

VIEW ONLINE 

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CENTERSTATE WEST

CENTERSTATE EAST

TAMPA (43 MILES)

5,100± FRONTAGE FEET



ORLANDO (45 MILES)

# COMING SOON | FOR LEASE

## CenterState Logistics Park East

8565 State Road 33 | Lakeland, FL 33809  
Central Florida's BEST Distribution Location

**1,011,697± SF**  
AVAILABLE  
Q2 2021

### FEATURES

- 15.5 million population within a 4-Hour drive time
- Located at Exit 38 on Interstate 4
- 5,100± frontage feet on Interstate 4
- 90,000 AADT (avg. annual daily traffic)
- Foreign trade zone
- CSX Winston Yard (25 Minutes)
- Port of Tampa (50 Minutes) and Port Manatee (1.5 Hours)
- Central Florida Intermodal Logistics Center (30 Minutes)
- Same day delivery throughout Florida

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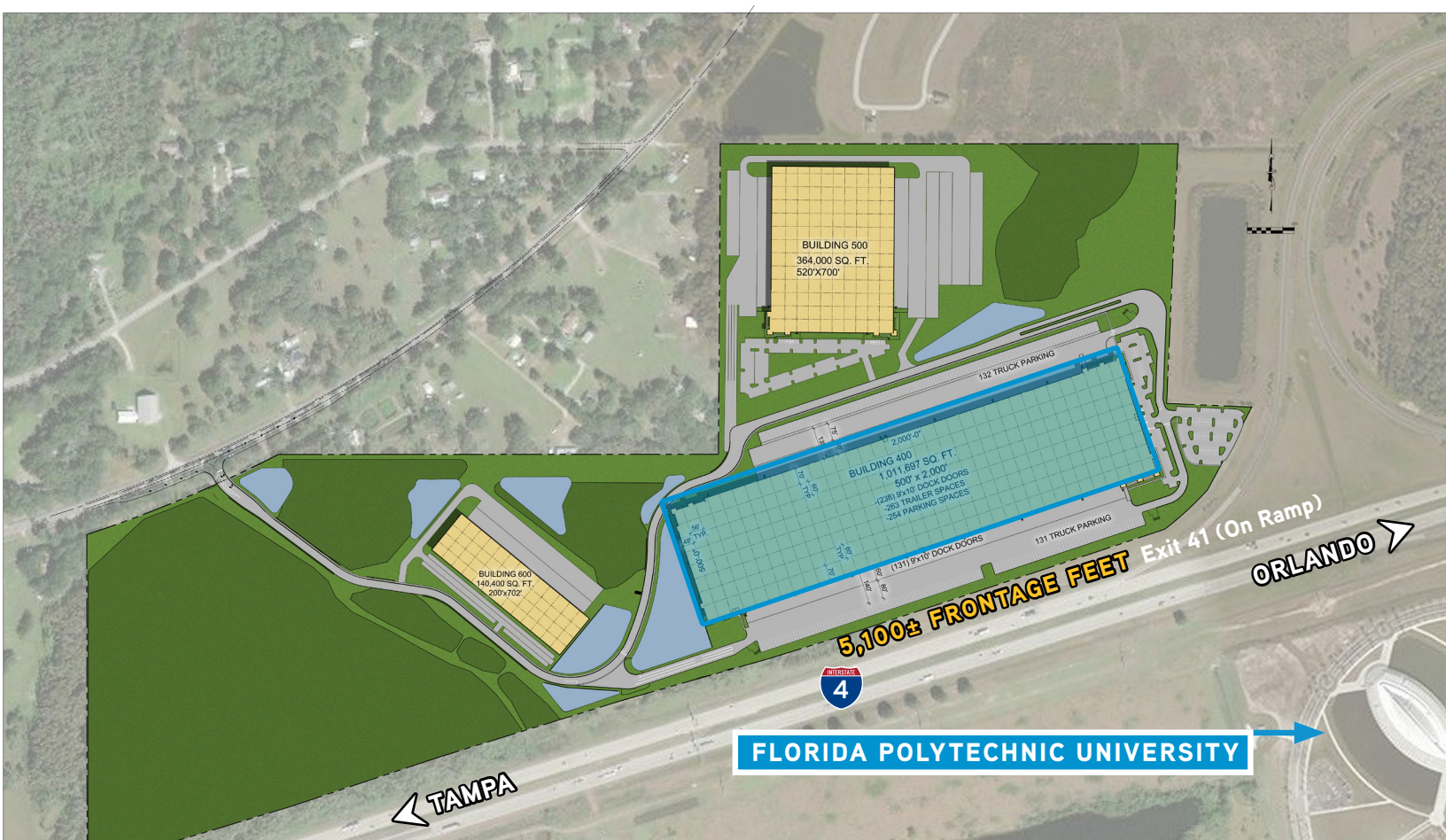
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Accelerating success.



