



LOGISTIX HUB AT COUNTY LINE

FOR LEASE

100,000 - 404,040 SF

CROSS DOCK FACILITY WITH SECURITIZED
THROUGHPUT/INGRESS/EGRESS AND MORE THAN 2X THE
AMOUNT OF OFF DOCK AND EMPLOYEE PARKING
(OR 8± ACRES OF OUTSIDE STORAGE) THAN ITS PEERS.
BUILDING IS READY FOR OCCUPANCY.





273 EMPLOYEE PARKING SPOTS

CITY OF LAKELAND
WETLANDS

INGRESS/EGRESS



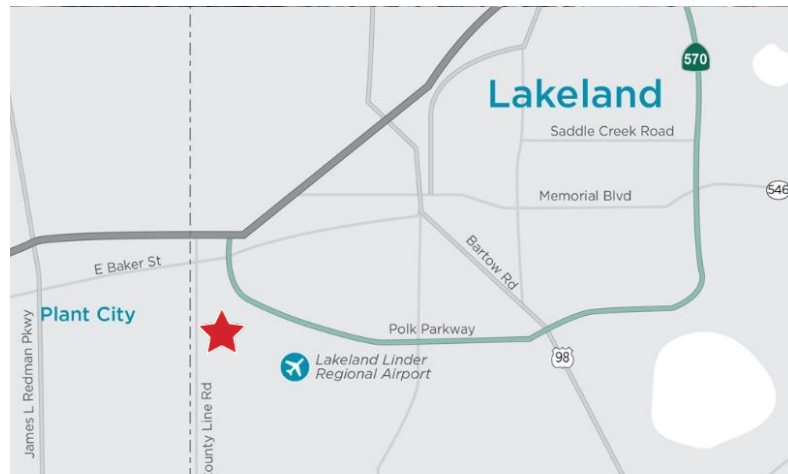
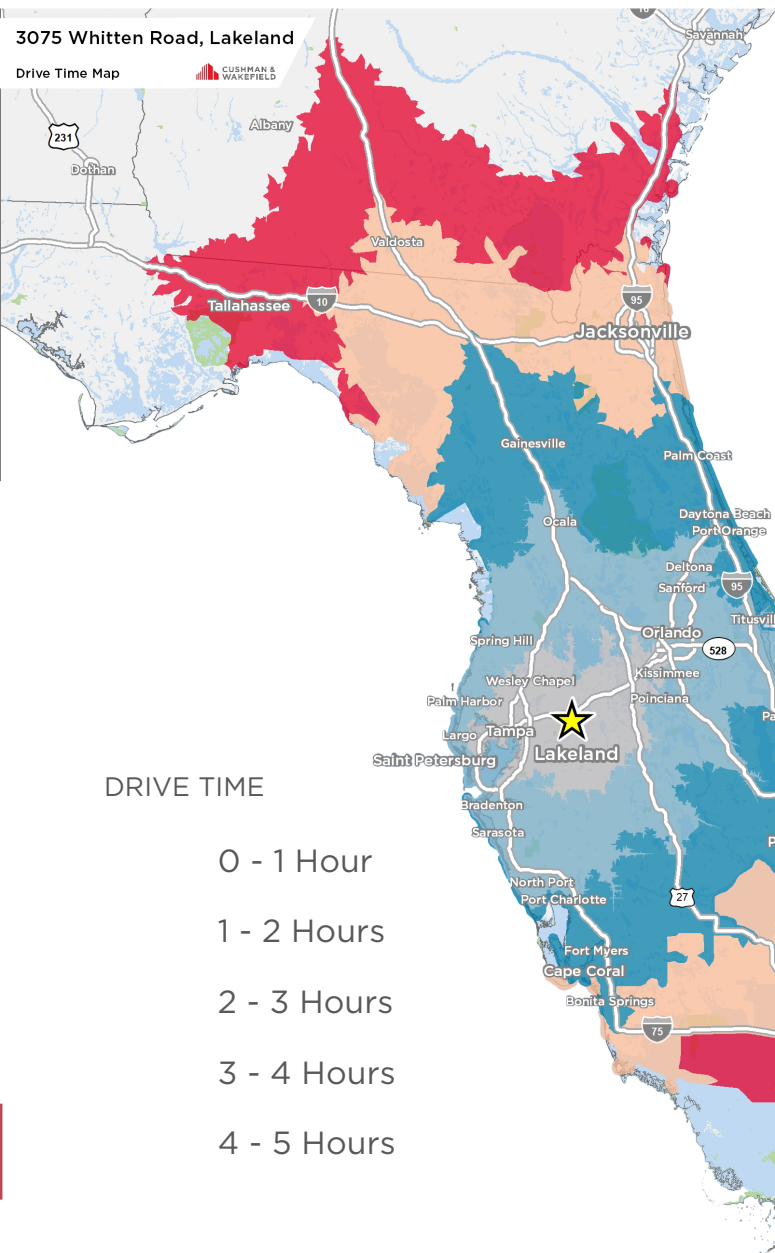
CITY OF LAKELAND
WETLANDS

