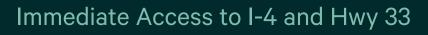
Bridgewater Commerce Center





7270 Bridgewater Center Dr Lakeland, FL 33805 www.cbre.us/david.murphy

WESTCORE CBRE

68,510 SF AVAILABLE



Property Features

AVAILABLE SF	68,510 SF
TOTAL SF	275,672 SF
CLEAR HEIGHT	36'
COLUMN SPACING	50' X 56'
TRUCK COURT DEPTH	190' WITH TRAILER STORAGE
AUTO PARKING	35
DOCK DOORS	14
GROUND LEVEL DOORS	1 12'X14' DOORS WITH RAMP
TRAILER PARKING	13 TRAILER SPOTS
TRUCK APRON	60' CONCRETE



Construction Overview

BUILDING CONSTRUC- TION	CONCRETE TILT WALL
ROOF SYSTEM	ТРО
FIRE SPRINKLERS	ESFR
UTILITIES	Lakeland Utilities (Water & Sewer)
INTERIOR LIGHTING	T-5
WINDOWS	2 CLERESTORY PER BAY
HVAC SYSTEM	OFFICE ONLY
INTERIOR LIGHTING WINDOWS	(Water & Sewer) T-5 2 CLERESTORY PER BAY



WHY LAKELAND / POLK COUNTY

THE CROSSROADS OF ORLANDO AND TAMPA

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a "To Florida, From Florida" strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County is situated between Orlando and Tampa and has become one of the hottest secondary industrial markets in the country. Bridgewater Commerce Center is truly "in the middle of it all" with its location on the Interstate 4 corridor between these two growing metro areas.

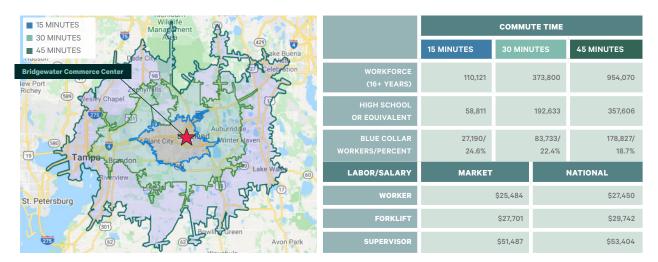
With industrial tenants, we see three major trends impacting their decision:



+ Transportation Costs - Bridgewater Commerce Center provides immediate access to Interstate 4 and the Polk Parkway in one of the fastest growing industrial markets in the country.



+ Labor Costs and Availability – Polk County enjoys a diverse workforce ready to meet the demands of warehouse/distribution firms looking to locate at Bridgewater Commerce Center.





+ Functional Utility – Bridgewater Commerce Center was built with the sophisticated supply chain user in mind. With features including 36' clear height and trailer storage (with additional adjacent off site trailer storage possible) as well as office already built out making each building move-in ready, Bridgewater Commerce Center stands ready to serve today's warehouse user with a state-of-the-art design.

REGIONAL DISTRIBUTION CENTERS





Key Distances

- + 8-hour drive to 45.5 million people
- + Immediate access to I-4 interchange
- + Adjacent to Florida State Hwy 33
- + 4.8 miles to the Polk Parkway/570
- + 10.8 mile to Downtown Lakeland
- + 16 miles to Lake Lakeland Linder Int'l Airport
- + 38 miles to Tampa
- + 47.6 miles to Orlando Int'l Airport
- + 58.8 miles to Downtown Orlando
- + 258 miles to Miami

- + 197 miles to Jacksonville
- + 448 miles to Atlanta, GA
- + 425 miles to Charleston, SC
- + 89 miles to Space Coast
- + Fronting Interstate 4 At Exit 38

Contact Us

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