

# FOUR CORNERS BUSINESS PARK

## I-4 REGIONAL DISTRIBUTION CENTER

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



**Building 100**  
**93,395 SF Available**



**Building 200**  
**110,789 SF Available**



**Building 300**  
**288,660 SF Available**



### 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 Rates: Building 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



LEE MORRIS, SIOR, LEED AP  
Executive Managing Director, Industrial Services  
COLLIERS INTERNATIONAL  
407.362.6175  
lee.morris@colliers.com

DAVID A. BUCKNER, SIOR  
President  
BUCKNER COMMERCIAL PROPERTIES  
863.686.7770  
david@bucknercommercial.com

**mch**  
AN MDH PARTNERS  
PROPERTY



## 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

LEE MORRIS, SIOR, LEED AP  
Executive Managing Director, Industrial Services  
COLLIERS INTERNATIONAL  
407.362.6175  
lee.morris@colliers.com

DAVID A. BUCKNER, SIOR  
President  
BUCKNER COMMERCIAL PROPERTIES  
863.686.7770  
david@bucknercommercial.com



## Legend



Four Corners Business Park



70/280/420 Miles



60 minutes



180 minutes



360 minutes

## Contact Us

LEE MORRIS, SIOR, LEED AP  
Executive Managing Director  
Industrial Services  
407.362.6175  
[lee.morris@colliers.com](mailto:lee.morris@colliers.com)

COLLIERS INTERNATIONAL  
CENTRAL FLORIDA  
255 South Orange Avenue  
Suite 1300  
Orlando, FL 32801  
[www.colliers.com](http://www.colliers.com)

DAVID A. BUCKNER, SIOR  
1.863.686.7770  
[david@bucknercommercial.com](mailto:david@bucknercommercial.com)

BUCKNER COMMERCIAL PROPERTIES  
124 South Florida Avenue  
Suite 315  
Lakeland, FL 33801  
[www.bucknercommercial.com](http://www.bucknercommercial.com)

*Buckner Commercial Properties*  
DAVID A. BUCKNER, SIOR



AN MDH PARTNERS  
PROPERTY



COLLIERS INTERNATIONAL  
255 South Orange Avenue  
Suite 1300  
Orlando, FL 32801  
407.843.1723  
[www.colliers.com](http://www.colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.