

VIEW ONLINE 

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CENTERSTATE WEST

CENTERSTATE EAST

TAMPA (43 MILES)

5,100± FRONTAGE FEET



ORLANDO (45 MILES)

COMING SOON | FOR LEASE

CenterState Logistics Park East

8565 State Road 33 | Lakeland, FL 33809
Central Florida's BEST Distribution Location

1,011,697± SF

AVAILABLE
Q2 2021

FEATURES

- 15.5 million population within a 4-Hour drive time
- Located at Exit 38 on Interstate 4
- 5,100± frontage feet on Interstate 4
- 90,000 AADT (avg. annual daily traffic)
- Foreign trade zone
- CSX Winston Yard (25 Minutes)
- Port of Tampa (50 Minutes) and Port Manatee (1.5 Hours)
- Central Florida Intermodal Logistics Center (30 Minutes)
- Same day delivery throughout Florida

Dee Seymour, MCR, SIOR
Exec. Managing Director,
Industrial Services
+1 813 495 6247
dee.seymour@colliers.com

Ed Miller, CCIM, SIOR
Exec. Managing Director,
Industrial Services
+1 813 871 8507
ed.miller@colliers.com

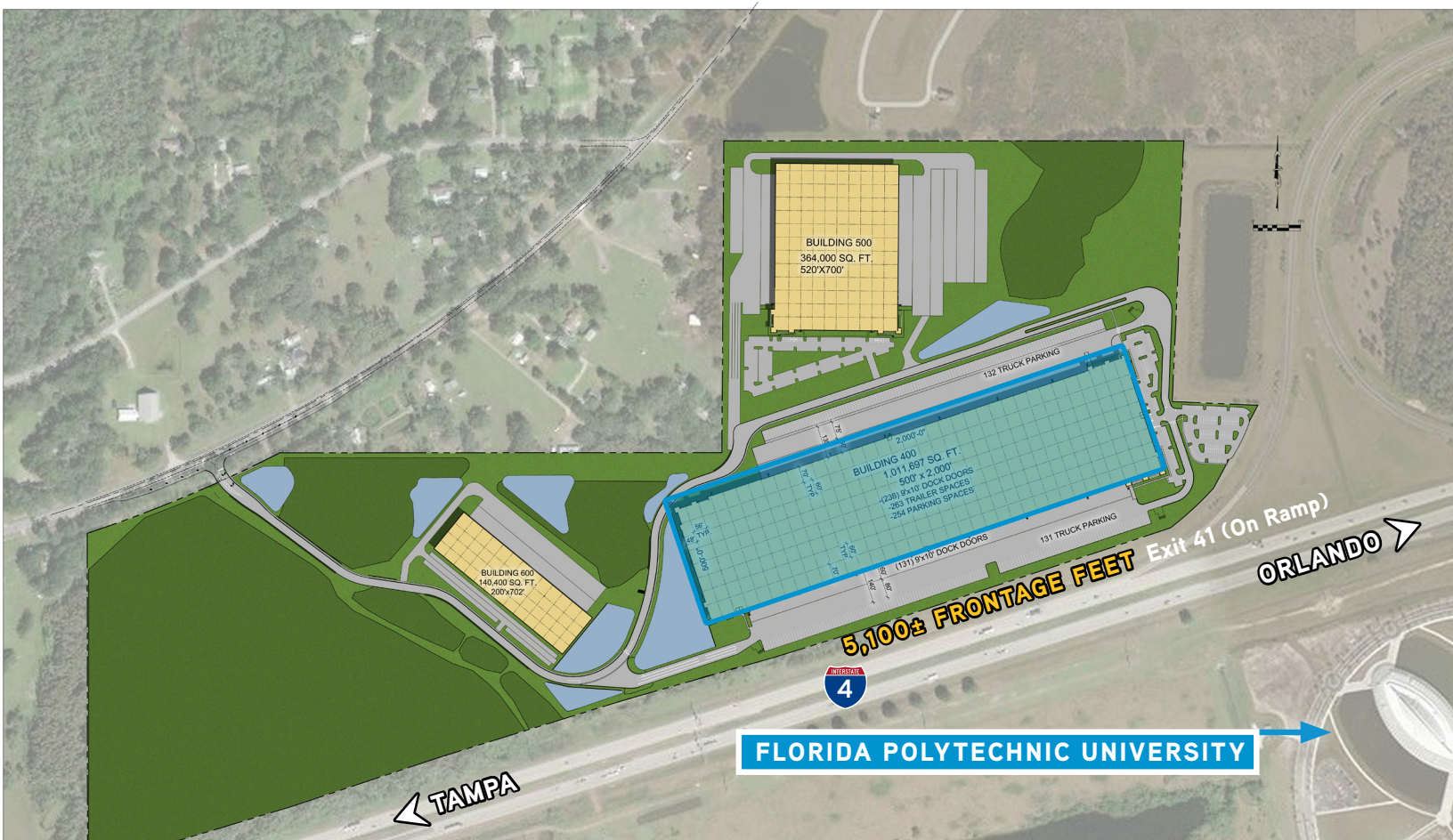
Deborah Mickler, SIOR
Exec. Managing Director,
Industrial Services
+1 407 362 6161
deborah.mickler@colliers.com

