



UNIVERSITY  
PARK  
AT BRIDGEWATER

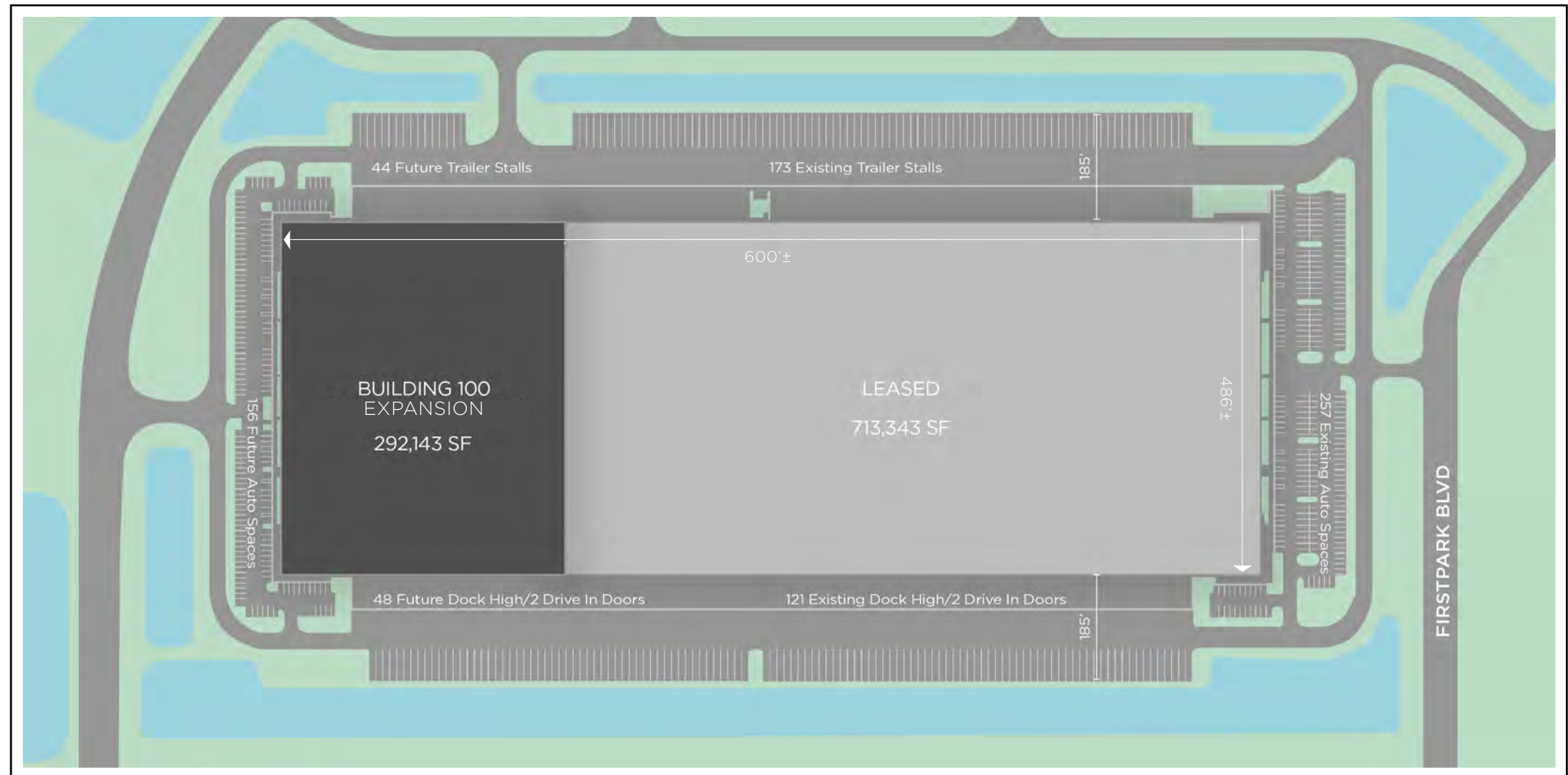
EXPANSION UNDER CONSTRUCTION



292,143 SF AVAILABLE    CROSS DOCK    36' CLEAR HEIGHT

**HIGHLIGHTS - BUILDING 100B (EXPANSION)**

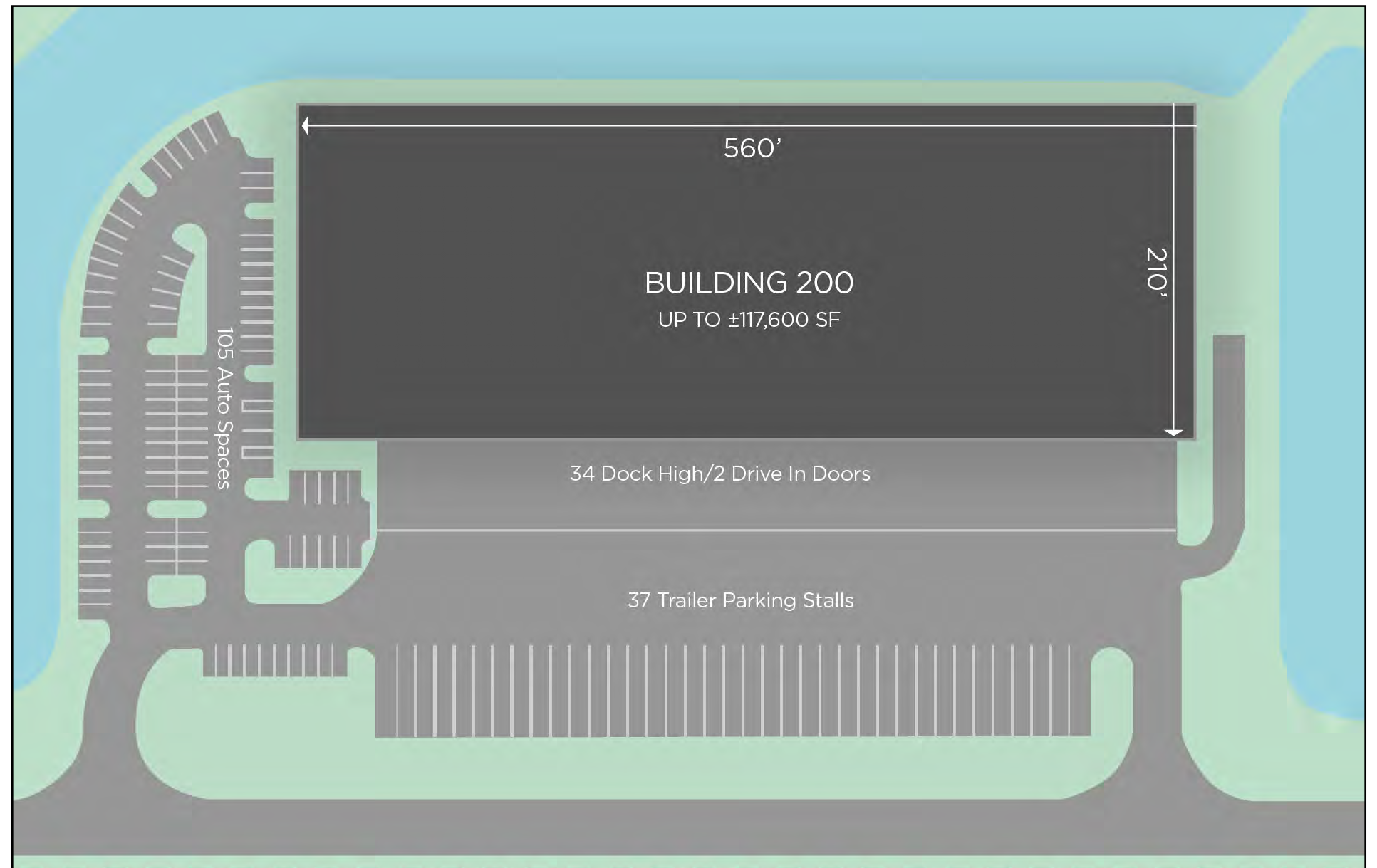
Anticipated Delivery	September 2022
Rental Rate	\$6.25/SF NNN
Operating Expenses	\$1.49/SF
Space Available	292,143 SF
Site Size	59.91 acres
Overall Building Dimensions	600'± x 486'±
Ceiling Height	36'
Dock Doors	48
Drive-in doors	2
Column spacing	54'w x 48'd
Sprinklers	ESFR
Construction	Tilt-wall
Electrical Service	3,000 amps
Jurisdiction	Lakeland
Truck court	185'
Parking	156
Trailer Parking	70

