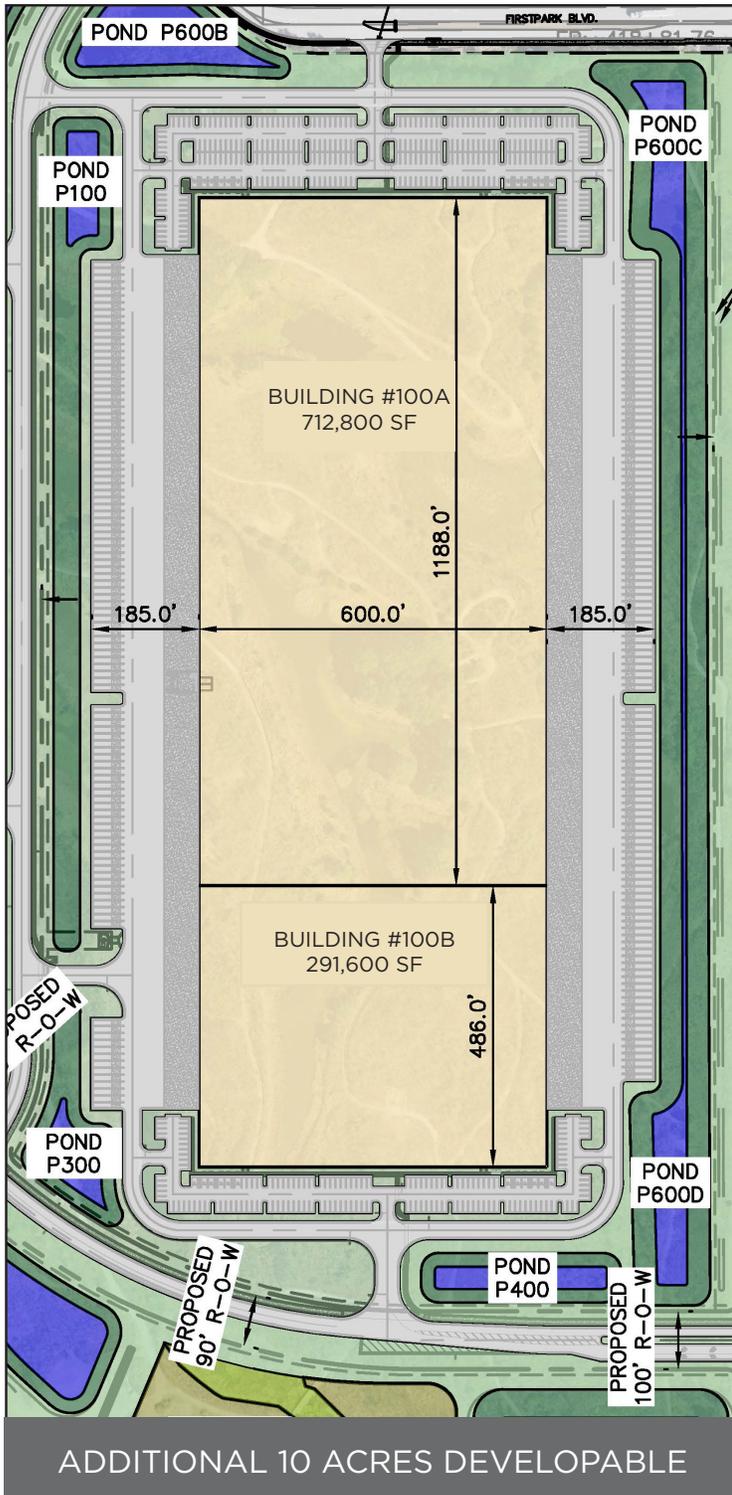
Another Quality Development



RIDGE
DEVELOPMENT
a Transwestern Company

UNIVERSITY PARK AT BRIDGEWATER

Lakeland, Florida 33805



Property Highlights - Building 100

	#100A	#100B
Anticipated Delivery	Q1 2020	TBD
Space Available	712,800 Speculative Development	291,600 Expansion pad
Space Dimensions	600'± x 1,188'±	600'± x 486'±
Dock Doors	TBD	TBD
Drive-in Doors	2	2
Column Spacing	60' Staging Bays; 54'w x 48'd	
Total Bldg	1,004,400 SF	
Clear Height	36'	
Bldg Dimensions	600'± x 1,674'±	
Sprinklers	ESFR	
Construction	Tilt-wall	
Electrical Service	3,000 amps	
Jurisdiction	Lakeland	
Truck Court	185'	
Parking	439; ability to add	
Trailer Parking	223	

Redundant access to Interstate-4 via SR 33 and University Boulevard

Property Features

University Park at Bridgewater is a premier Class-A development located along the I-4 corridor, which combines a quality corporate setting, unique features designed to enhance employee recruitment and retention including fountains, a walking path, and outdoor park features.

