

HAMILTON LOGISTICS CENTER

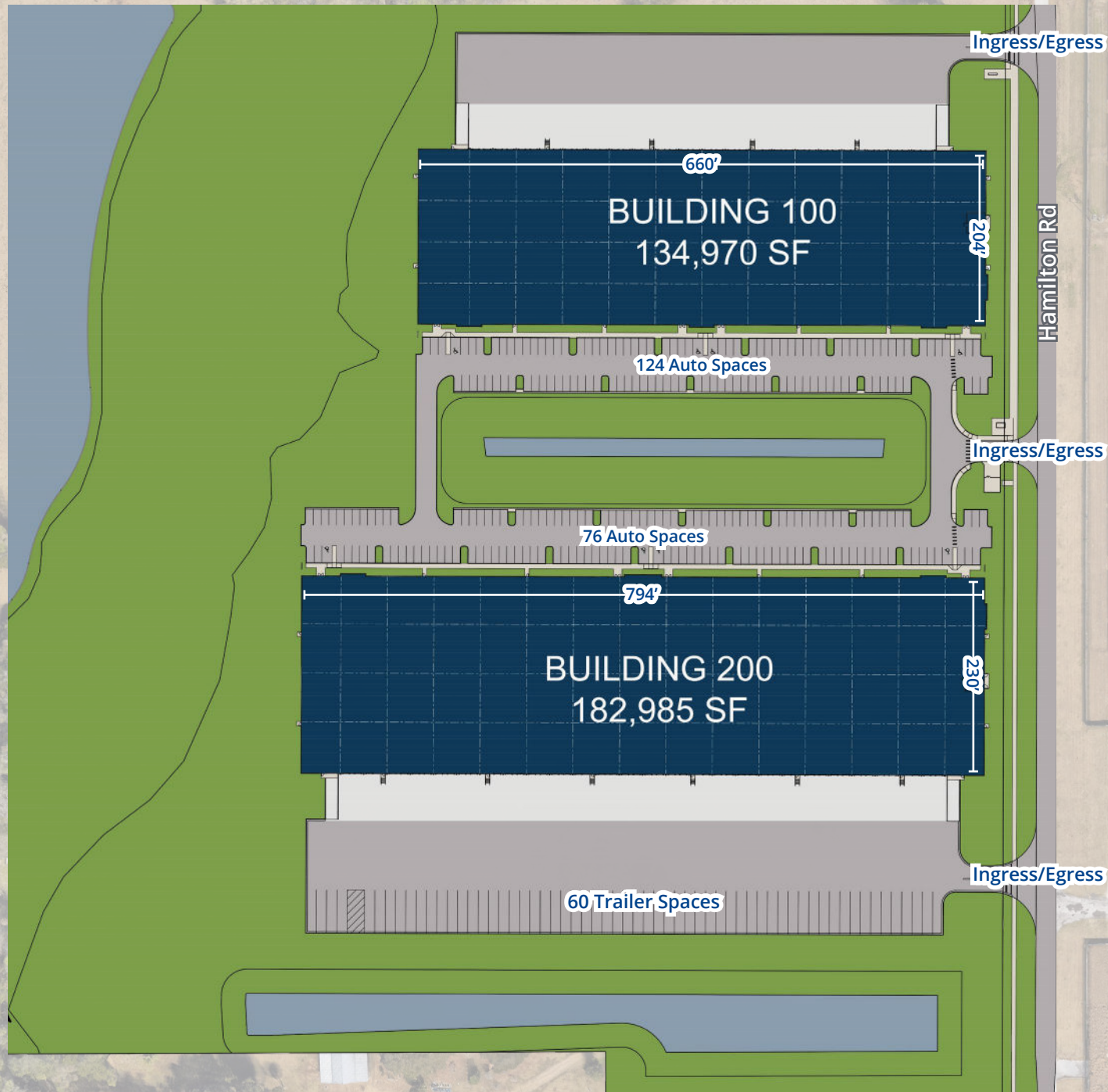
4141 Hamilton Road | Lakeland, FL 33811

±60,000 - ±317,955 SF Industrial for Lease

Speculative Development | Q1 2024 Construction Kick Off

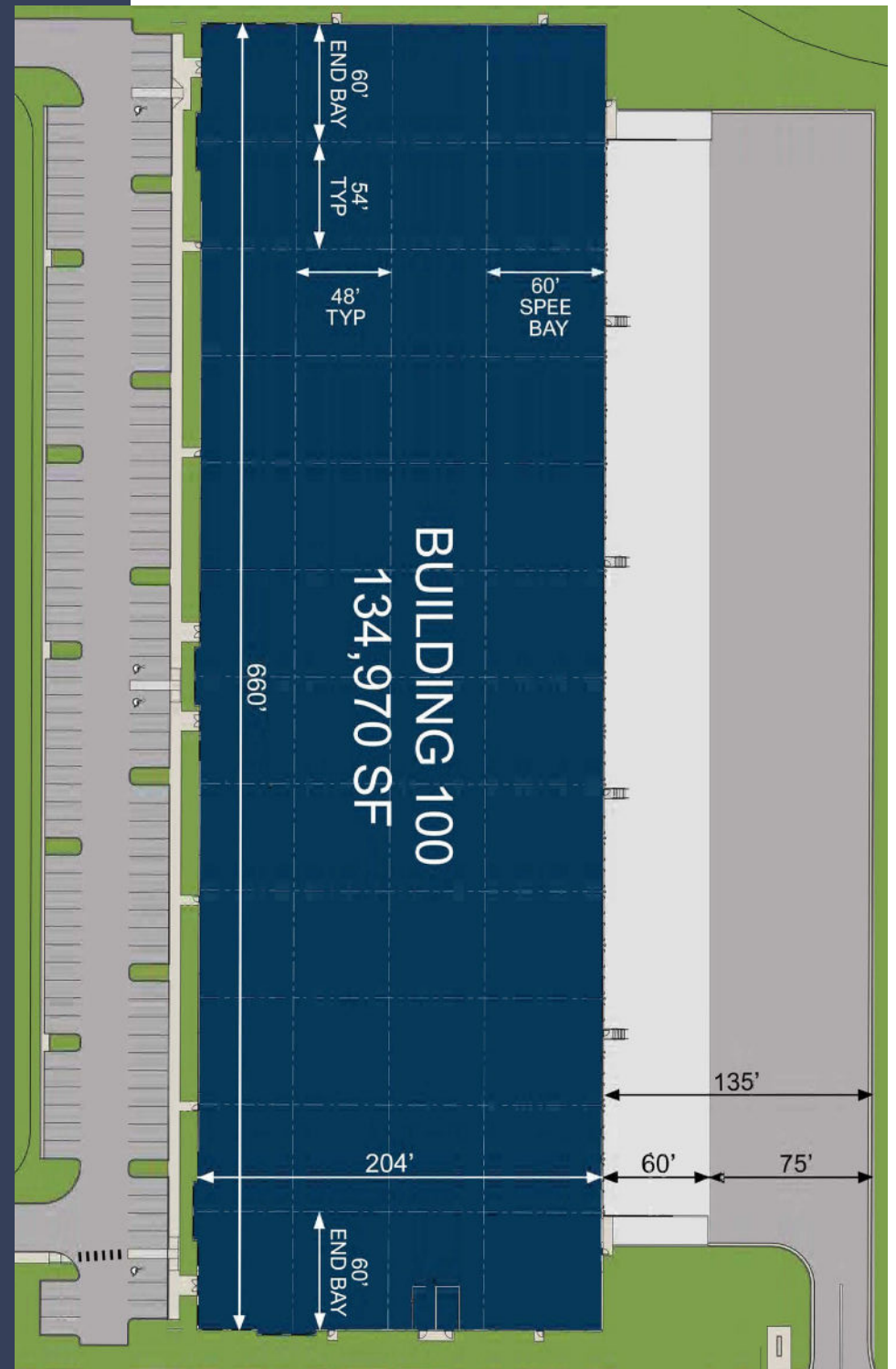


Site Plan Kicking Off Construction in Q1 2024



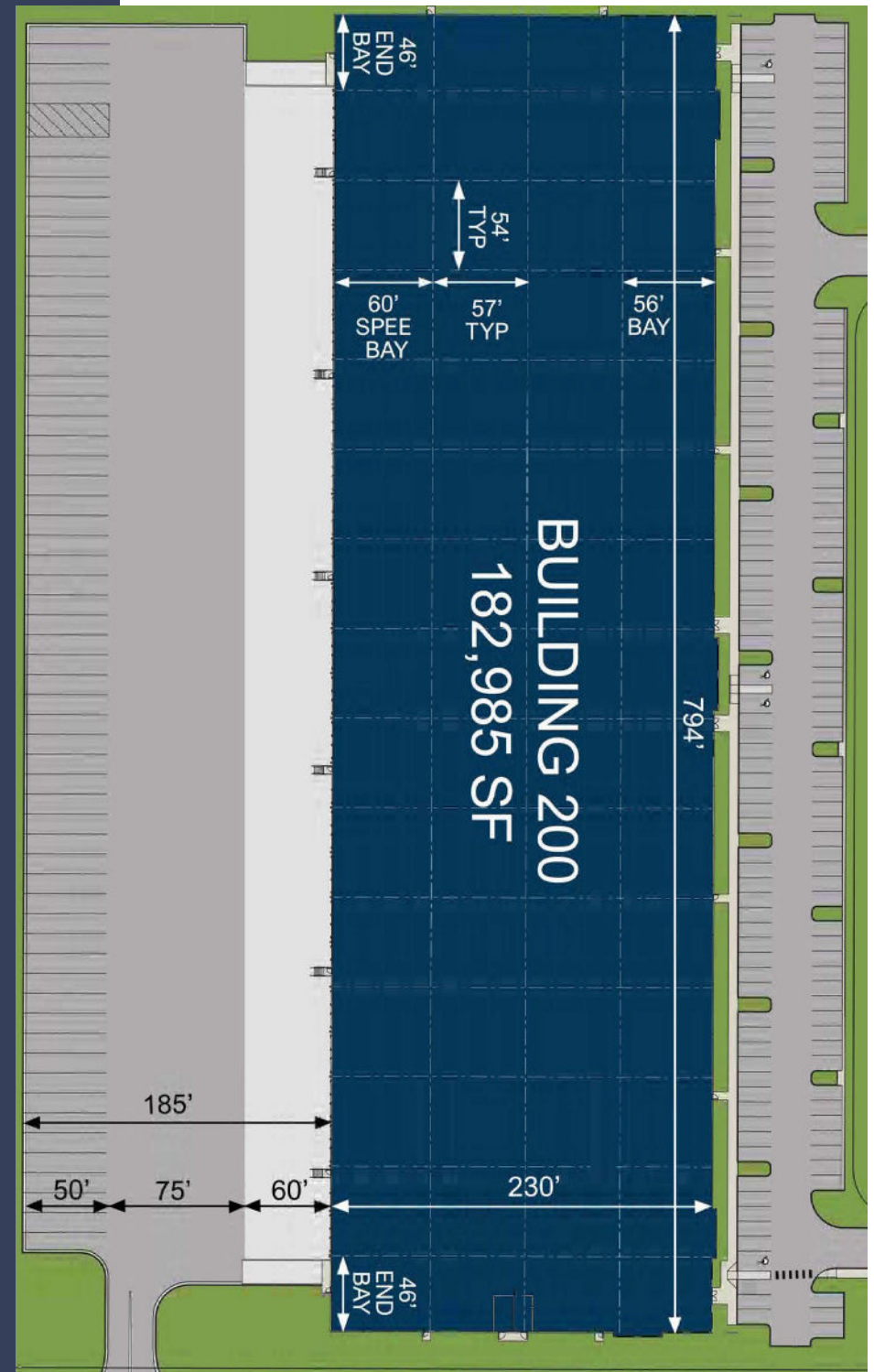
Building 100

Available Size:	134,970 SF
Minimum Divisible:	±45,288 SF
Availability:	Q4 2024/Q1 2025
Office:	BTS
Warehouse Lighting:	LED
Dock-High Positions:	36 doors (9' x 10')
