

1,011,697 SF FOR LEASE

LARGEST BUILDING AVAILABLE IN CENTRAL FLORIDA



CenterState Logistics Park

8565 State Road 33
Lakeland, FL 33809

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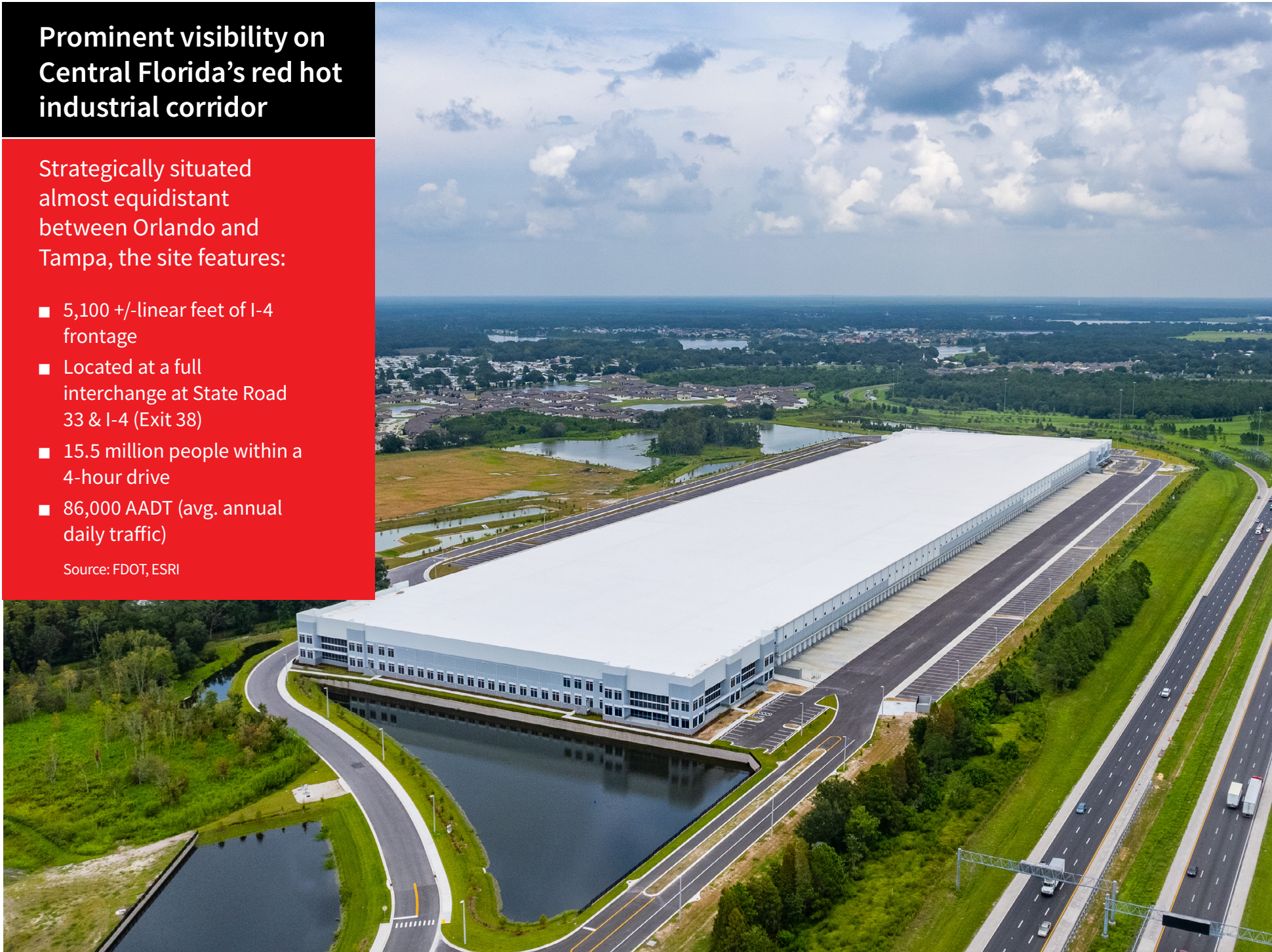
Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