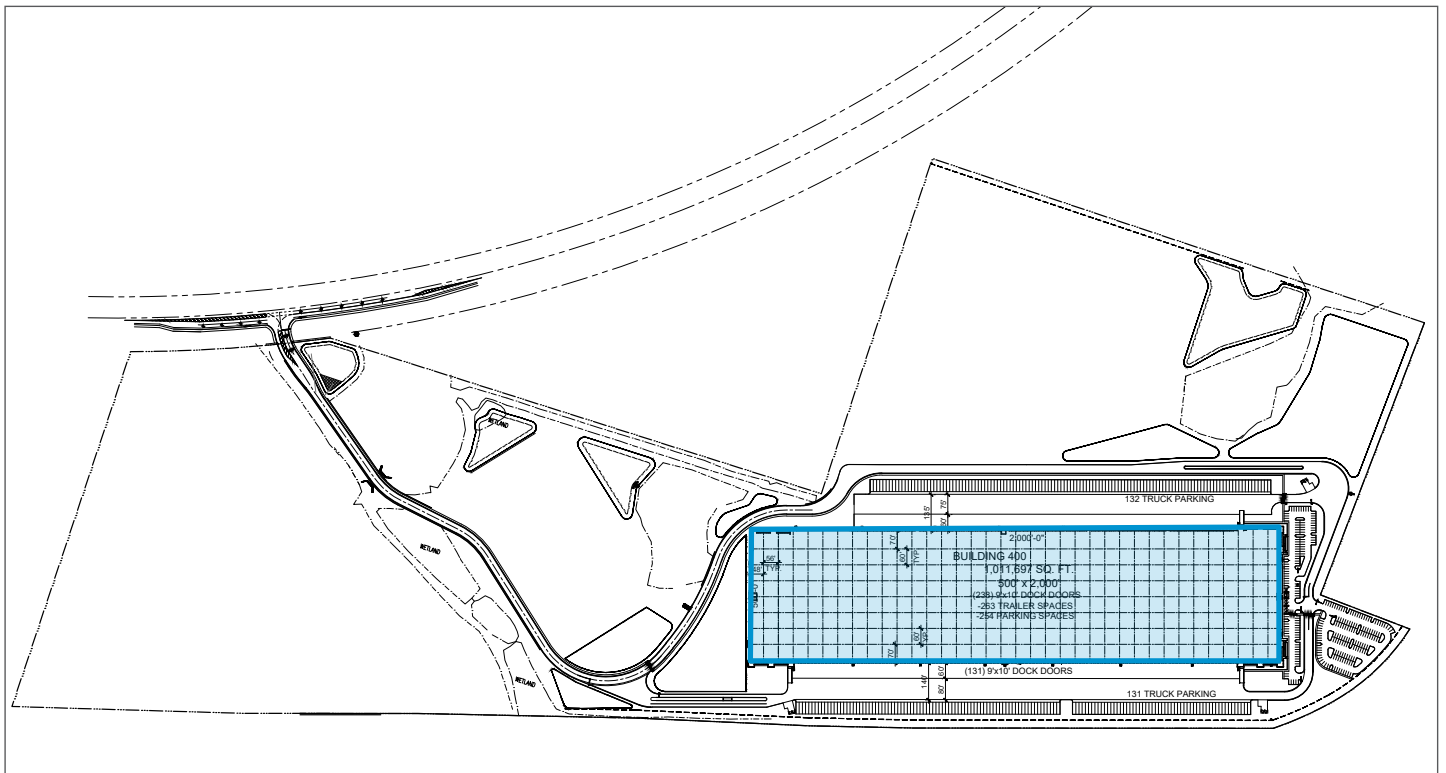
CenterState Logistics Park East | Site Aerial & Building Rendering



