

Colliers

Summit
Real Estate Group

amazon
Prime Air

Hamilton Rd

Drane Field Rd

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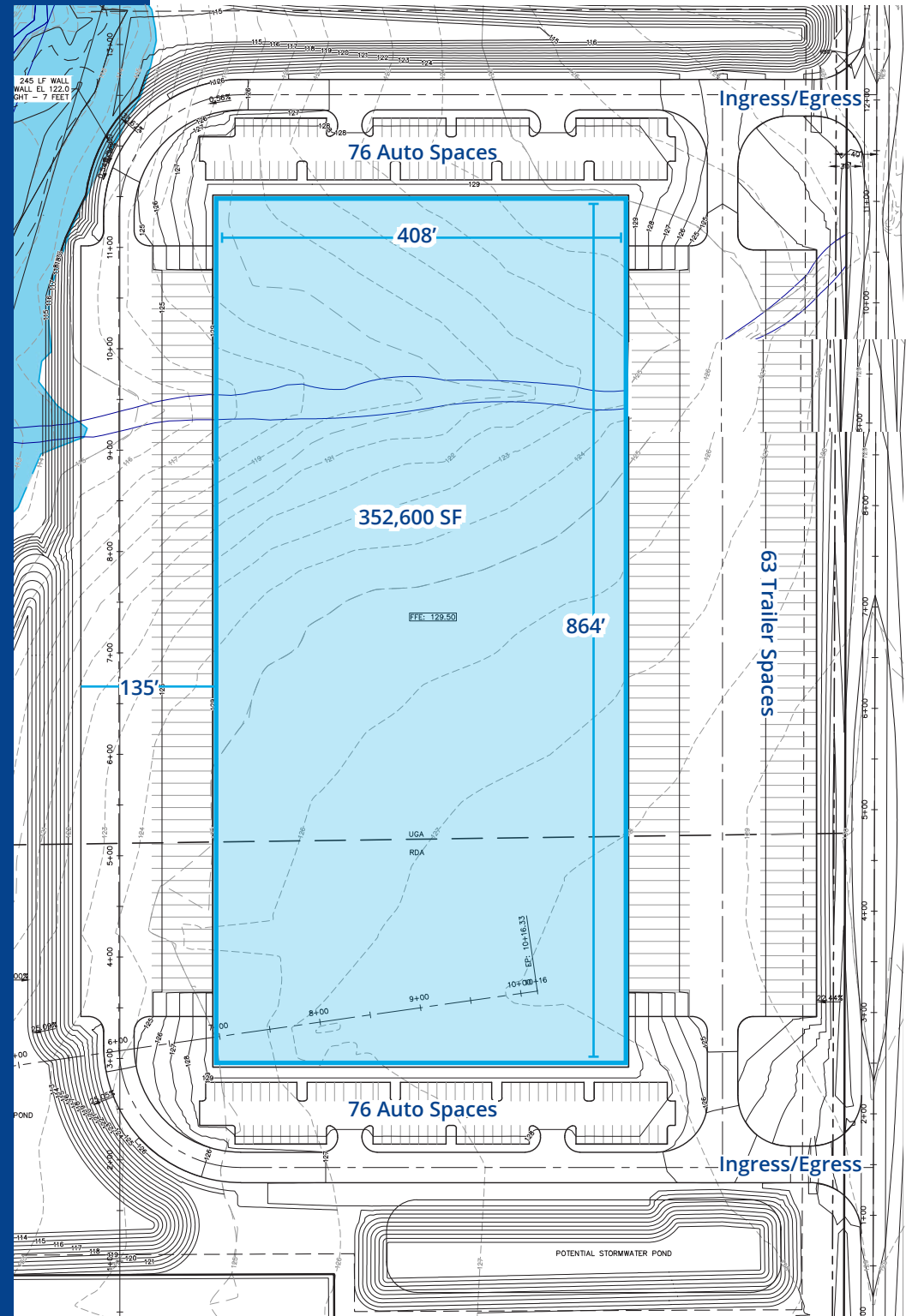
HAMILTON LOGISTICS CENTER

4141 Hamilton Road | Lakeland, FL 33811

Up to 352,600 SF Industrial for Lease | Build to Suit

Proposed Site Design

Totaling Building Size:	352,600 SF
Delivery Timeframe:	Build-to-Suit
Office:	Build-to-Suit
Building Type:	Cross-Dock
Clear Height:	36'
Building Dimensions:	864' (w) x 408' (d)
Colum Spacing:	TBD
Speed Bay:	60'
Dock-High Doors:	92 (est.)
Drive-In Doors:	4 (est.)
Truck Court (West):	135'
Truck Court (East):	135' + 55' Trailer Drops
Fire Protection:	ESFR
Slab Thickness:	7" thick; reinforced steel
Car Parking (spaces):	152 (0.43/1,000)
Trailer Parking (space):	63 (1.78/10,000)