The facility is situated with immediate access to I-4, which provides unparalleled access to the 10 million people within 100-mile radius.

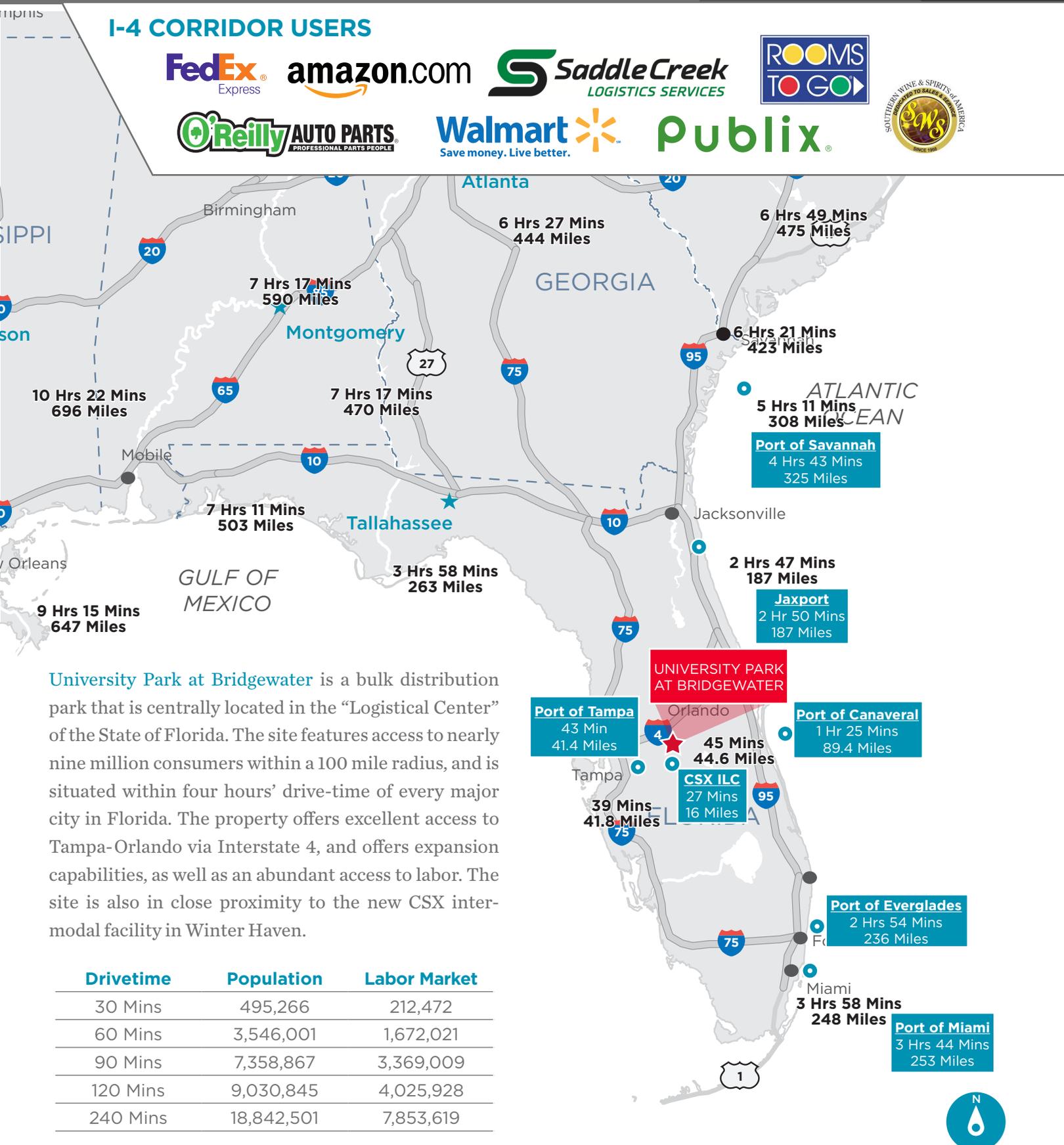
Jared Bonshire
Senior Director
+1 407 541 4414
jared.bonshire@cushwake.com

