PROPERTY FEATURES
This unique facility located in the I-4 corridor will combine a quality corporate park environment with distribution functionality. This facility will undoubtedly maximize employee acquisition and retention. Coupled with unparalleled same-day distribution access, this facility becomes the premier state of Florida distribution hub.

HIGHLIGHTS - BUILDING 100
Anticipated Delivery  Q2 2020
Space Available  500,000 - 1,004,400 SF
Site Size  80 acres
Overall Bldg Dimensions  600’± x 1,674’±
Ceiling Height  36’
Dock doors  100-200 (To-Suit)
Drive-in doors  4
Column spacing  54’w x 50’d
Sprinklers  ESFR
Construction  Tilt-wall
Electrical Service  3,000 amps
Jurisdiction  Lakeland
Truck court  185’
Parking  500+ ability to add more
Trailer parking  230
SPECULATIVE
712,000 SF FACILITY

The property will be the first of its kind, built to meet the demand for centralized bulk distribution capacity for the fast-growing Central Florida region. It is the largest speculative industrial development in Florida.

It will feature prominent signage on the busy I-4 corridor, and offer amenities such as a dedicated bus stop and 291,000 SF for future expansion.
LAKELAND FOR LOGISTICS
Lakeland is home to over 28 million square feet of industrial/warehouse space with over 12,500 employed in the Distribution, Supply Chain & Logistics Business. Companies with large investments in the Lakeland market include:

1. Advanced Auto Parts
2. Best Buy
3. E-Commerce Company (2 locations)
4. FedEx
5. Ford Motor Company
6. Plastipak
7. HD Supply
8. IKEA
9. Havertys
10. Lowe’s
11. Medline Industries
12. O’Reilly Auto Parts
13. Pepperidge Farm
14. Pepsi/Gatorade
15. Publix
16. Rooms to Go
17. Saddle Creek Logistics Services
18. Southern Wine & Spirits
19. UPS
20. Walmart
IN THE CENTER OF IT ALL

University Park at Bridgewater is a bulk distribution park that is centrally located in the “Logistical Center” of the State of Florida. The site features access to nearly 9 million consumers within a 100-mile radius, and is situated within four hours’ drive-time of every major city in Florida. The property offers excellent access to Tampa-Orlando via Interstate 4, is expandable up to 1,004,400 SF, and offers abundant access to labor. The site is also in close proximity to the new CSX intermodal facility in Winter Haven.

Florida itself has a robust wholesale trade and transportation sector. The State features one of the world’s most extensive multi-modal transportation systems, including international airports, deep-water shipping ports, and extensive highway and railway networks—all of which are within easy access of Lakeland.
The Lakeland Metropolitan Statistical Area (MSA) is the 18th largest MSA nationally.

**LAKELAND MSA STATISTICS**
- Population today: 704,000
- Population next five years: 776,000
- New residents (past five years): 81,370
- New residents expected (next five years): 71,890
- Unemployment: 3.5% (Nov 2018) vs. National 3.7%
- 12-month job growth: 4.4% (Oct 2018) vs. National 1.9%

**LABOR MARKET STATISTICS**
<table>
<thead>
<tr>
<th>Drivetime</th>
<th>Population</th>
<th>Labor Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Minutes</td>
<td>571,571</td>
<td>262,758</td>
</tr>
<tr>
<td>60 Minutes</td>
<td>2,920,503</td>
<td>1,337,250</td>
</tr>
<tr>
<td>90 Minutes</td>
<td>5,604,735</td>
<td>3,075,787</td>
</tr>
<tr>
<td>120 Minutes</td>
<td>8,252,927</td>
<td>3,697,787</td>
</tr>
<tr>
<td>240 Minutes</td>
<td>15,638,316</td>
<td>7,263,278 (est)</td>
</tr>
</tbody>
</table>
For more information, contact:

**Jared Bonshire**  
Senior Director  
+1 407 541 4414  
jared.bonshire@cushwake.com

**David Perez**  
Senior Director  
+1 407 541 4435  
david.perez@cushwake.com

**Sami Hussain**  
Associate  
+1 407 541 4407  
samina.hussain@cushwake.com

**Julia Silva**  
Senior Director  
+1 813 204 5332  
julia.rettig@cushwake.com

**Jessica Mizrahi**  
Senior Associate  
+1 813 204 5323  
jessica.mizrahi@cushwake.com

20 N Orange Avenue, Suite 300  
Orlando, FL 32801  
+1 407 841 8000  
cushmanwakefield.com  
t/cushwakeorlando