Access to Property







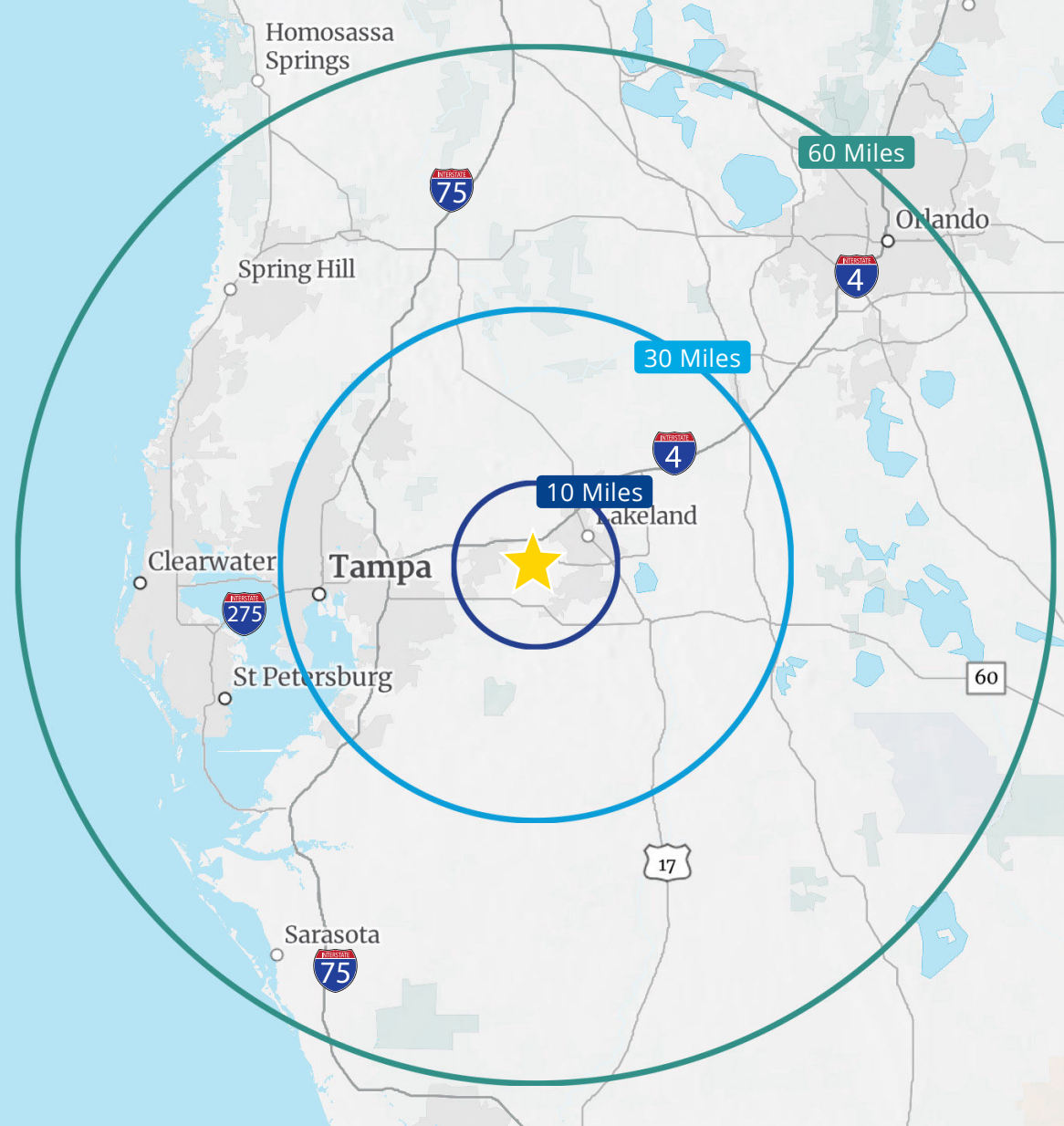
30 Miles West
to **Tampa**

60 Miles East
to **Orlando**

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

Full Interchange

stryker
CHEP
A Brambles Company
Plastipak
racking inc.
LaSalle Bristol
CARPENTER
PECO
PARTS
Advance
Auto Parts

Southern Glazes
WINE & SPIRITS

KNIGHT
TRANSPORTATION

PHILLIPS
PET FOOD & SUPPLIES
Country
Malt
Group

IKEA

CHEP
A Brambles Company

Save
a lot
food stores

amazon

ROOMS
TO GO

Publix.

LOWE'S
ACE
Hardware

Purina

MOTION
INDUSTRIES
Tredit
ADVANCED
WORKVANS
WILLIAMS-SONOMA

O'Reilly
AUTO PARTS

MOTION
INDUSTRIES
KENDA
AMERICANA
TIRE AND WHEEL

THE
HOME
DEPOT

Hamilton Logistics
Center
±352,600 SF

amazon
Prime Air

Lakeland Linder
International Airport

Sleep
INTERNATIONAL
Plastipak
racking inc.
MLMC
Nestlé
Waters





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