



INTERSTATE 4 LOGISTIX HUB

8401 FLORIDA 33 | LAKELAND, FL 33809

± 413,437 SF AVAILABLE NOW, CROSS-DOCK WAREHOUSE

1% COMMISSION
BONUS*



AADT: 98,000



CBRE

*1% commission bonus to any tenant rep broker who brings us a user for the entire space (413,437 SF), with lease execution by June 30, 2025



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Property Features:

- » Building Size: $\pm 537,354$ SF
- » Available Now: $\pm 206,718 - 413,437$ SF
- » Office: Modifications To-Suit
- » Year Built: 2020
- » Clear Height: 36'
- » Column Spacing: 50' x 56'
- » Speed Bays: 60' x 56'
- » Building Dimensions: $\pm 470' \times 1,146'$
- » Floor Thickness: 7" Slab (4,000 psi)
- » Fire Protection: ESFR Sprinkler System
- » Power: Up to 6,400 Amps @480V/3ph
- » Racking: Available, In-Rack Sprinklers



Loading:

- » Dock Doors: 104 (9' x 10')
- » Docks Expansion / Knock Out Panels: 8
- » Drive-In Doors: 2 (12' x 14')



Construction Overview:

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



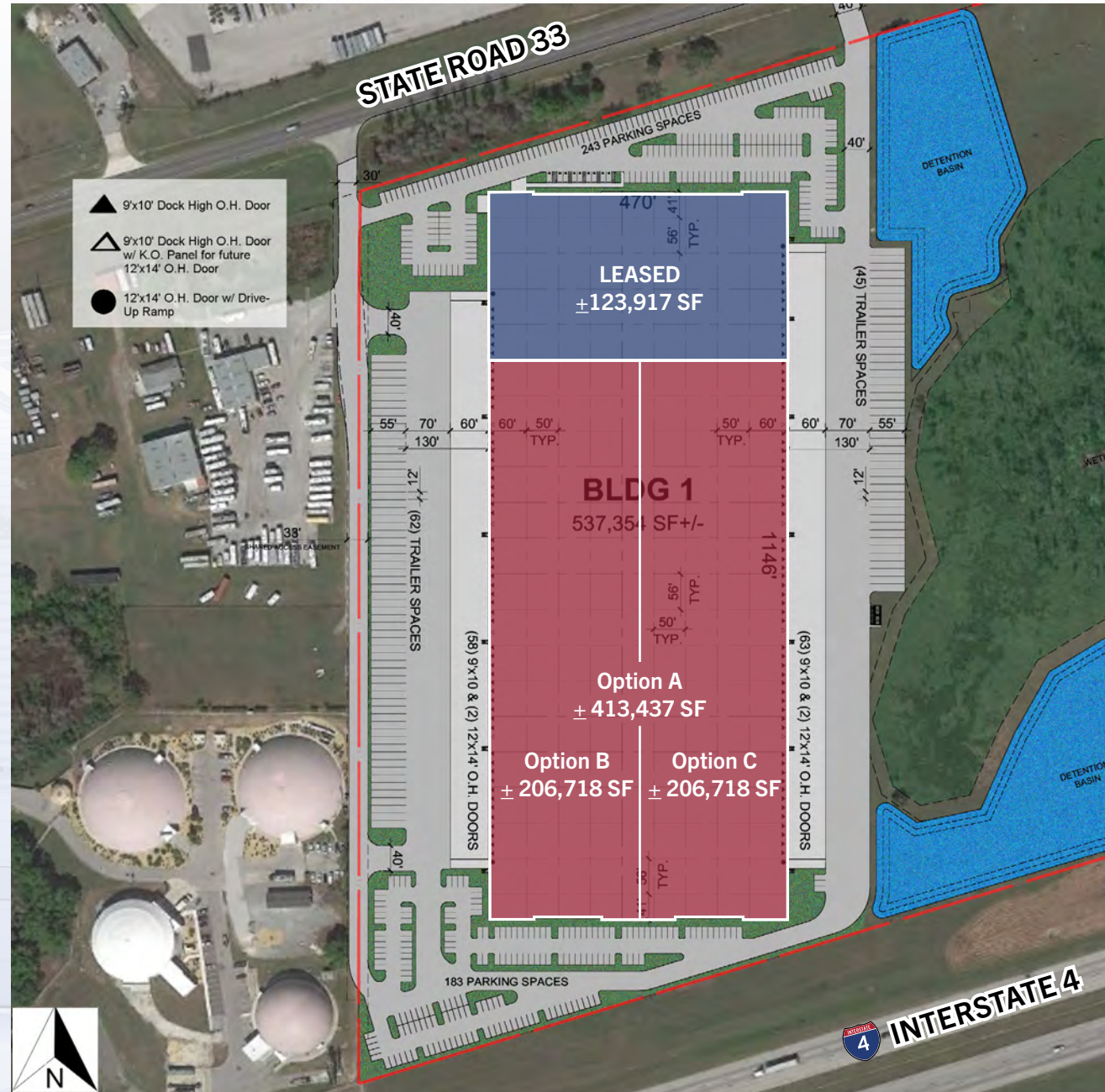
Site Overview:

- » Truck Court Depth: 185'
- » Truck Court: Concrete, Fenced
- » Car Parking: 197
- » Car Parking Ratio: 1.8/1,000
- » Trailer Parking: 87
- » Trailer Parking Ratio: 55' (1 Spot: 6,884 SF)
- » Detention: On Site



Space Plan:

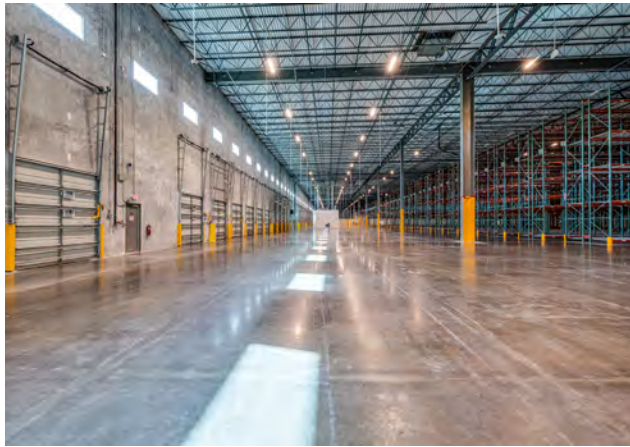
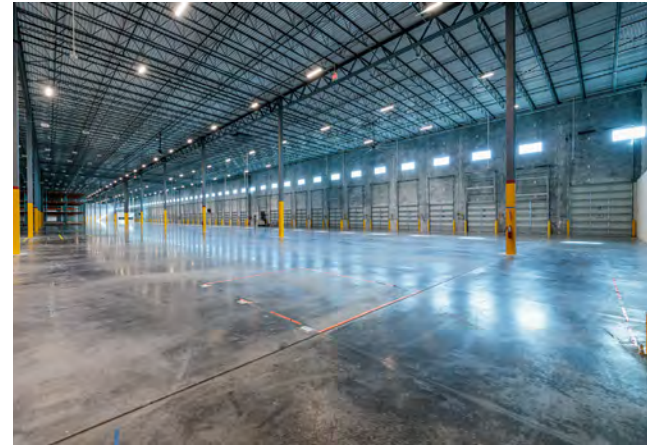
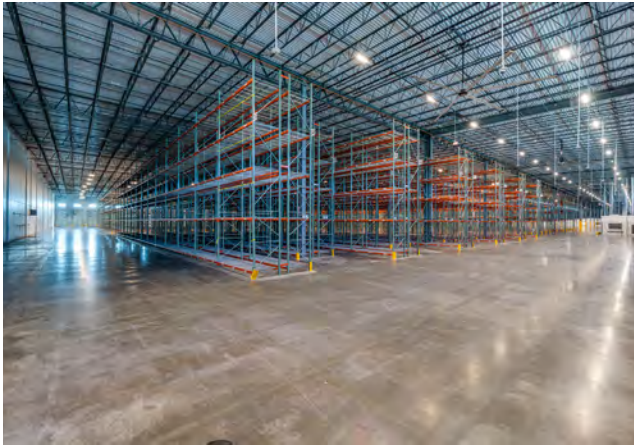
[Click To View Space Plan](#)





