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**ARES  
INDUSTRIAL  
MANAGEMENT**

# 301 BUSINESS CENTER

9210 E. COLUMBUS DRIVE, TAMPA, FL 33619

AVAILABLE 8/1/2026 | Building 100 - 27,000 SF



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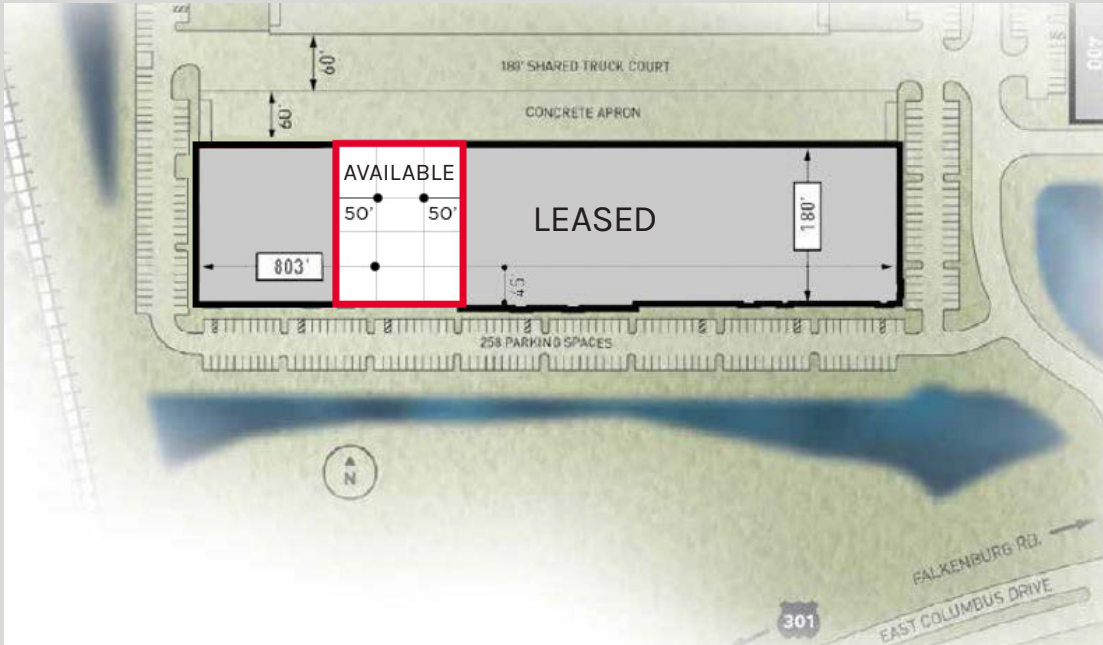
**CUSHMAN &  
WAKEFIELD**

# Property FEATURES

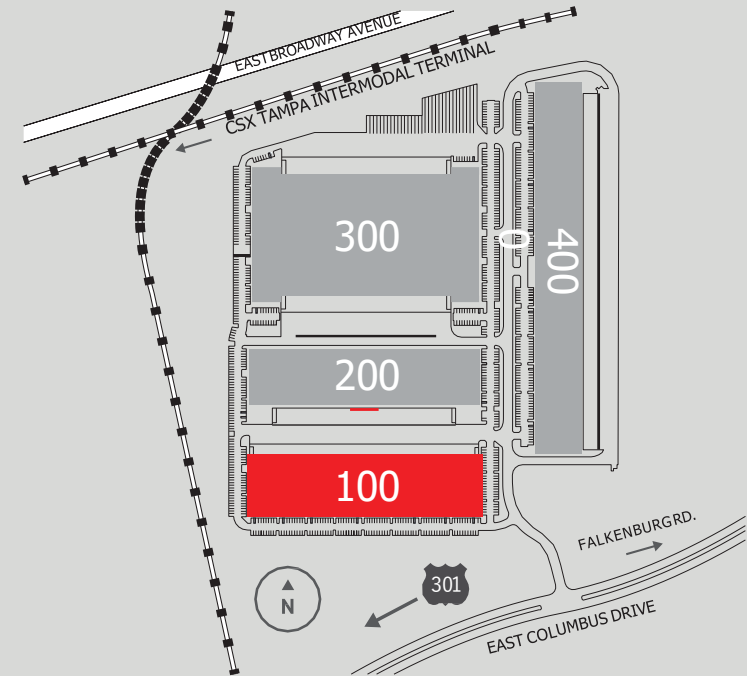
Building Type: Rear-Load  
 Building Size: 145,756 SF  
 Available Space: 27,000 SF  
 Office Area: 2,037 SF  
 Dock Doors: 7 (9' x 10') Dock High Doors  
 (3 Have Pit Levelers)  
 Drive-In Doors: 1 (12' x 14') Ramped Drive-In  
 Parking Ratio: 1.77/1000

Construction: Architectural Tilt-up Concrete  
 with Tinted Glass  
 Ceiling Height: 30' Minimum to Bar Joist  
 Column Spacing: 50' W x 40' D (typical)  
 60' D Loading Bays  
 Truck Court: 180' Deep Truck Court (shared with Building 200)  
 60' Concrete Apron  
 Sprinkler: ESFR System with Pump  
 Power: 3 phase 400 Amps  
 Lighting: Motion Sensor LEDs