David Wilson
Associate,
Industrial Services
+1 407 362 6125
d.wilson@colliers.com



Accelerating success.

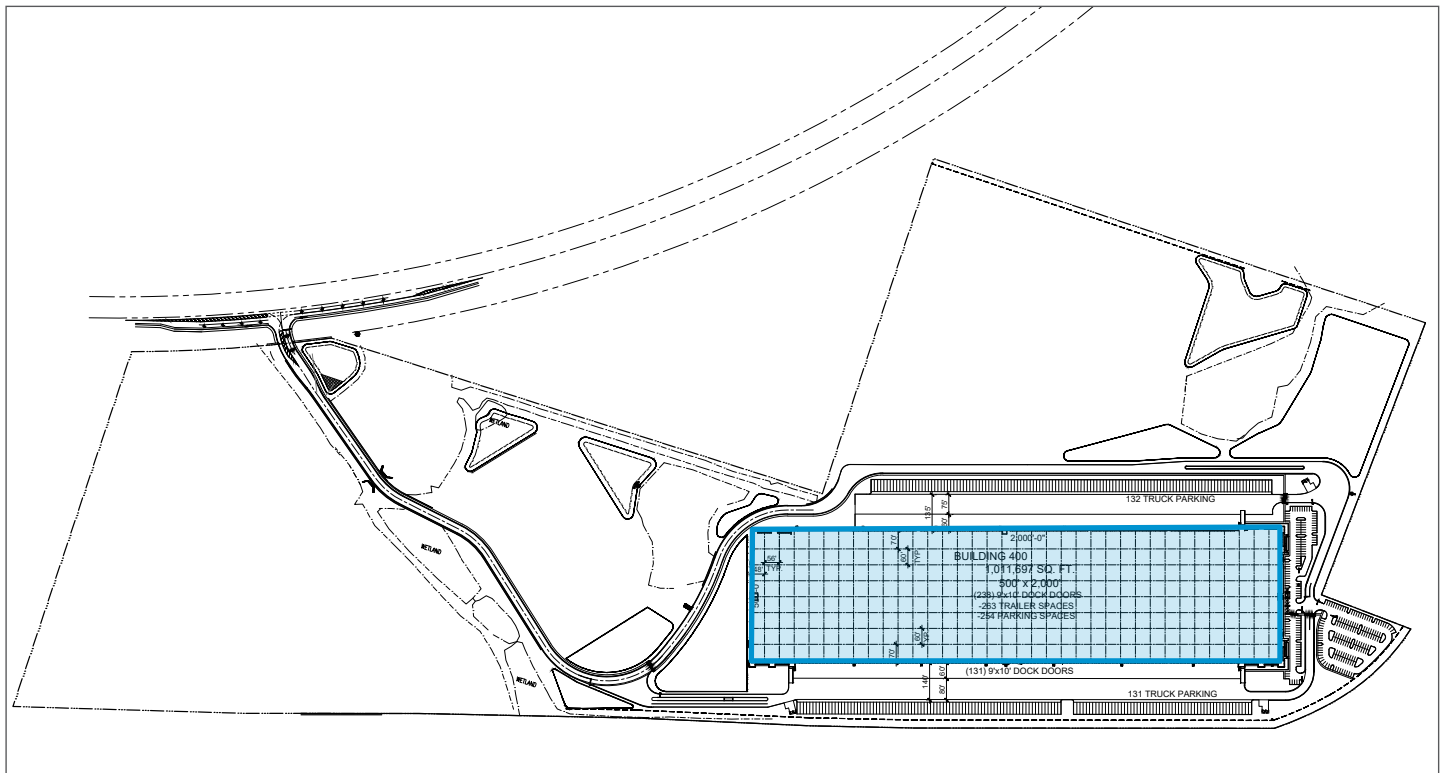
CenterState Logistics Park East | Site Aerial & Building Rendering