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WAREHOUSE PHOTOS



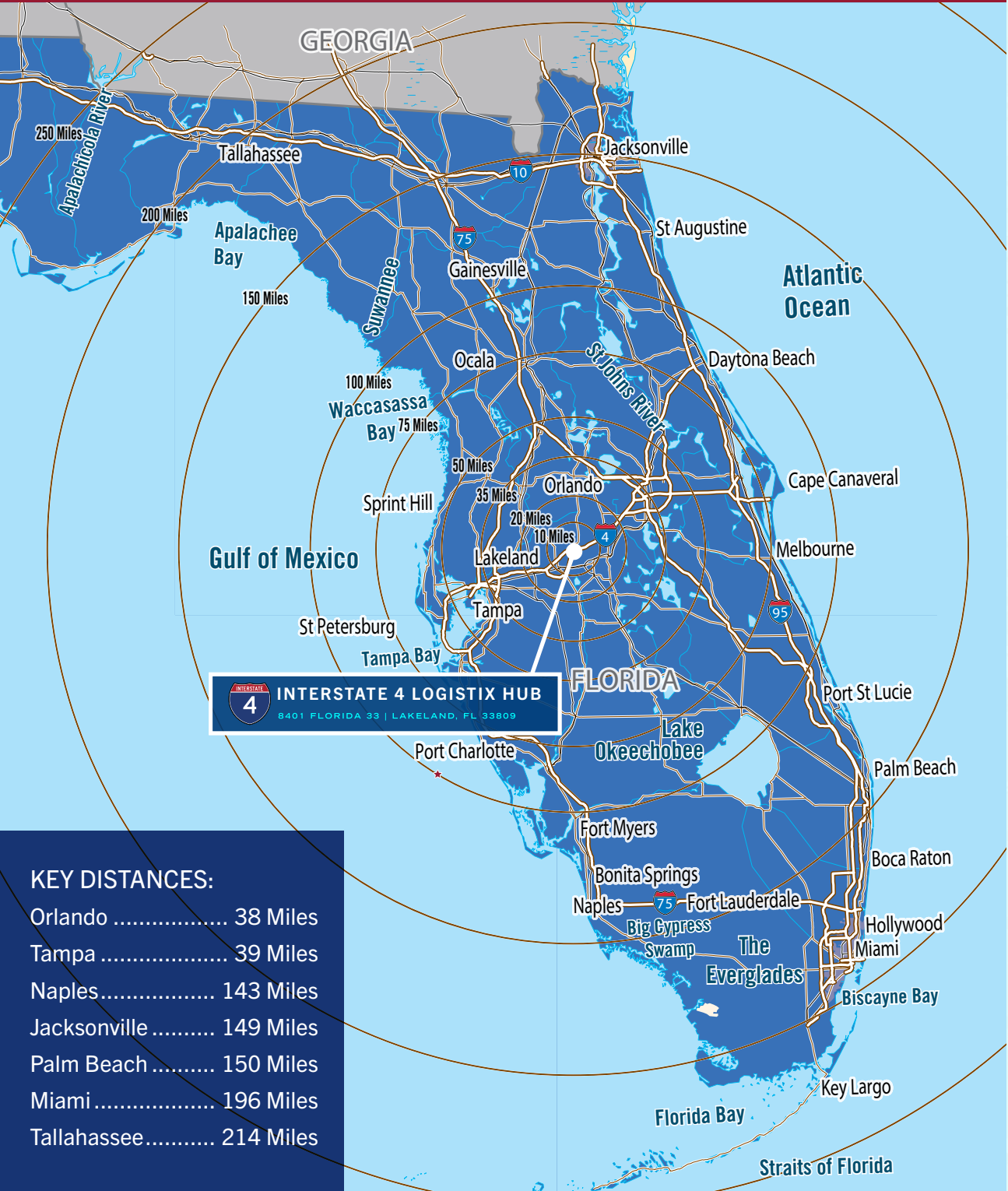


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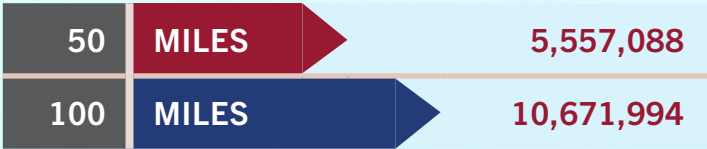
OFFICE PHOTOS



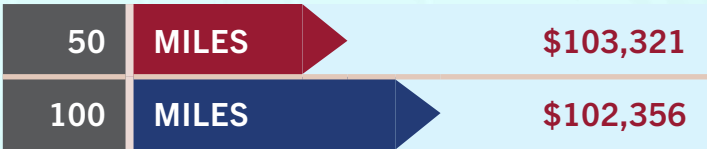
DEMOGRAPHICS



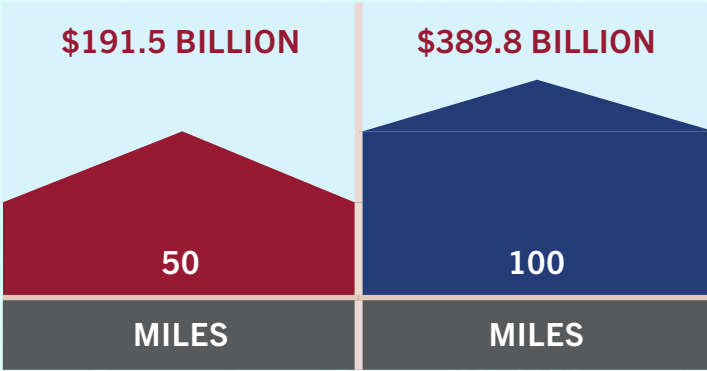
POPULATION



AVERAGE INCOMES



CONSUMER HOUSEHOLD
TOTAL EXPENDITURES



Source: CBRE Research Demographics 2024

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.

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