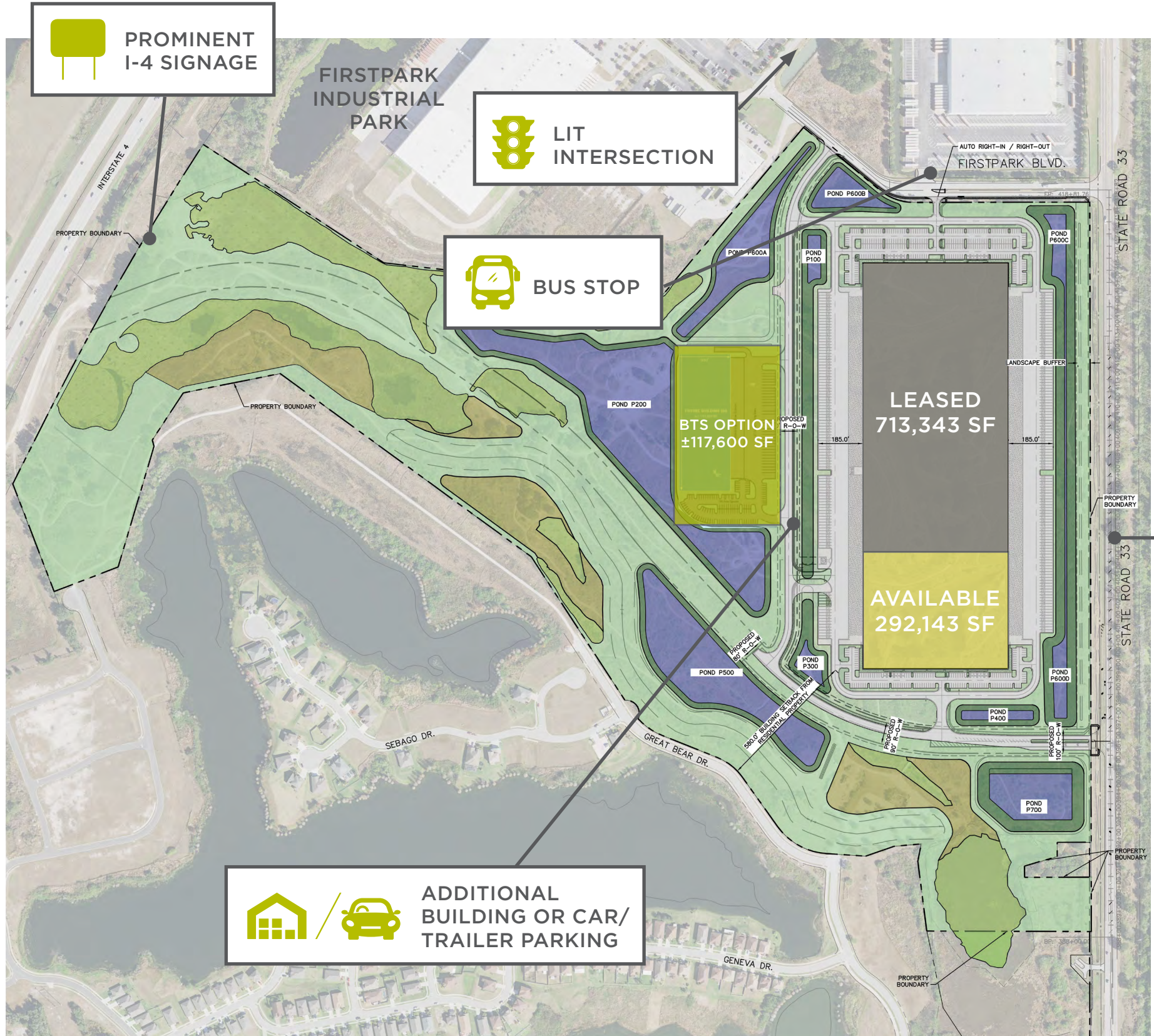


117,600 SF SIDE LOAD 32' CLEAR HEIGHT BUILD-TO-SUIT

**HIGHLIGHTS - BUILDING 200 (BTS)**

Rental Rate	Negotiable
Operating Expenses	\$1.55/SF
Space Available	Up to 117,600 SF
Site Size	7.14 acres
Overall Building Dimensions	210'± x 560'±
Ceiling Height	32'
Dock Doors	34
Drive-in Doors	2
Column Spacing	50'w x 50'd
Sprinklers	ESFR
Construction	Tilt-wall
Electrical Service	To-suit
Jurisdiction	Lakeland
Truck Court	185'
Parking	105 including 4 HC
Trailer Parking	37





