FOUR CORNERS BUSINESS PARK

I-4 REGIONAL DISTRIBUTION CENTER

4550, 4501 and 4500 Home Run Boulevard | Davenport, FL 33897









Property Highlights

- 795,753± SF (3 buildings)
 - ♦ Building 100: ±93,395 SF, divisible to 12,400 SF
 - ♦ Building 200: ±110,789 SF, divisible to 68,250 SF
 - ♦ Building 300: ±288,660 SF, divisible to 59,570 SF
- 52± acre master planned industrial park
- New, first generation Class A buildings
- Concrete, tilt-wall construction
- ESFR sprinkler system with diesel pump
- Utility/Service Providers:
 - ♦ Polk County Water (12"/8" main in road)
 - ♦ Polk County Sewer (8" main)
 - ♦ Duke Energy Electric (dual feed service)
 - ♦ Florida Public Utilities
- Cross dock and rear load capability
- Zoned: Business Park Center (BPCX-1), Polk County, FL
- LED exterior lighting for lower operating costs
- Buildings 200 and 300 both have over 60 off-dock trailer spots
- Low Operating Expenses: Building 100 \$1.40/SF, Buildings 200 \$1.25/SF, and 300 \$1.35/SF
- Rental Raffes 100 \$5.95/SF Building 200 & 300 - \$4.95/SF

Location Highlights

Ideally located in the Logistical Center of Florida between Orlando and Tampa with easy access to South Florida.

- Building 100 4550 Home Run Boulevard Building 200 - 4501 Home Run Boulevard Building 300 - 4500 Home Run Boulevard
- Strategic Central Florida location for regional and statewide distribution
- Accessible market of 8.9 million people within 100 miles and 17.8 million people within 200 miles
- Located in the "heart of Florida's I-4 Corridor" between Orlando and Tampa
- Located one mile south of the Interstate-4 and US 27 Interchange, which provides less truck traffic than sites north of I-4
- Project can provide spaces 12,400 394,513 SF
- Population of 8.9 million people within a 100 mile radius





Industrial Submarket

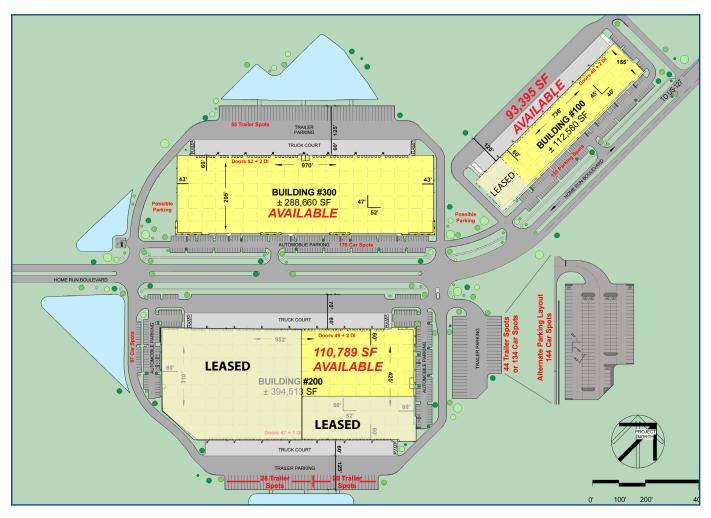


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Site Plan and Building Details

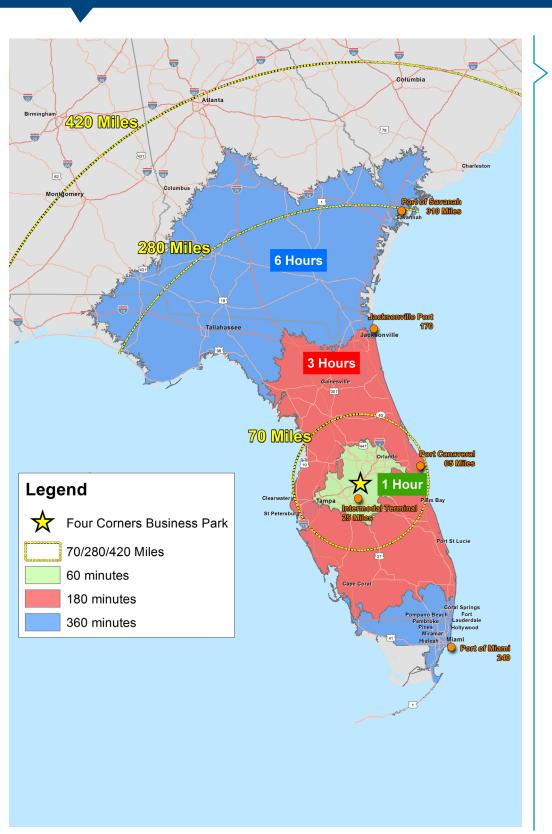


Building	100	200	300
Building Size	112,580± SF	394,513± SF	288,660± SF
SF Available	93,395 SF divisible to 12,400 SF	110,789 SF	288,660 SF divisible to 59,970 SF
Loading Configuration	Rear Load	Cross Dock	Rear Load
Clear Height/Loading	24'	36'	32'
Column Spacing	40' W x 45' D	52' W x 50' D	52' W x 47' D
Staging Bays	60'	60'	60'
Building Depth	155'	420'	295'
Truck Court	120'	131' and 186'	186'
Parking Spaces	135	199	176
Trailer Stalls	N/A	92	54
Slab Specifications	6"/4,000 PSI	7"/4,000 PSI	6"/4,000 PSI
Power Service 480v/3-phase	1,200 Amps	4,000 Amps, dual feed	2,500 Amps, dual feed possible
Loading Doors (9' x 10')	42	96	54
Drive-in Doors	2 (12' W x 14' H)	3 (12' W x 16' H)	2 (12' W x 16' H)
Office, Mechanical and Electric	To Suit	To Suit	To Suit

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