## CenterState Logistics Park East | Building 400 Specifications

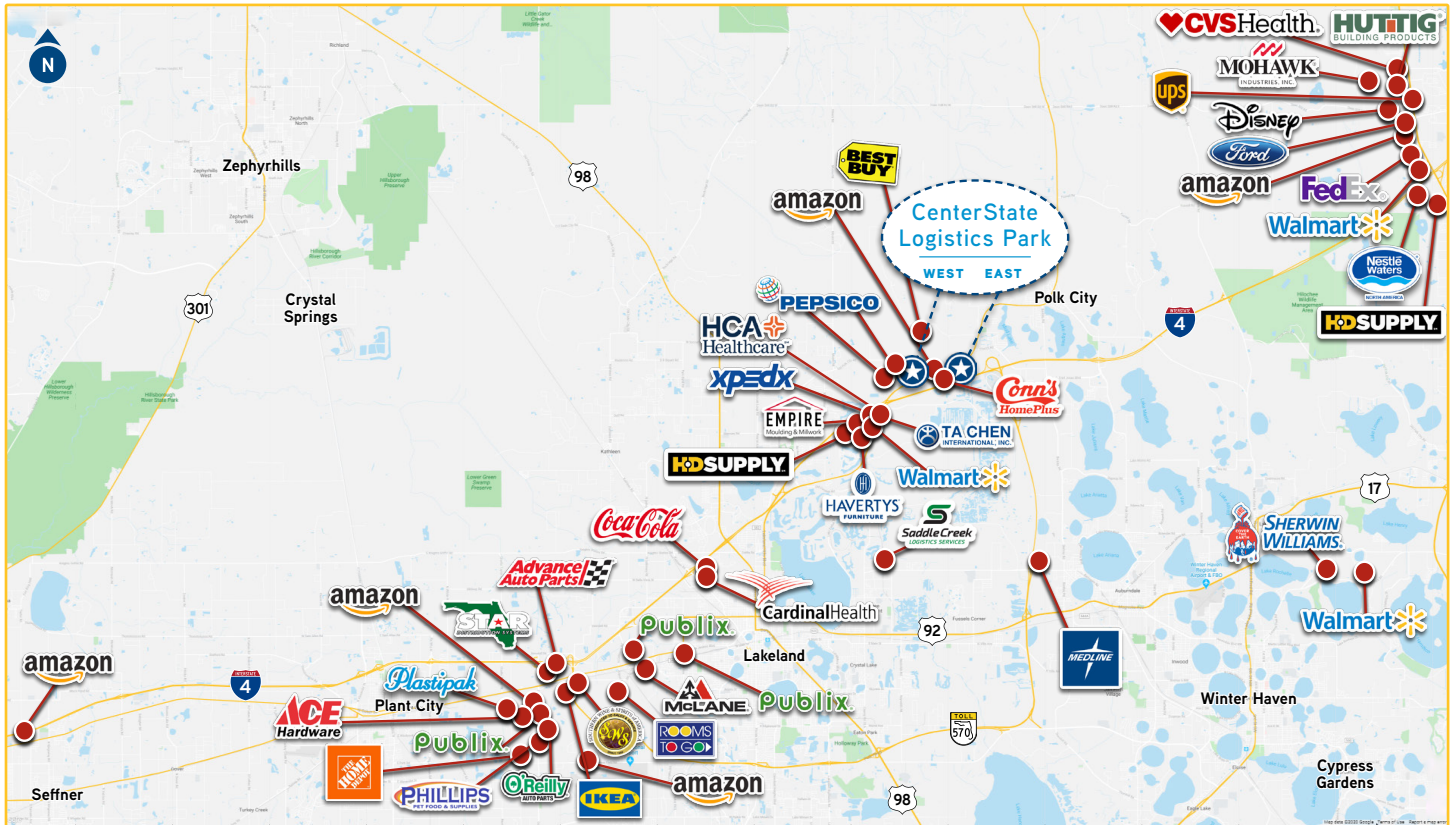
<b>Building Size</b>	1,011,697± square feet	<b>Fire Protection</b>	EFSR fire suppression system
<b>Building Dimensions</b>	500 feet x 2,000 feet	<b>Electrical Service</b>	Frontier Communications fiber optic
<b>Total Site Size</b>	164.85 acres	<b>Warehouse Lighting</b>	LED lights
<b>Construction</b>	Concrete tilt panel exterior bearing walls; Conventional steel frame	<b>Overhead Doors</b>	238 dock doors
<b>Roof</b>	White TPO membrane over R-20 rigid insulation	<b>Clerestory Windows</b>	North and South Elevations
<b>Clear Height</b>	40 ft.	<b>Trailer Parking</b>	263 trailers
<b>Truck Loading Type</b>	Cross Dock	<b>Auto Parking</b>	254 cars (expandable)
<b>Column Spacing</b>	Racking bays 45 feet x 56 feet	<b>Truck Court</b>	190 feet
<b>Speed Bays</b>	70 feet	<b>Utilities</b>	City of Lakeland sewer & water
<b>Floor Slab</b>	Slab on grade, 7 inch, 4,000 psi	<b>Zoning</b>	PUD Industrial, City of Lakeland