UP TO 8 ACRES OF OUTSIDE STORAGE
AND/OR 253 OFF-DOCK TRAILER SPOTS

PROPERTY FEATURES

- Estimated Delivery: April 2021
- 404,040 square-foot cross-dock warehouse
- Site Area: 39.92 acres
- Clear Height: 36'
- 8 ± acres of Outside Storage/253 Off-Dock Trailer Spots
- Column Spacing: 50' x 56'
- Speed Bays: 60' x 56'
- Dock-High Doors: 118
- Drive-In Doors: 4
- Dock Levelers/Pits: Based on Tenant Need
- Building Dimensions: 1260' x 320'
- Floor Thickness: 7" Thick 4000psi Concrete Slab on Compacted Grade
- Warehouse Ventilation: Based on Tenant Need, Louver

- Knock Out Panels Installed
- Interior Lighting: To suit
- Power: 1600 amps of 277 / 480-volt
- Construction: Concrete Tilt-up, Steel columns, joists
- Roof Type: Metal Deck Roof System
- Truck Court: 175'
- Trailer Parking Spaces: 253 Off Dock
- Auto Parking Spaces: 273 at .68/1,000 SF
- Paving: Heavy-Duty Pavement in Truck Court, Reinforced Concrete in Loading Dock Areas and Light Duty in Car Parking Areas
- ESFR Sprinkler System
- Fencing: Based on Tenant Need
- Detention On Site