Drive-In Ramps:	2 ramps (12' x 14' door)
Load Type:	Rear-Load
Year Built:	Proposed
Construction:	Tilt-Wall
Building Dimensions:	660' (w) x 204' (d)
Column Spacing:	54' (w) x 48' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced steel
Fire Suppression:	ESFR
Roof:	TPO with LTTR R-20 insulation
Truck Court Depth:	135'
Auto Parking:	124 spaces (0.92/1,000 SF ratio)
Trailer Parking:	None
Flood Zone:	A
Zoning:	BPC-1



Building 200

Available Size:	182,985 SF
Minimum Divisible:	±60,260 SF
Availability:	Q4 2024/Q1 2025
Office:	BTS
Warehouse Lighting:	LED
Dock-High Positions:	46 doors (9' x 10')
Drive-In Ramps:	2 ramps (12' x 14' door)
Load Type:	Rear-Load
Year Built:	Proposed
Construction:	Tilt-Wall
Building Dimensions:	794' (w) x 230' (d)
Column Spacing:	54' (w) x 57' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced steel
Fire Suppression:	ESFR
Roof:	TPO with LTTR R-20 insulation
Truck Court Depth:	190' (including 55' trailer parks)
Auto Parking:	148 spaces (0.81/1,000 SF ratio)
Trailer Parking:	60 spaces (3.28/10,000 SF ratio)
Flood Zone:	A
Zoning:	BPC-1