↑  
INTERSTATE 4  
TO  
.25 MILES

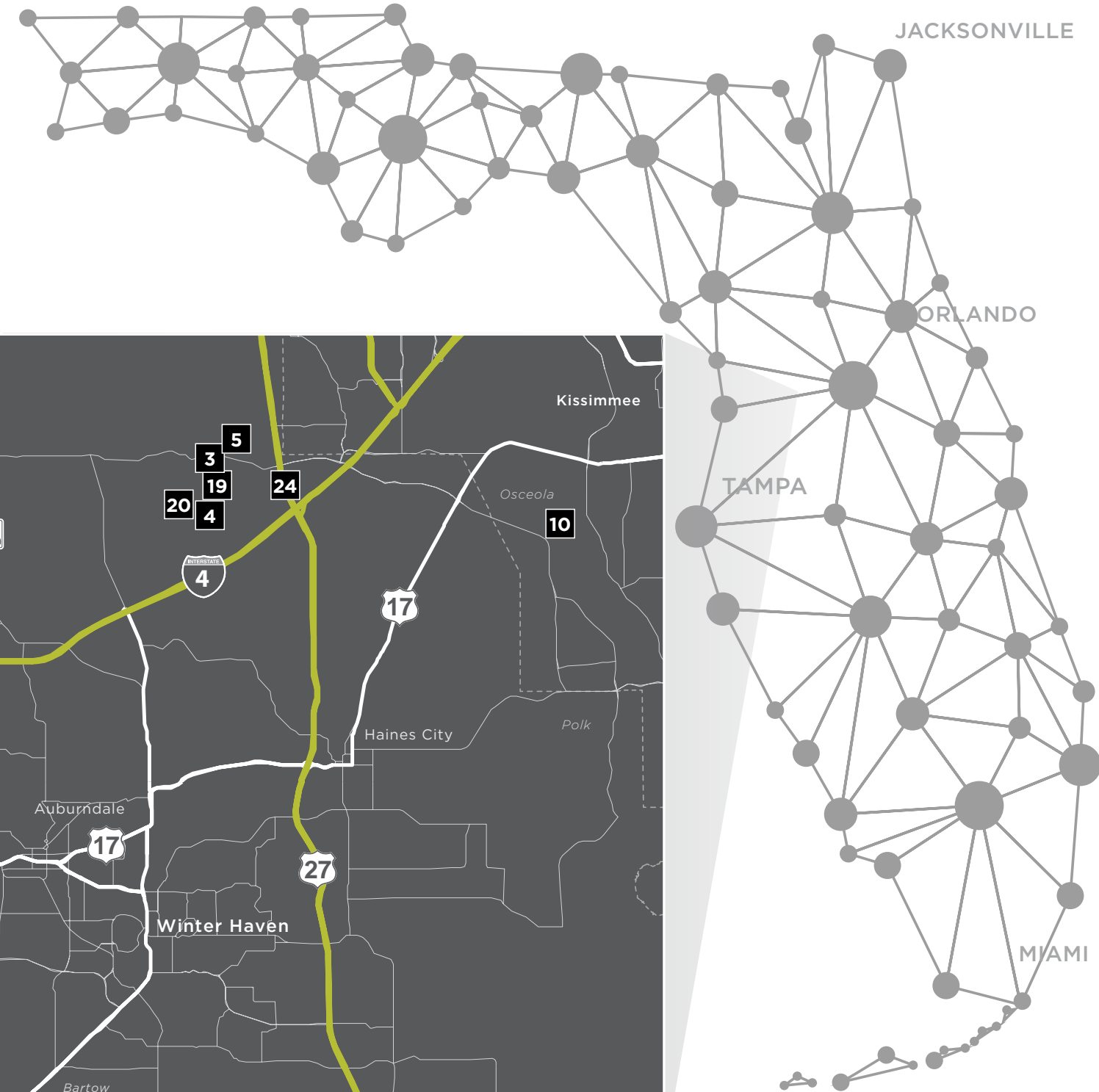