Direct highway access to Tampa and Orlando via Interstate-4, only 2.8 Miles away



Over 785,000 people live within a 45-minute drive

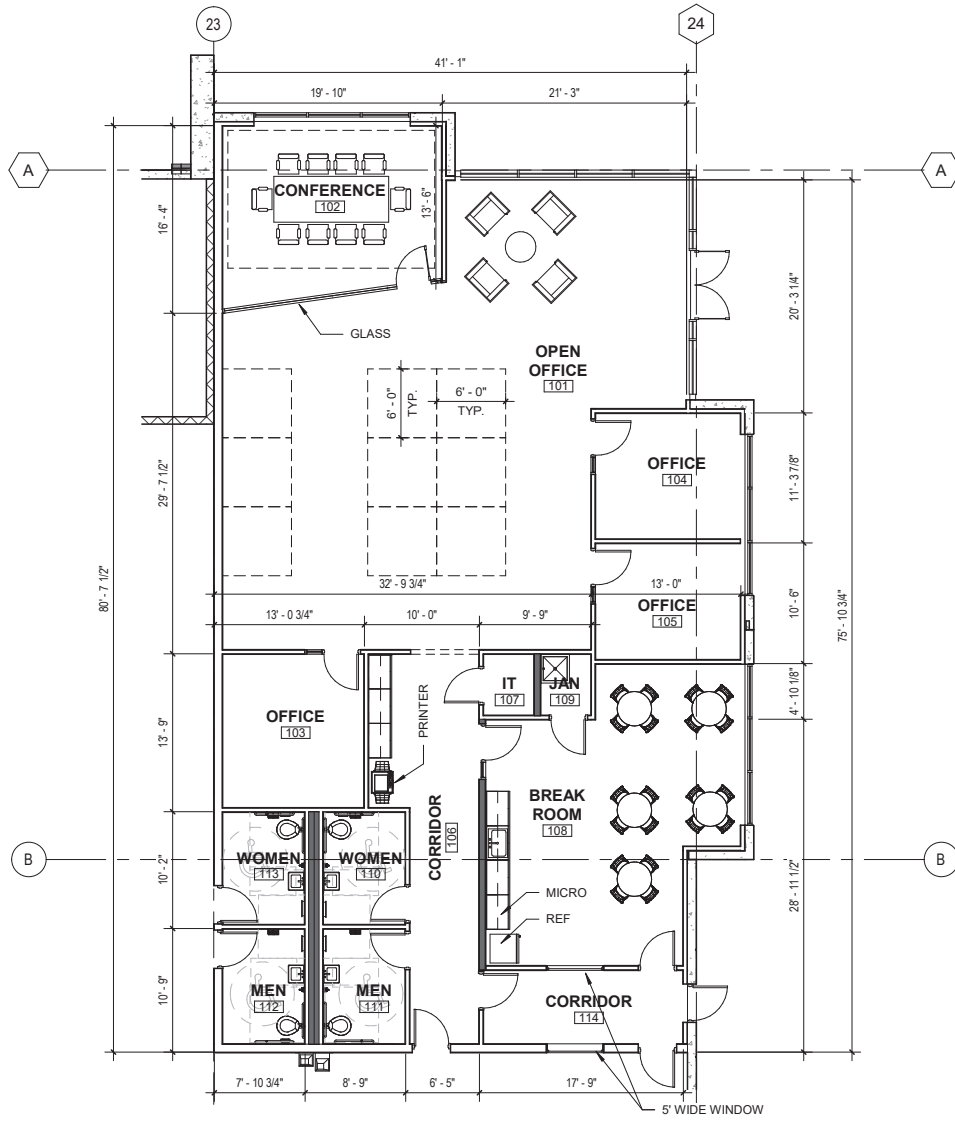


Lakeland Airport is 4.4 Miles from site

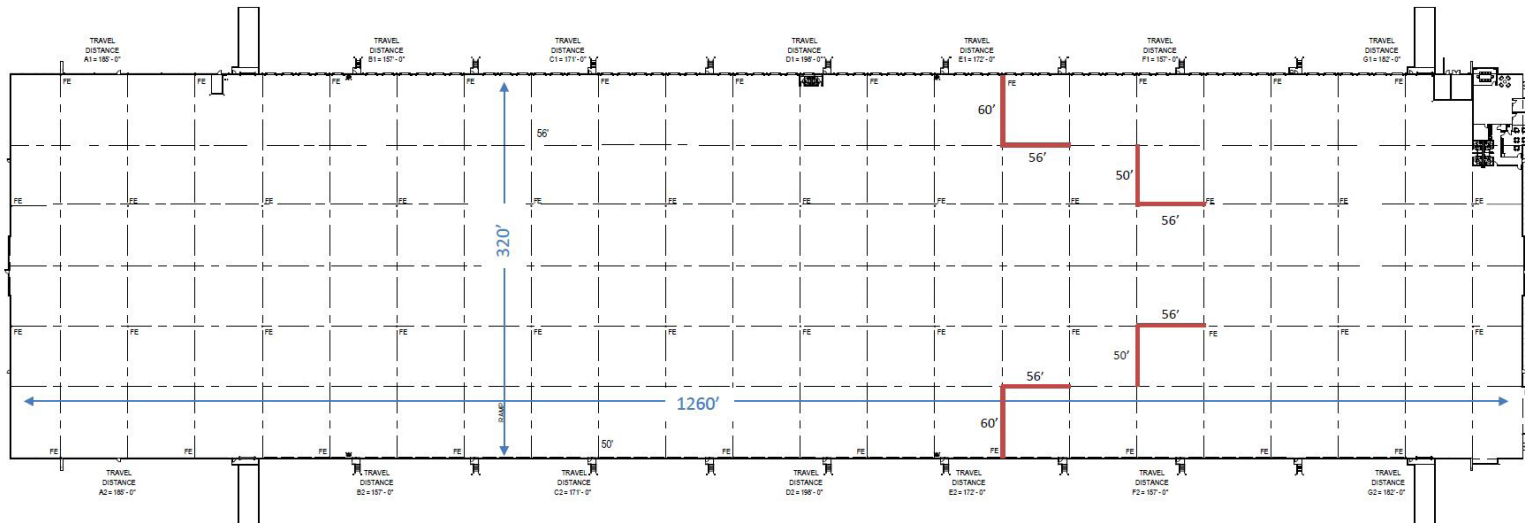


3 Seaports located within 60 minutes

NEWLY CONSTRUCTED OFFICE PLAN

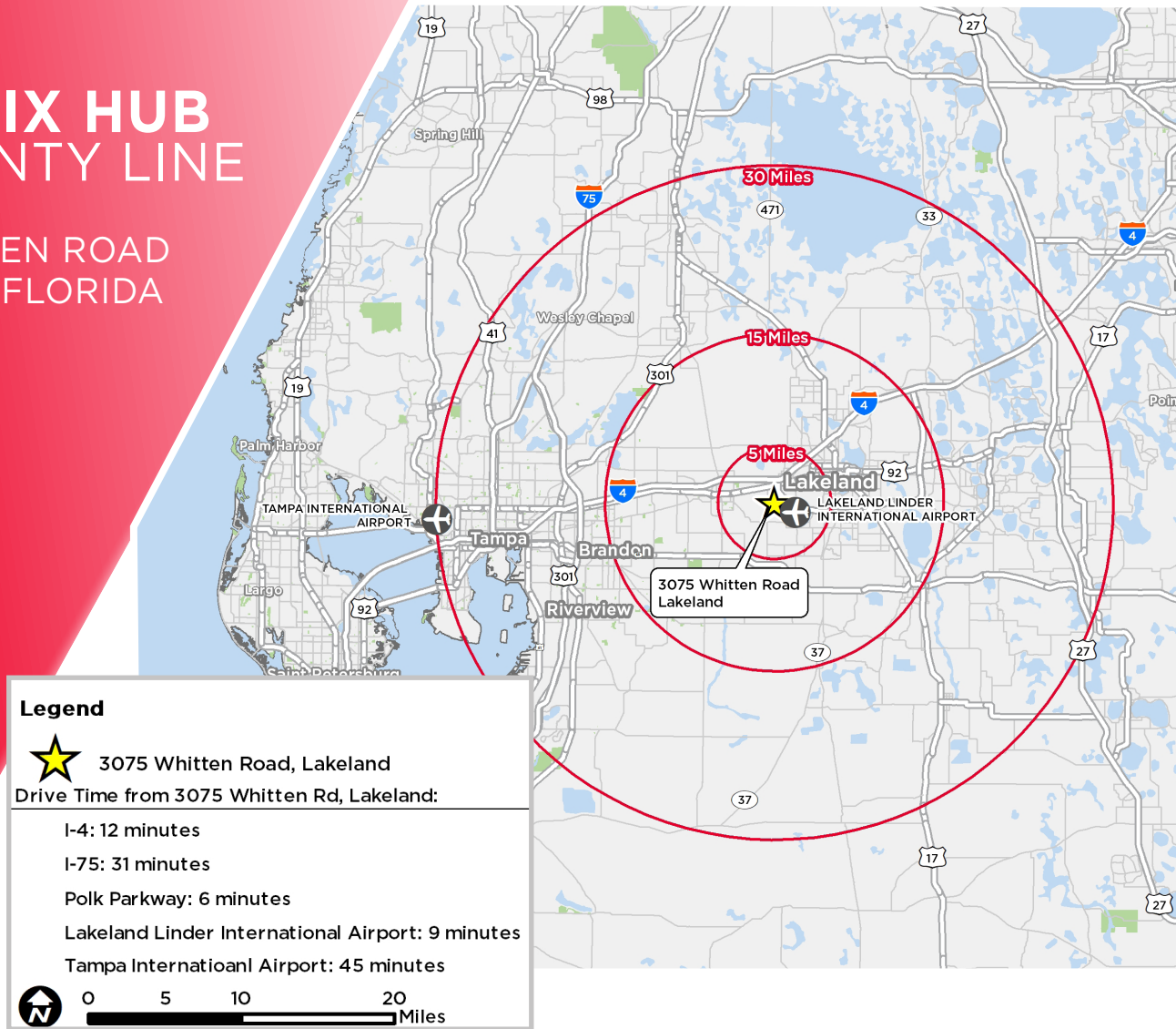


SITE PLAN



LOGISTIX HUB AT COUNTY LINE

3075 WHITTEN ROAD
LAKELAND, FLORIDA



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.

www.xebecrealty.com

JOSH TARKOW, SIOR
Senior Director
+1 813 349 8549
josh.tarkow@cushwake.com

TREY CARSWELL, SIOR
Senior Director
+1 813 204 5314
trey.carswell@cushwake.com

LISA ROSS, SIOR
Senior Director
+1 813 424 3211
lisa.ross@cushwake.com

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