Prominent visibility on Central Florida's red hot industrial corridor

Strategically situated
almost equidistant
between Orlando and
Tampa, the site features:

- 5,100 +/-linear feet of I-4 frontage
- Located at a full interchange at State Road 33 & I-4 (Exit 38)
- 15.5 million people within a 4-hour drive
- 86,000 AADT (avg. annual daily traffic)

Source: FDOT, ESRI



Florida's I-4 Corridor

Workforce & availability on the I-4 corridor Hillsborough, Polk, Orange & Seminole Counties



Current population: 4.2 million
- From 2016-2021 the population has increased by 9%
- Over the next 5 years, the population is expected to increase by 10.2%



Over the past 5 years, jobs in these 4 counties increased 2.6%, out-pacing the national average of 0.4%



Transportation & warehousing is the top growing industry in these 4 counties, followed by construction



Transportation & material moving is the 3rd largest occupation in these 4 counties, and the fastest growing occupation



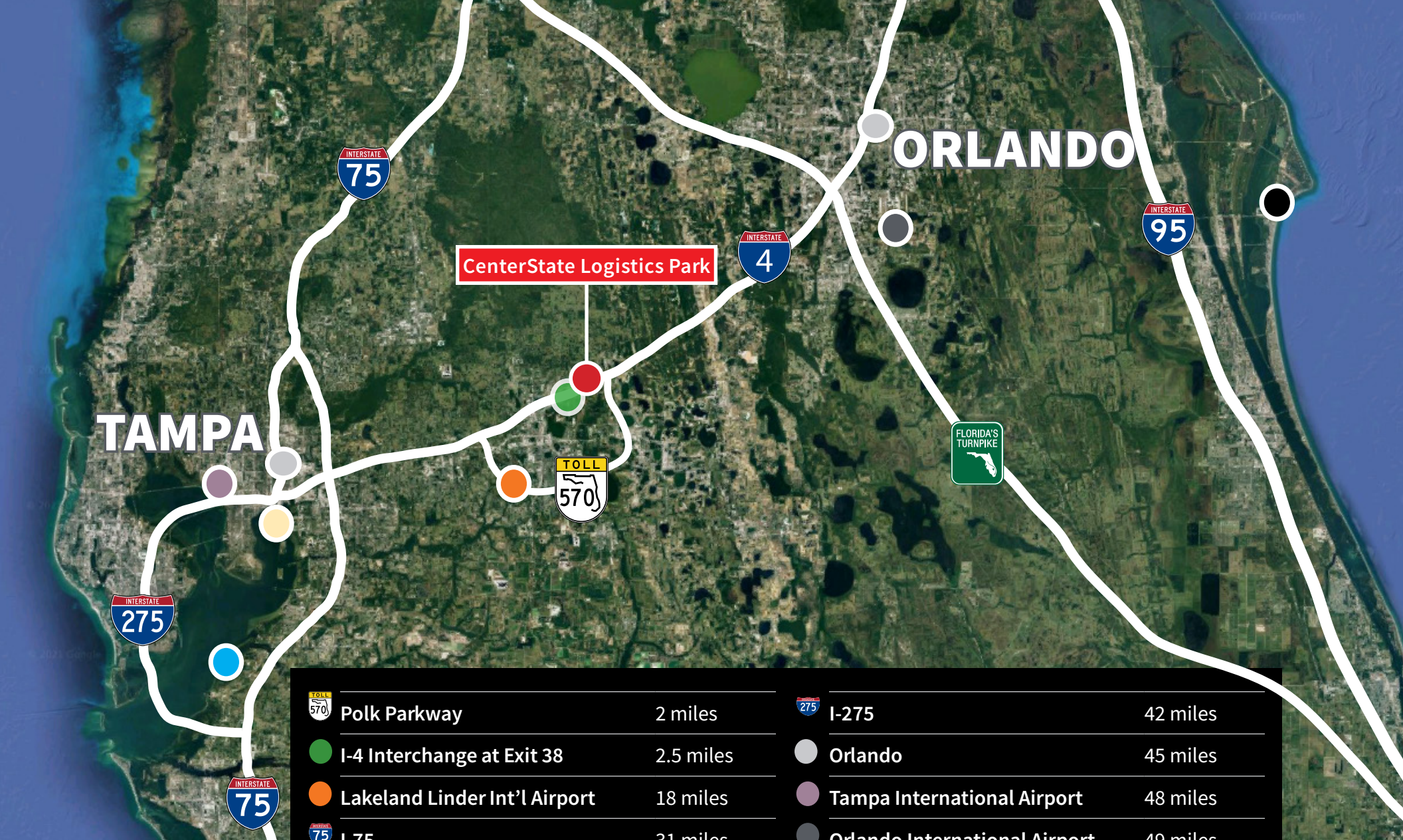
\$16.39 median wage for transportation & material moving occupations



