



INTERSTATE 4 LOGISTICS HUB

8401 FLORIDA 33 | LAKELAND, FL 33809

*ESTIMATED
COMPLETION DATE
4TH QUARTER 2019*

±537,354 SF CROSS-DOCK WAREHOUSE
IDEAL FOR A SOUTHERN U.S. DISTRIBUTION CENTER





537,354 Square Feet

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Property Features:

- » Year Built: Target Completion 4th Quarter 2019
- » Clear Height: 36'
- » Column Spacing: 50' x 56'
- » Speedbays: 60' x 56'
- » Building Dimensions: ± 470' x 1,146'
- » Floor Thickness: 7" Slab (4,000 psi)
- » Fire Protection: ESFR System
- » Interior Lighting: To Suit
- » Power: 6,400 Total Amps @480V/3ph



Loading:

- » Dock Doors: 121 (9' x 10')
- » Dock Door per SF: 1:4,440 SF
- » Docks Expansion / Knock out Panels: 4
- » Drive-in Doors: 4 (12' x 14')



Construction Overview:

- » Constructions: CTU
- » Roof Type: TPO Membrane over R-10 Rigid Insulation



Site Overview:

- » Truck Court Depth: 185'
- » Truck Court: Concrete
- » Car Parking: 426
- » Car Parking Ratio: 0.8/1,000
- » Trailer Parking: 107
- » Trailer Parking Ratio: 55'(1 Spot: 5,022 SF)
- » Fencing: Based on Tenant Need
- » Detention On Site



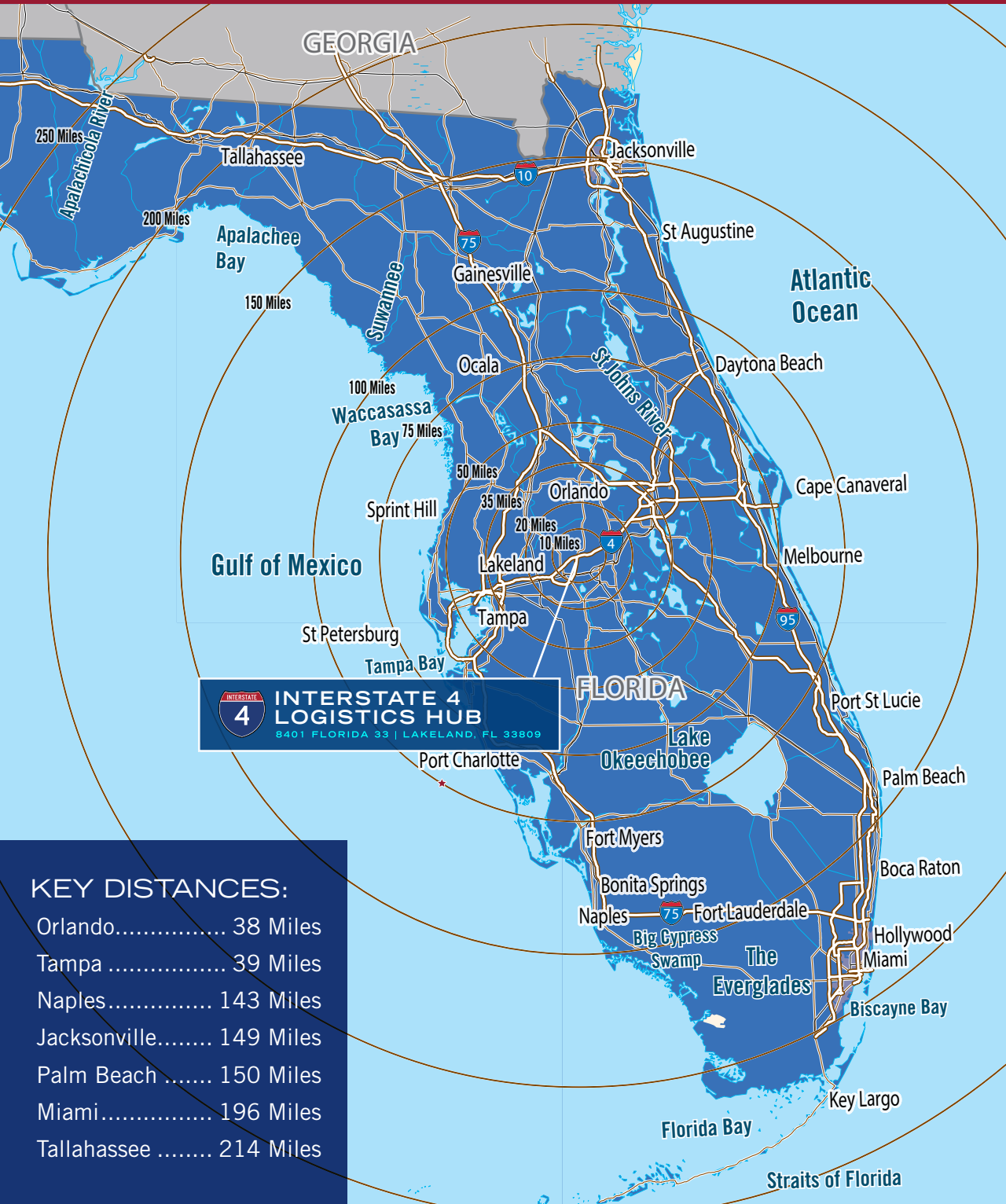
Site Plan:

[Click To View Site Plan](#)

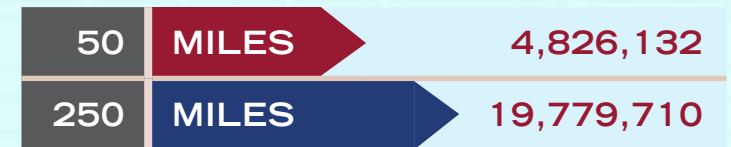
- ▲ 9' x 10' Dock High O.H. Door
- △ 9' x 10' Dock High O.H. Door w/K.O. Panel for Future
- 12' x 14' O.H. Door w/Drive-Up Ramp



Demographics

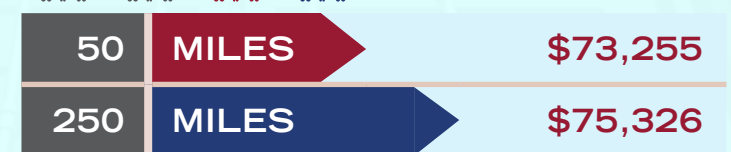


POPULATION



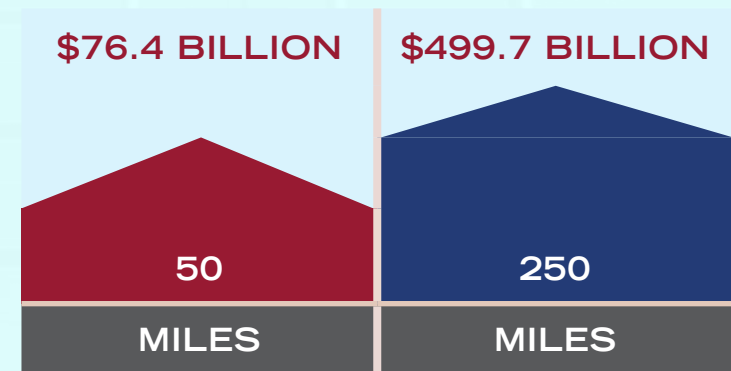
Source: CBRE Research Demographics 2018

AVERAGE INCOMES



Source: CBRE Research Demographics 2018

CONSUMER HOUSEHOLD TOTAL EXPENDITURES



Source: CBRE Research Demographics 2018

ABOUT XEBEC

AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped or repositioned industrial real estate projects totaling nearly 11 million square feet, including 1.3 million square feet currently in various stages of development, and is a joint venture partner in planned logistics projects totaling over 12 million square feet.

Founders Randy Kendrick and John Lehr have led the company through multiple cycles of real estate investment to provide both private and institutional investors with risk-adjusted rates of return. This experience and that of the balance of Xebec's management team, coupled with its industry presence and national reach, provides a consistent stream of investment opportunities for investors across all risk-adjusted investment types.

From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

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