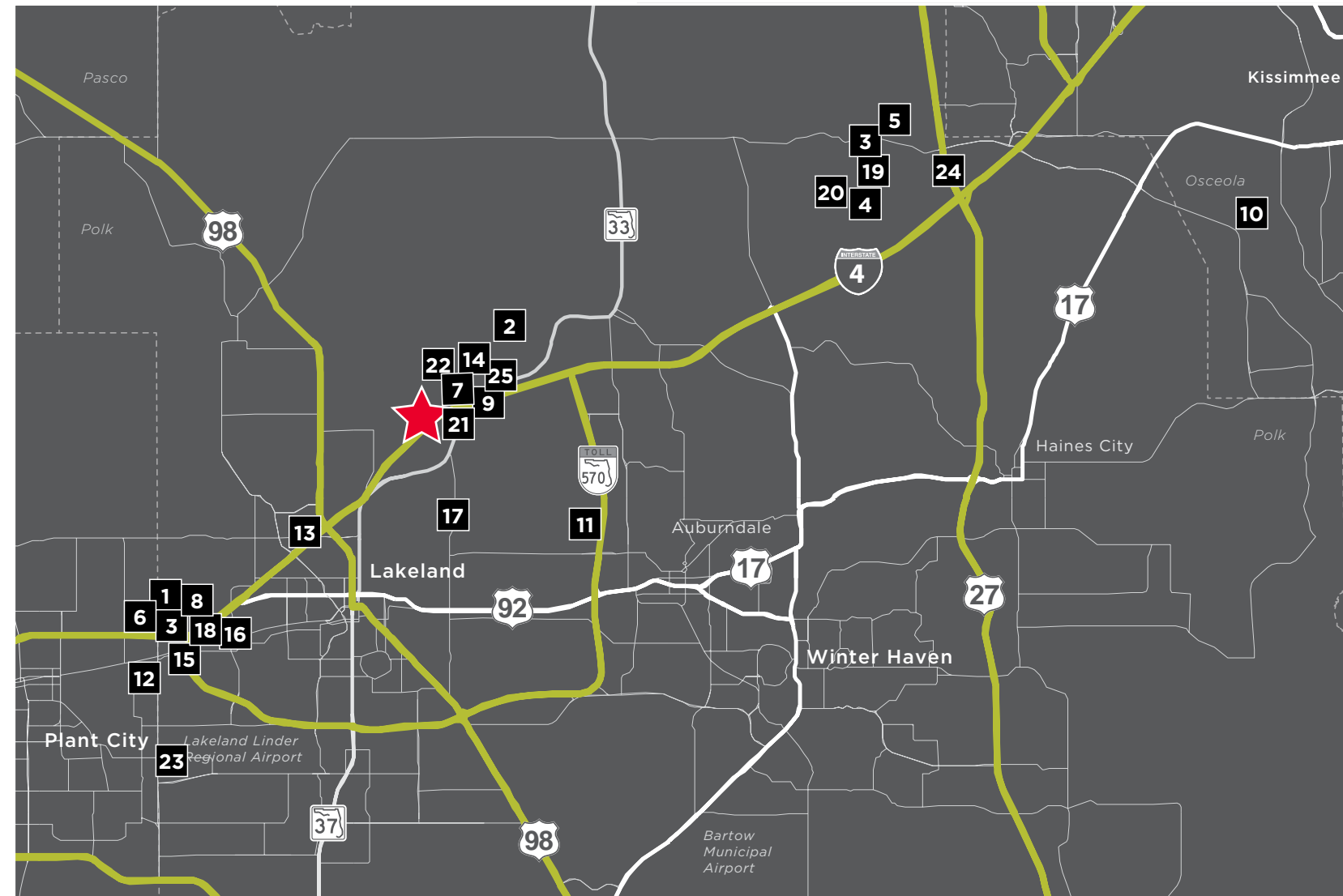
REDUNDANT ACCESS TO I-4 OFF OF SR 33