3 deepwater seaports within 75 miles

Source: ESMI Q1 2022 Data Set






CenterState Logistics Park

ORLANDO

TAMPA

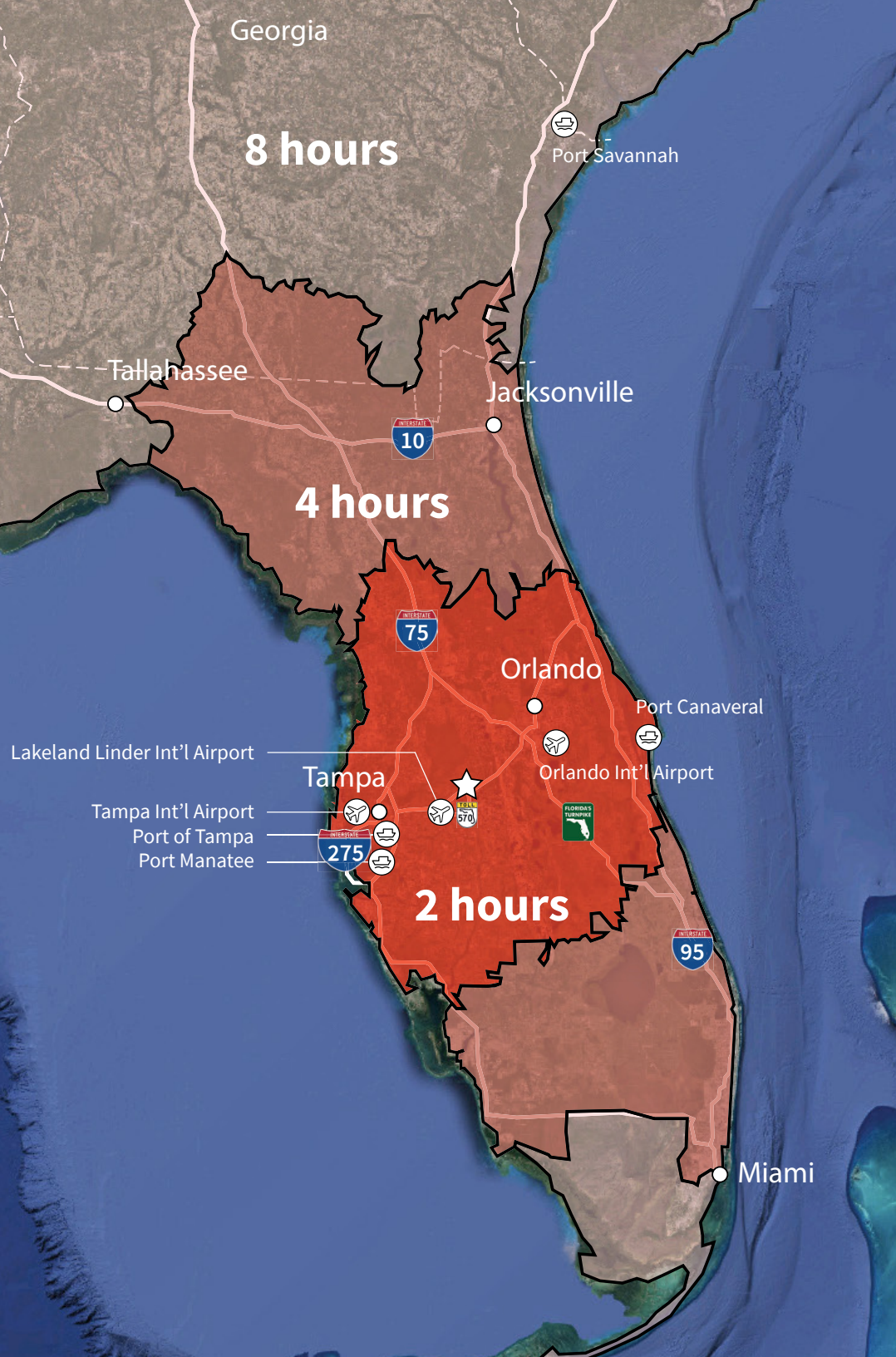
Distances

	Polk Parkway	2 miles
	I-4 Interchange at Exit 38	2.5 miles
	Lakeland Linder Int'l Airport	18 miles
	I-75	31 miles
	Florida's Turnpike	39 miles
	Tampa	40 miles
	Port of Tampa	41 miles

	I-275	42 miles
	Orlando	45 miles
	Tampa International Airport	48 miles
	Orlando International Airport	49 miles
	Port Manatee	69 miles
	I-95	77 miles
	Port Canaveral	92 miles

Easy access to major logistics and transportation hubs:

- 3 deepwater seaports within 75 miles
 - Port Manatee
 - Port of Tampa
 - Port Canaveral
- 4 international airports within 60 miles
 - Tampa International
 - Lakeland International
 - Clearwater-St.Pete International
 - Orlando International
- 300+ miles of rail in Polk County
- Major rail operators include
 - CSX
 - Norfolk Southern Corporation
 - Florida East Coast Railway



BUILDING 400 SPECIFICATIONS

Building size: 1,011,697 +/- SF

Parcel size: 164.85 acres

Office SF: BTS

Building dimensions: 500' x 2,000'

Frontage: 5,100 +/- on I-4

Column spacing: 56' x 60'

Clear height: 40'

Roof: White TPO membrane over
R-20 rigid insulation

Loading type: Cross-dock

Dock-high doors: 238

Truck court depth: 190'

Warehouse lighting: LED

Fire suppression: ESFR

Power: 6,400 amps, 480/277 volts,
3-phase

Auto parking: 254 spaces (expandable)

