

8060 State Road 33 | Lakeland, FL 33809 Central Florida's BEST Distribution Location

FEATURES

- Same Day Delivery Throughout Florida
- 13 Million Population Within a 5-Hour Drive Time
- Direct Access to Exit 38 on Interstate 4
- Excellent Labor Demographics
- Foreign Trade Zone Magnet Site

- CSX Winston Yard (20 Minutes)
- Port Tampa (45 Minutes) and Port Manatee (1 Hour)
- Central Florida Intermodal Logistics Center (30 Minutes)

Bldg. 1 Fully Leased; Bldg. 3 Scheduled for Delivery:

Q4 2018

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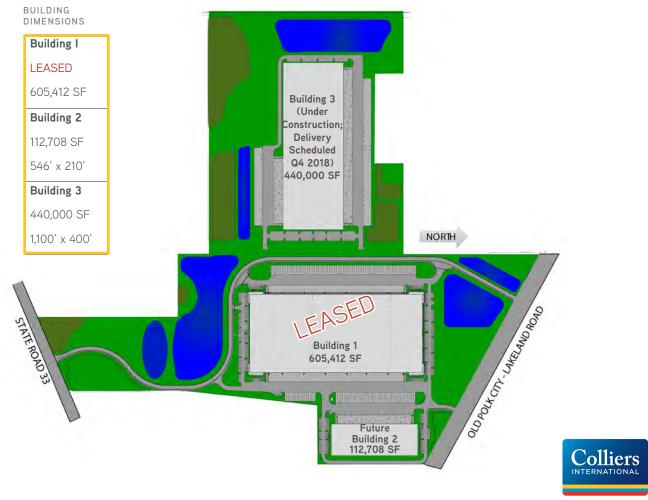
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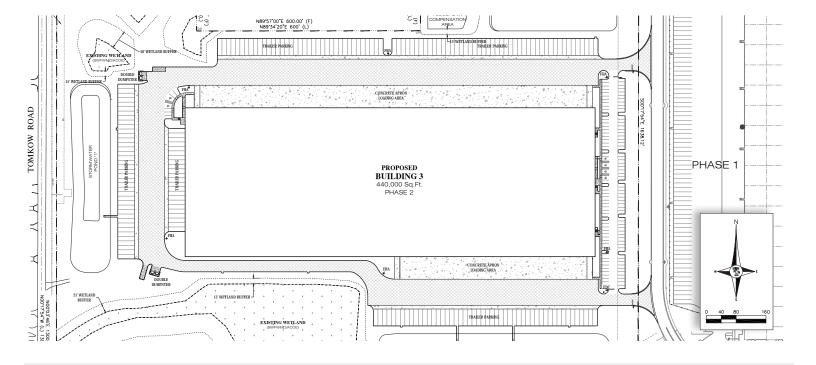












CenterState Logistics Park - Building 3 Specifications

Building Size	440,000 SF 1,100' x 400'
Fire Protection	EFSR fire suppression system
Electrical Service	6,400 total amps @ 480V/3 ph (4 panels in 2 Elec rooms @ 1600 each)
Construction	Concrete tilt panel exterior bearing walls Conventional steel frame - moment frame
Column Spacing	Racking bays 54' E/W x 56' N/S End bays, West dock 64' E/W x 56' N/S, North Dock 54' E/W x 60' N/S South dock 54' E/W x 60' N/S
Loading Bay	60' deep x 54' wide Refer to the end bays above
Clear Height	36'
Roof:	White TPO membrane over R-10 rigid insulation
Clearstory Windows	North and South Elevations - 5'0" x 3'6"
Truck Apron	60' - 0"; entire north side and 50% south side
Truck Court	North side 70'; South side 70'

Overhead Doors	North side 64 dock high doors; 2 grade level ramps (12' x 16') South side 31 dock high doors; 1 grade level ramp (12' x 16') West side 20 (9' x 12') for a total of 118 OH doors
Trailer Parking	173 total
	51 trailers - south side; 12' wide x 50' long; 39 trailers - west side; 12' wide x 50' long; 88 trailers - north side; 12' wide x 50' long
Dock through Truck Parking	180' north and cross dock south side
Auto Parking	89 cars - north side and east side; 9' wide X 19' long
Floor	Ductilcrete Slab on grade, 6", 4,000 psi Ductilcrete
Utilities	City of Lakeland sewer, water, electricity; Verizon telephony
Zoning	Business Park allowing industrial development
Total Site	43.98 Acres
Cross Dock	212,320 SF (400' deep x 520.8' wide)
Corner Dock	212,320 SF (400' deep x 520.8' wide)

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