Building 100 - 27,000 SF



301 Business Center

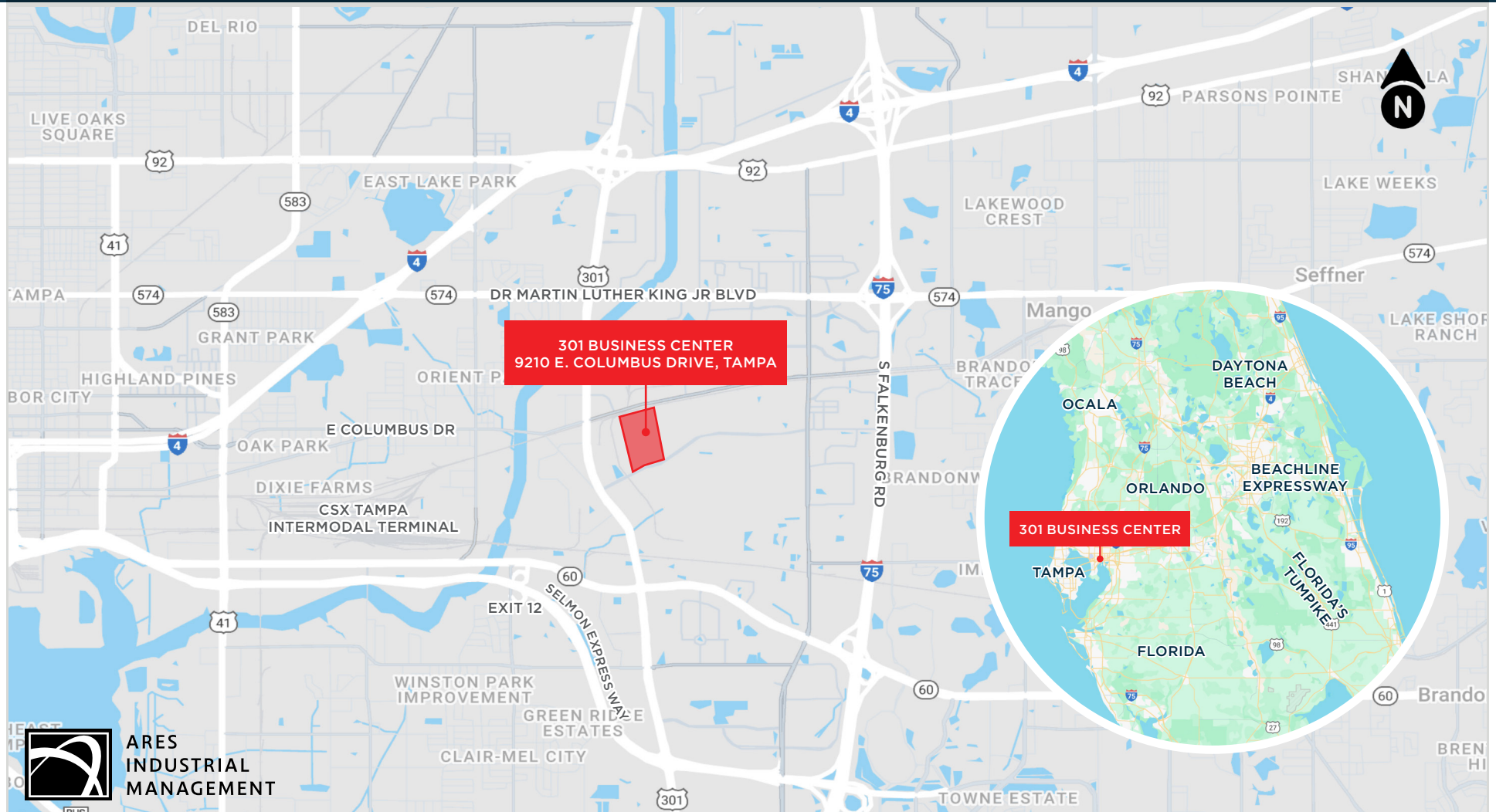


# Location HIGHLIGHTS

## NOW LEASING

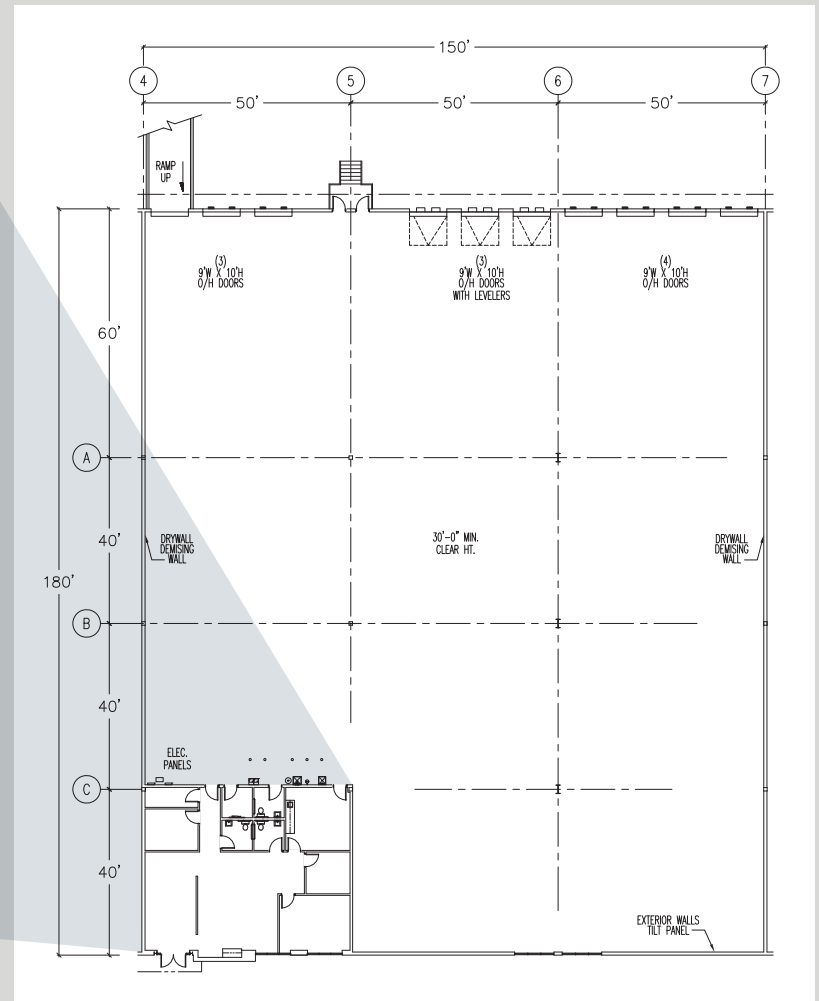
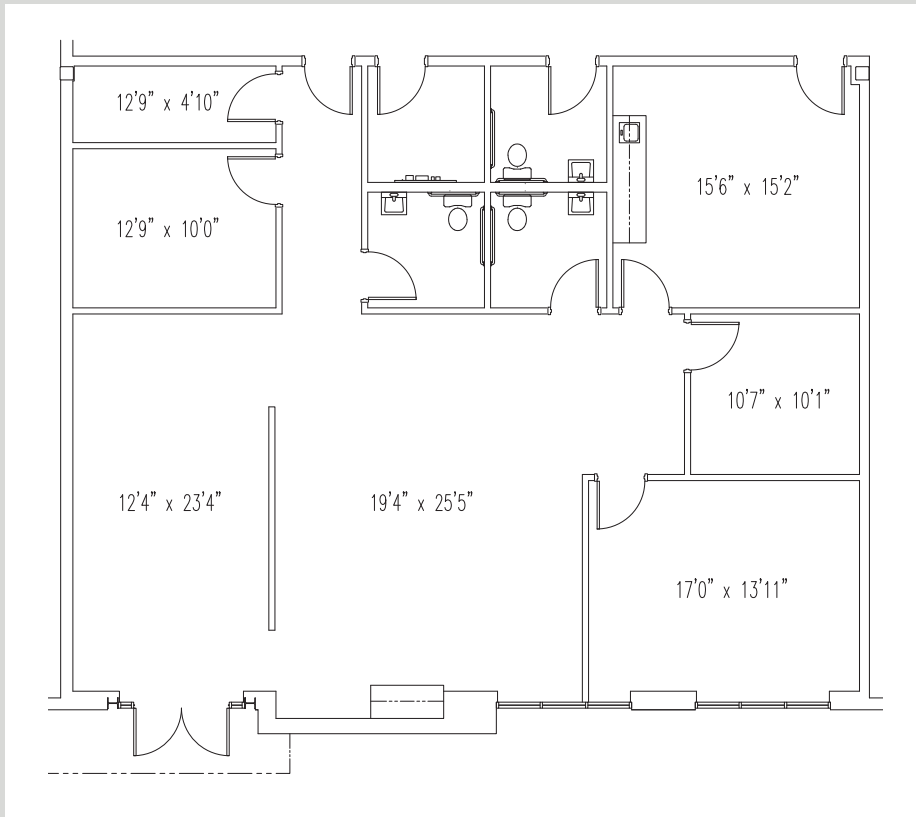
- Rear-Load Distribution Building
  - Final Mile/Infill Location
- East Tampa Industrial submarket with nearby access to I-4 and I-75 via SR574/Martin Luther King Jr. Boulevard and SR60/Adamo Drive

301 Business Center is a 68-acre distribution park located in the heart of Tampa's industrial corridor directly in between, with direct one-turn access onto, both Highway 301 and Falkenburg Road, and approximately 2.5 miles from I-4 and I-75. 301 Business Center is a Class A Industrial Park comprised of 4 buildings totaling 865,000 SF.



# Office Space

2,037 SF



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#### **ABOUT ARES MANAGEMENT CORPORATION**

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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