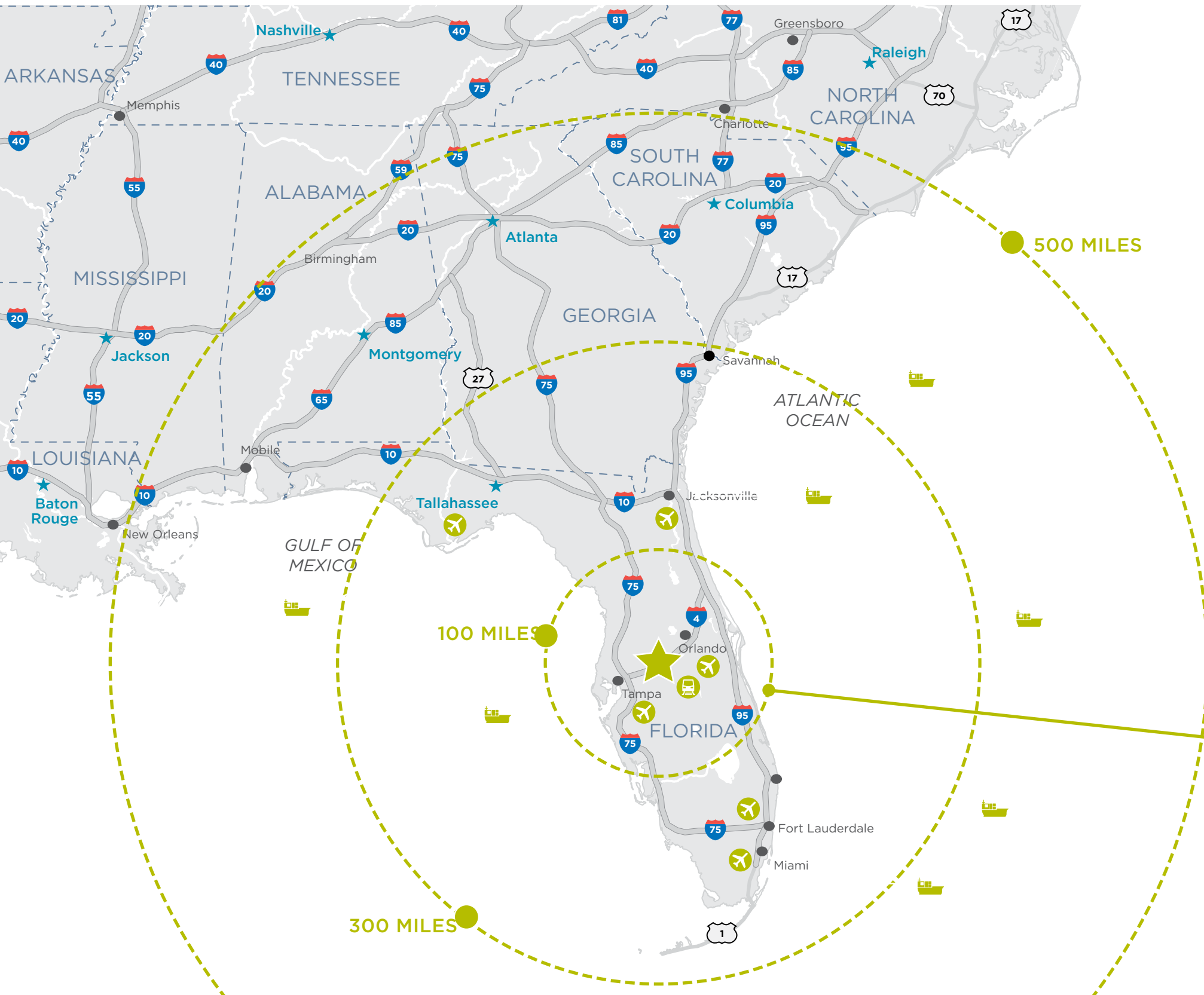
TO  
INTERSTATE 4  
↓  
4.1 MILES

## LAKELAND FOR LOGISTICS

Lakeland is home to over 28 million square feet of industrial/warehouse space with over 12,500 employed in the Distribution, Supply Chain & Logistics Business. Companies with large investments in the Lakeland market include:

- |  |                      |
|--|----------------------|
| 1. Advanced Auto Parts                 | 20. Walmart          |
| 2. Best Buy                            | 21. HCA              |
| 3. E-Commerce Company<br>(2 locations) | 22. Amazon           |
| 4. FedEx                               | 23. Ace Hardware     |
| 5. Ford Motor Company                  | 24. Amazon           |
| 6. Plastipak                           | 25. Conn's Home Plus |
| 7. HD Supply                           |                      |
| 8. IKEA                                |                      |
| 9. Haverty's                           |                      |
| 10. Lowe's                             |                      |
| 11. Medline Industries                 |                      |
| 12. O'Reilly Auto Parts                |                      |
| 13. Pepperidge Farm                    |                      |
| 14. Pepsi/Gatorade                     |                      |
| 15. Publix                             |                      |
| 16. Rooms to Go                        |                      |
| 17. Saddle Creek Logistics Services    |                      |
| 18. Southern Wine & Spirits            |                      |
| 19. UPS                                |                      |