### BUILDING 400 SITE PLAN

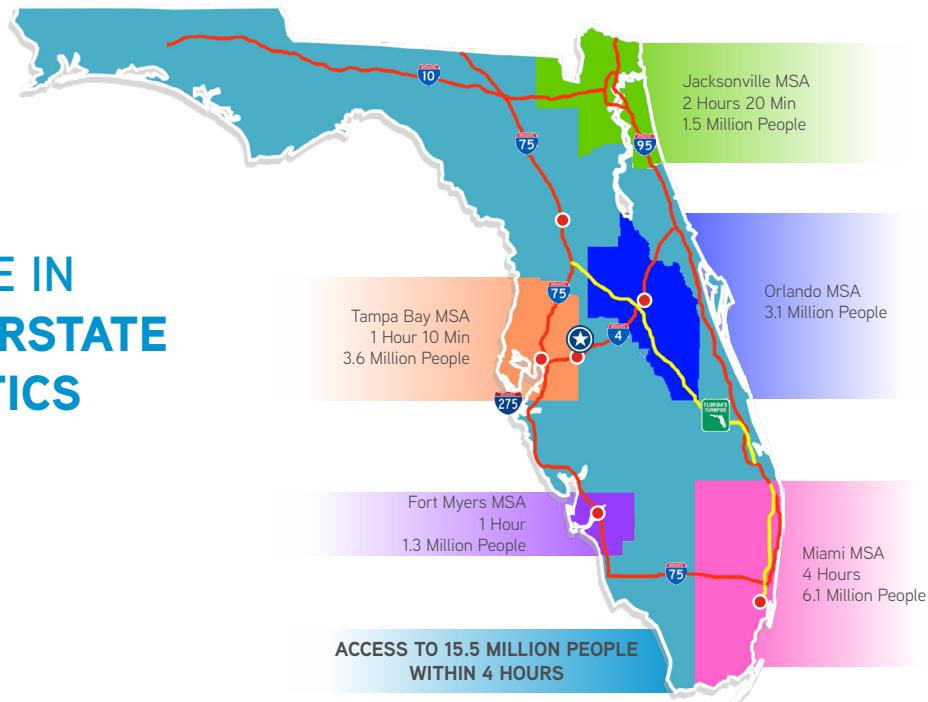




## Regional Distribution Centers | Central Florida



## WHY LOCATE IN CENTERSTATE LOGISTICS PARK?



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