CenterState Logistics Park East | Building 400 Specifications

Building Size	1,011,697± square feet	Fire Protection	EFSR fire suppression system
Building Dimensions	500 feet x 2,000 feet	Electrical Service	Frontier Communications fiber optic
Total Site Size	164.85 acres	Warehouse Lighting	LED lights
Construction	Concrete tilt panel exterior bearing walls; Conventional steel frame	Overhead Doors	238 dock doors
Roof	White TPO membrane over R-20 rigid insulation	Clerestory Windows	North and South Elevations
Clear Height	40 ft.	Trailer Parking	263 trailers
Truck Loading Type	Cross Dock	Auto Parking	254 cars (expandable)
Column Spacing	Racking bays 45 feet x 56 feet	Truck Court	190 feet
Speed Bays	70 feet	Utilities	City of Lakeland sewer & water
Floor Slab	Slab on grade, 7 inch, 4,000 psi	Zoning	PUD Industrial, City of Lakeland

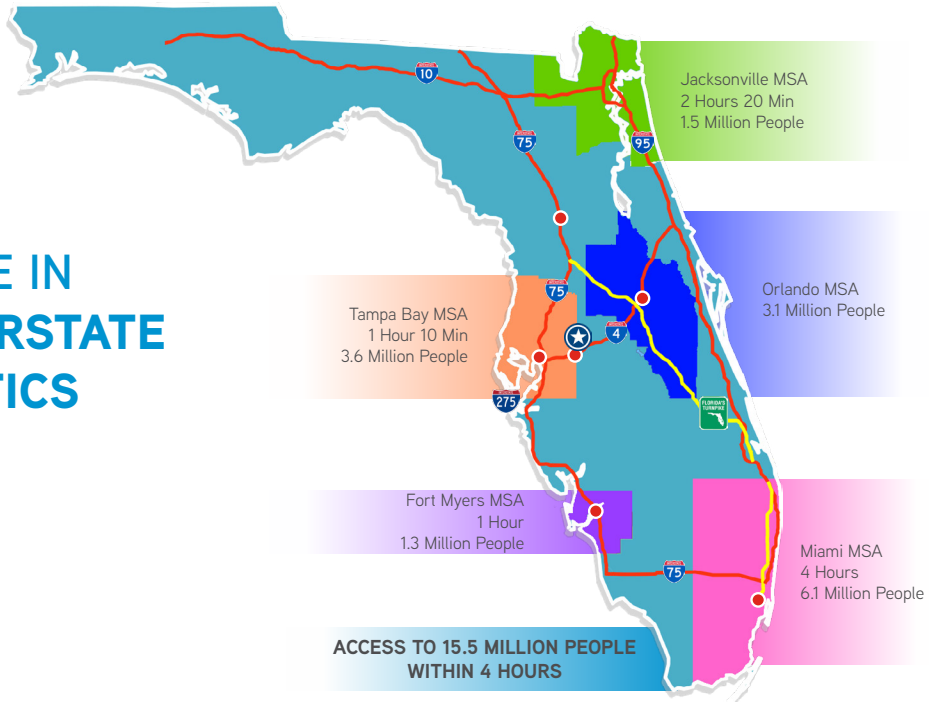
BUILDING 400 SITE PLAN



Regional Distribution Centers | Central Florida



WHY LOCATE IN CENTERSTATE LOGISTICS PARK?



Contact us:

Dee Seymour, MCR, SIOR
 +1 813 495 6247
dee.seymour@colliers.com

Ed Miller, CCIM, SIOR
 +1 813 871 8507
ed.miller@colliers.com

Deborah Mickler, SIOR
 +1 407 362 6161
deborah.mickler@colliers.com

David Wilson
 +1 407 362 6125
d.wilson@colliers.com



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