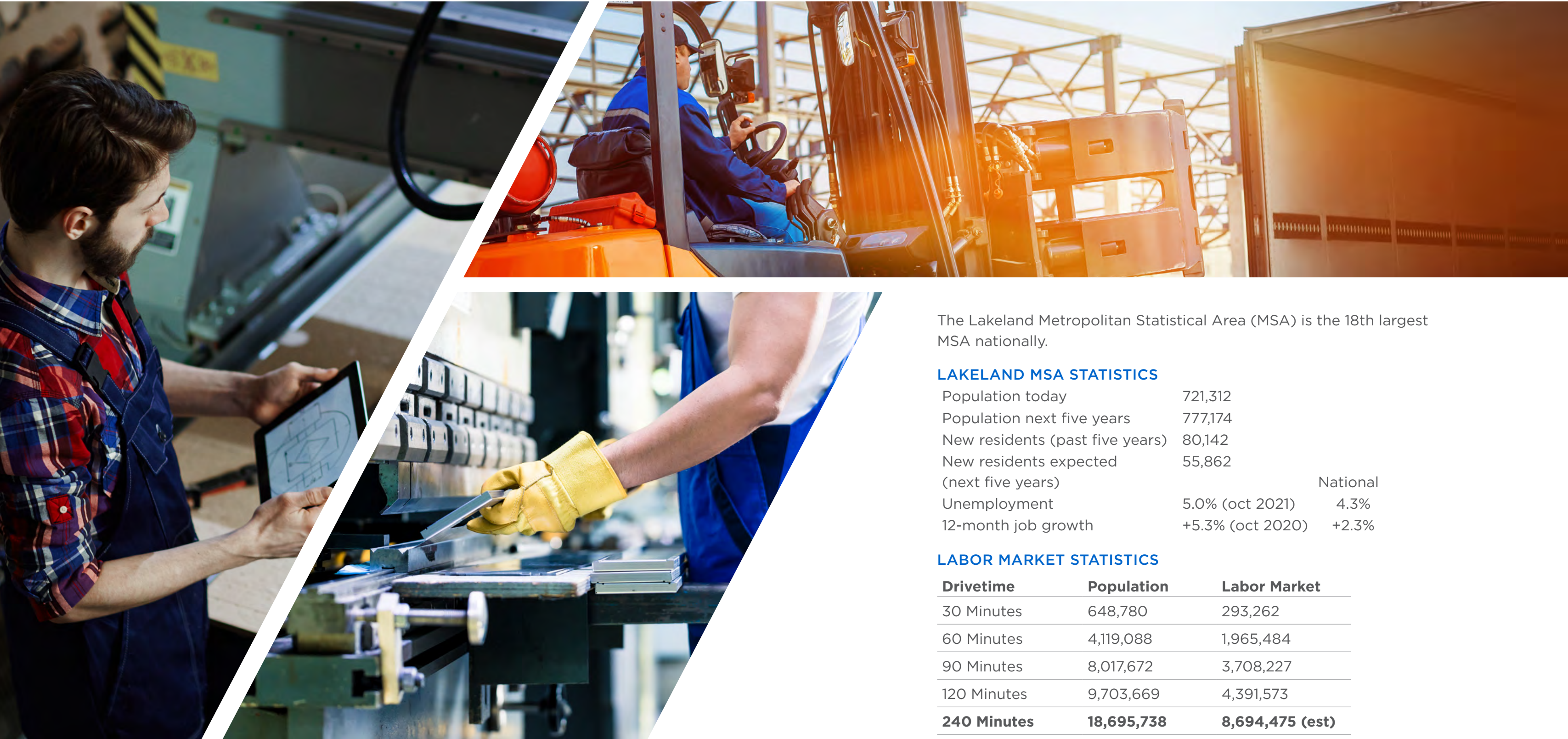


**IN THE CENTER OF IT ALL**

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 9 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 abundant access to labor. The site is also in close proximity to the new CSX intermodal facility in Winter Haven.

Florida itself has a robust wholesale trade and transportation sector. The State features one of the world’s most extensive multi-modal transportation systems, including international airports, deep-water shipping ports, and extensive highway and railway networks—all of which are within easy access of Lakeland.

**9 MILLION CONSUMERS  
WITHIN A 100-MILE RADIUS**



The Lakeland Metropolitan Statistical Area (MSA) is the 18th largest MSA nationally.

**LAKELAND MSA STATISTICS**

Population today	721,312	
Population next five years	777,174	
New residents (past five years)	80,142	
New residents expected (next five years)	55,862	National
Unemployment	5.0% (oct 2021)	4.3%
12-month job growth	+5.3% (oct 2020)	+2.3%

**LABOR MARKET STATISTICS**

Drivetime	Population	Labor Market
30 Minutes	648,780	293,262
60 Minutes	4,119,088	1,965,484
90 Minutes	8,017,672	3,708,227
120 Minutes	9,703,669	4,391,573
<b>240 Minutes</b>	<b>18,695,738</b>	<b>8,694,475 (est)</b>

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