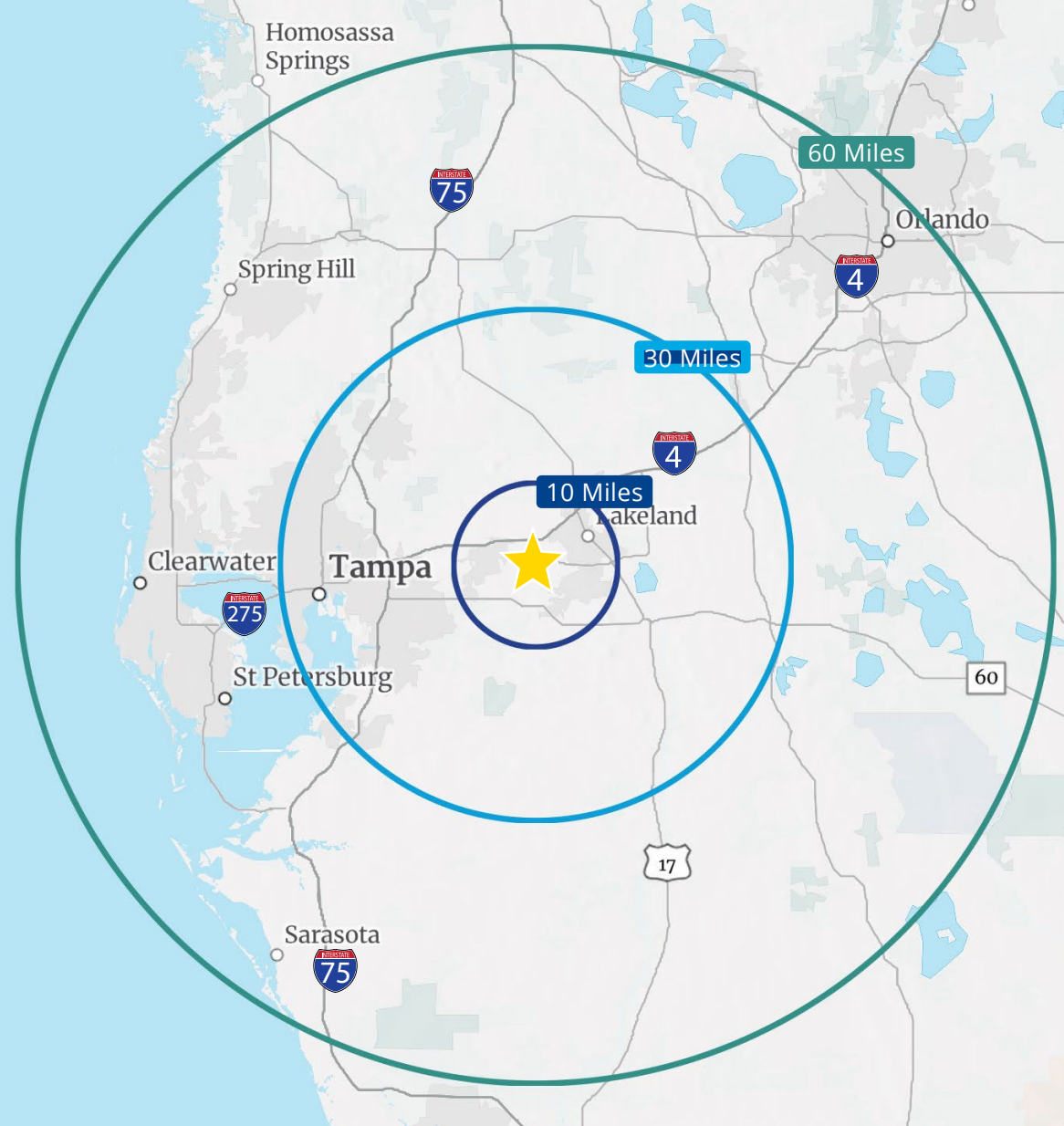
Property Rendering



Centrally Located off I-4

Key Distances

	Polk Parkway	2.7 Miles
	Interstate 4	2.9 Miles
	Highway 60	5.1 Miles
	Interstate 75	19.0 Miles
	Lakeland Linder Int'l Airport	2.0 Miles
	Tampa Int'l Airport	35.5 Miles
	Orlando Int'l Airport	60.0 Miles
	Tampa	29.5 Miles
	Orlando	60.7 Miles
	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles



Major MSAs 2022 Population


3,219,514
Tampa


859,760
Sarasota-Bradenton


753,520
Lakeland


2,691,925
Orlando

Established Distribution Location



WellDyne Rx IP+
WELLGISTICS
WHOLESALE PHARMACEUTICAL DISTRIBUTION
DSI Acquisitions Corp.

TESLA Sysco

Full Interchange

stryker
CHEP
A Brambles Company
Plastipak
recycling USA
LaSalle Bristol
CARPENTER
PECO
PAVING
Advance Auto Parts

PHILLIPS
PET FOOD & SUPPLIES
Country Malt Group

Save a lot
food stores

IKEA

amazon

Southern Glazes
WINE & SPIRITS

KNIGHT
TRANSPORTATION

CHEP
A Brambles Company

Saddle Creek
ACE
Hardware

Publix

ROOMS
TO GO

MOTION INDUSTRIES
Tredit
ADVANCED WORKVANS
WILLIAMS-SONOMA

Purina

O'Reilly
AUTO PARTS

MOTION INDUSTRIES
KENDA
AMERICANA
TIRE AND WHEEL

Sleep INTERNATIONAL
Plastipak
recycling USA
MLMC
Nestlé Waters

THE HOME
DEPOT

Hamilton
Logistics Center

Lakeland Linder
International Airport

amazon
Prime Air

AXIS
REDISTRIBUTION
Loggatt & Natt





Robyn Hurrell, SIOR
Primary Point of Contact
Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com



Harrison Pithers
Associate
+1 813 610 0239
harrison.pithers@colliers.com

Up to 317,955 SF Industrial for Lease | Kicking Off Construction Q1 2024



4830 W. Kennedy Blvd.
Suite 300
Tampa, FL 33609
+1 813 221 2290

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