Trailer parking: 263 spaces

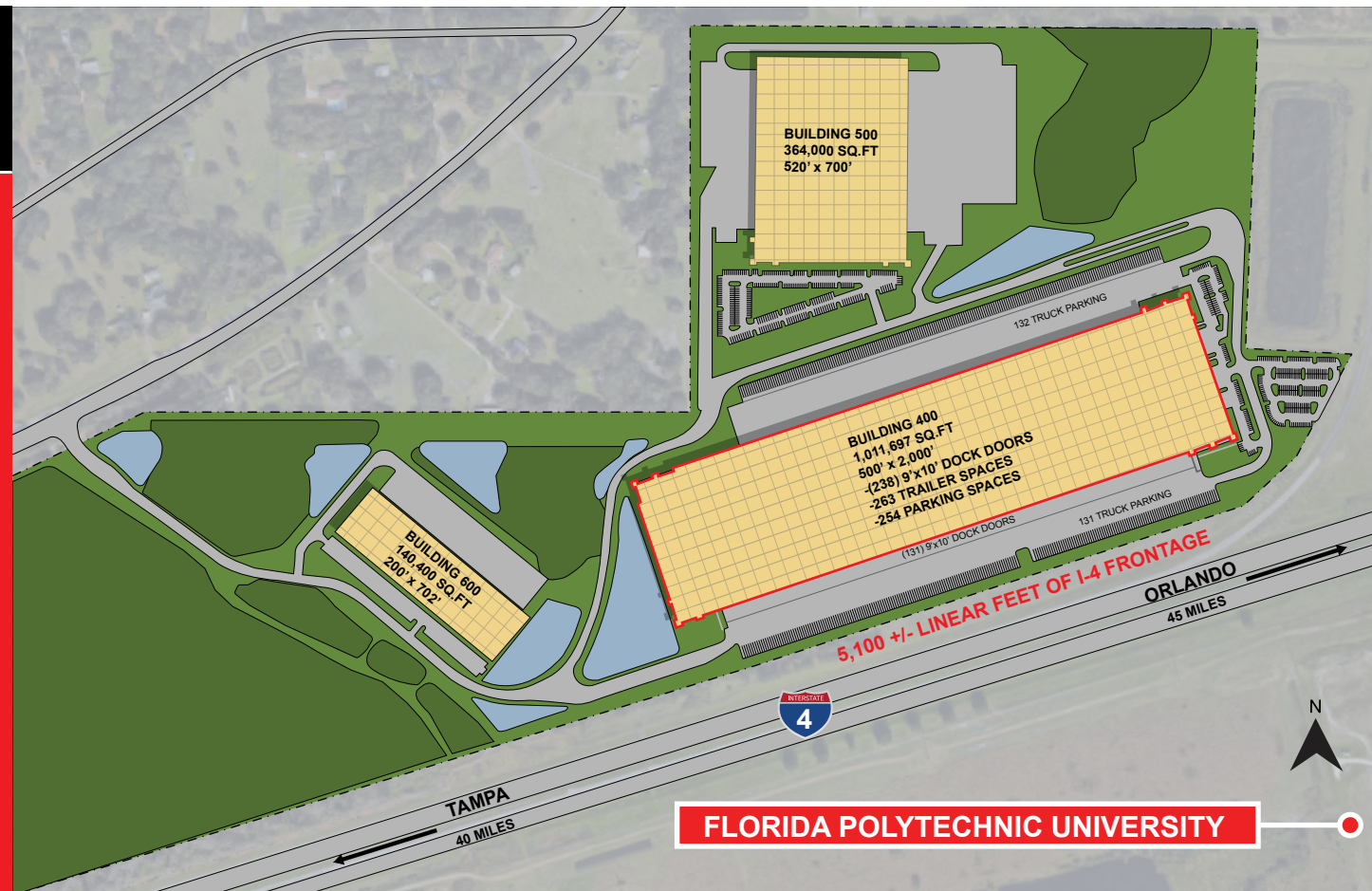
Slab design: Slab on grade, 7", 4,000 psi