David Perez
Senior Director
+1 407 541 4435
david.perez@cushwake.com

Julia Rettig
Senior Director
+1 813 204 5332
julia.rettig@cushwake.com

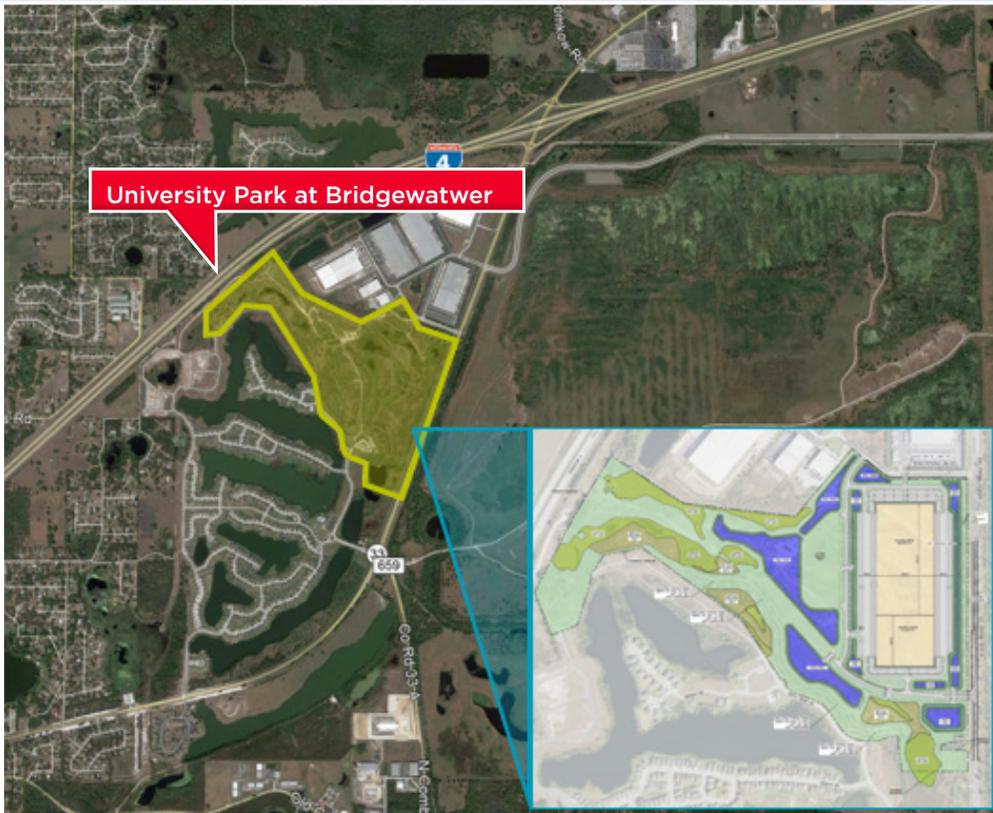
20 N Orange Ave, Suite 300
Orlando, Florida 32801
Main +1 407 841 8000
Fax +1 407 425 6455
cushmanwakefield.com

I-4 CORRIDOR USERS



University Park at Bridgewater is a bulk distribution park that is centrally located in the “Logistical Center” of the State of Florida. The site features access to nearly nine million consumers within a 100 mile radius, and is situated within four hours’ drive-time of every major city in Florida. The property offers excellent access to Tampa-Orlando via Interstate 4, and offers expansion capabilities, as well as an abundant access to labor. The site is also in close proximity to the new CSX inter-modal facility in Winter Haven.

Drivetime	Population	Labor Market
30 Mins	495,266	212,472
60 Mins	3,546,001	1,672,021
90 Mins	7,358,867	3,369,009
120 Mins	9,030,845	4,025,928
240 Mins	18,842,501	7,853,619



University Park at Bridgewater

INTERSTATE-4 SIGNAGE AVAILABLE

For more information, please contact:

Jared Bonshire
Senior Director
407 541 4414

jared.bonshire@cushwake.com

David Perez
Senior Director
407 541 4435

david.perez@cushwake.com

Julia Rettig
Senior Director
813 204 5332

julia.rettig@cushwake.com

Cushman & Wakefield of Florida, LLC
20 North Orange Avenue, Suite 300
Orlando, FL 32801
www.cushmanwakefield.com