Zoning: PUD Industrial, City of Lakeland

Built: 2021

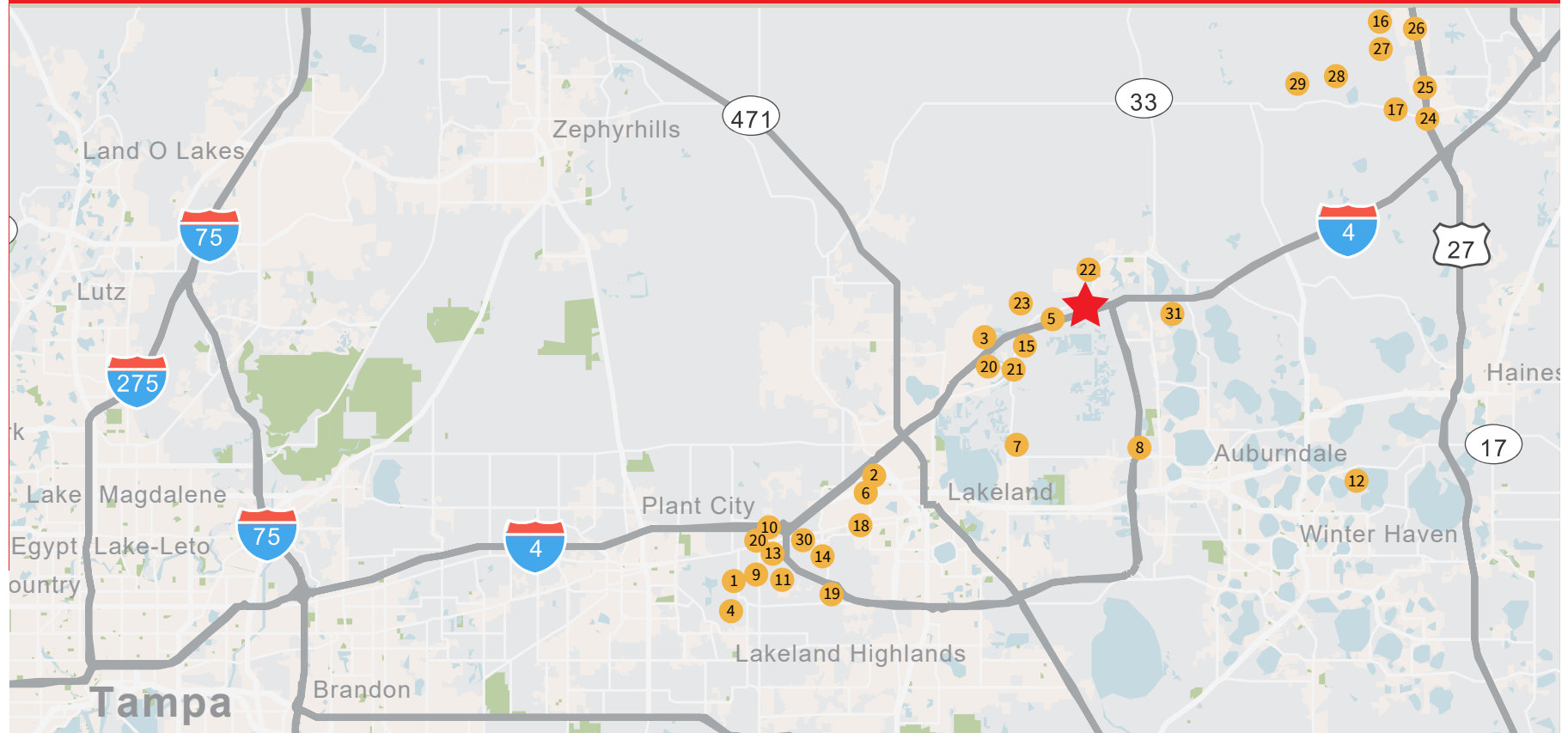
Windows: Clerestory north and south
elevations

Construction: Concrete tilt-wall



LOCAL DISTRIBUTION CENTERS

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|----------------------------|------------------------|------------------------|---------------------------------------|
| 1. Ace Hardware | 9. E-Commerce Company | 17. Multimedia Company | 25. UPS |
| 2. Beverage Company | 10. Advance Auto Parts | 18. Publix | 26. Ford |
| 3. HCA | 11. Publix | 19. Publix | 27. E-Commerce Company |
| 4. Home Depot Distribution | 12. Sherwin Williams | 20. Star Distribution | 28. E-Commerce Transportation Company |
| 5. Conn's | 13. IKEA | 21. Retail Company | 29. Retail Company |
| 6. Cardinal Point | 14. Rooms To Go | 22. Best Buy | 30. Alcoholic Beverage Distributor |
| 7. Saddle Creek | 15. HD Supply | 23. PepsiCo | 31. E-Commerce Company |
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****The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.**