



CLARION PARTNERS

For Lease



1530 and 1540 N. Frontage
Road (Exit 22)
Plant City, FL 33563

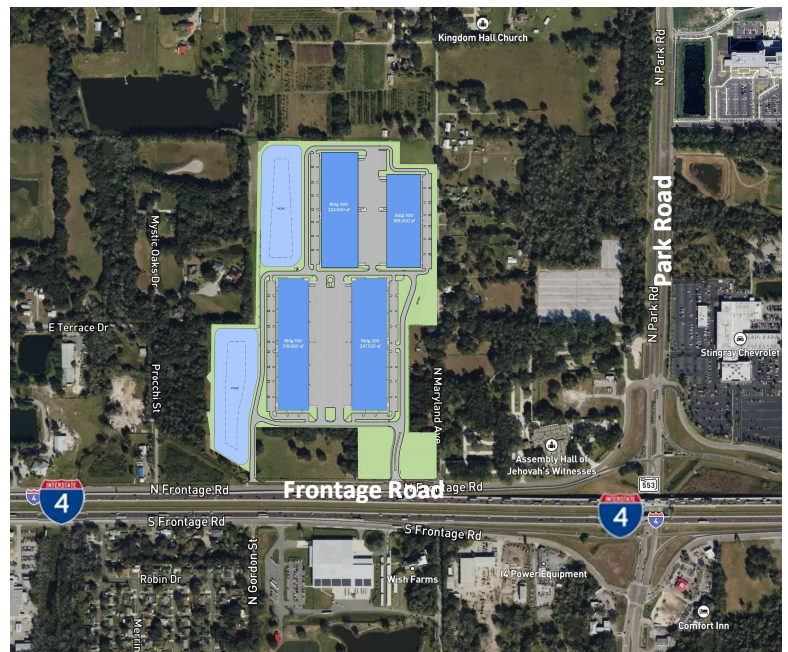


BUILDING HIGHLIGHTS

- Phase One:
 - Building 100 – 218,780 sf
 - Building 200 – 247,328 sf
- Phase Two: Delivery TBD
 - Building 300 – 169,000 sf
 - Building 400 – 224,640 sf

LOCATION

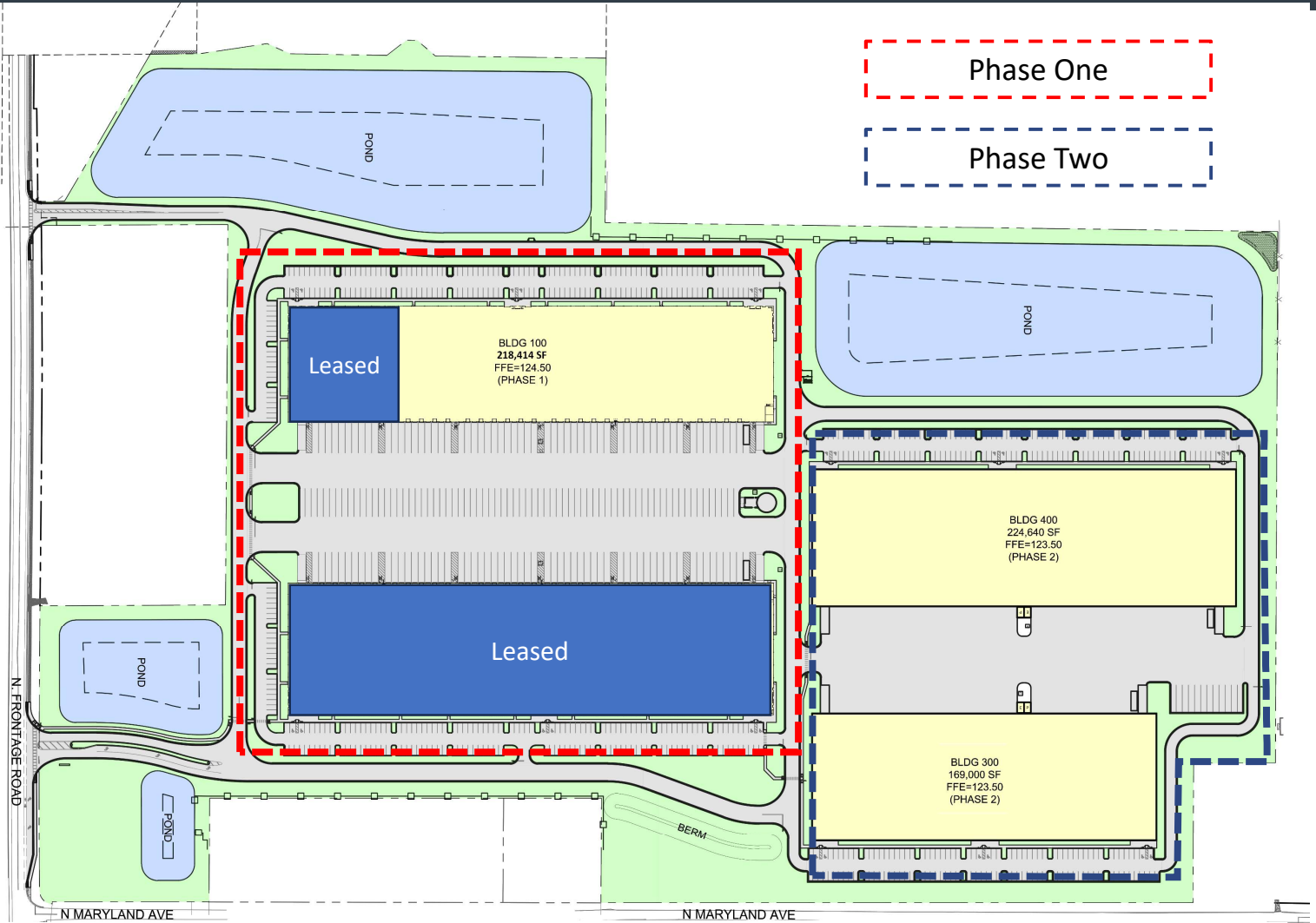
- Less than .5 miles to I-4 on ramp
- Excellent visibility to 127,000 cars per day
- Located approximately 16 minutes to I-75 (Tampa), 13 minutes to US Hwy 98 (Lakeland) and 52 minutes to Florida's Turnpike (Orlando)





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Park 4 Logistics Center

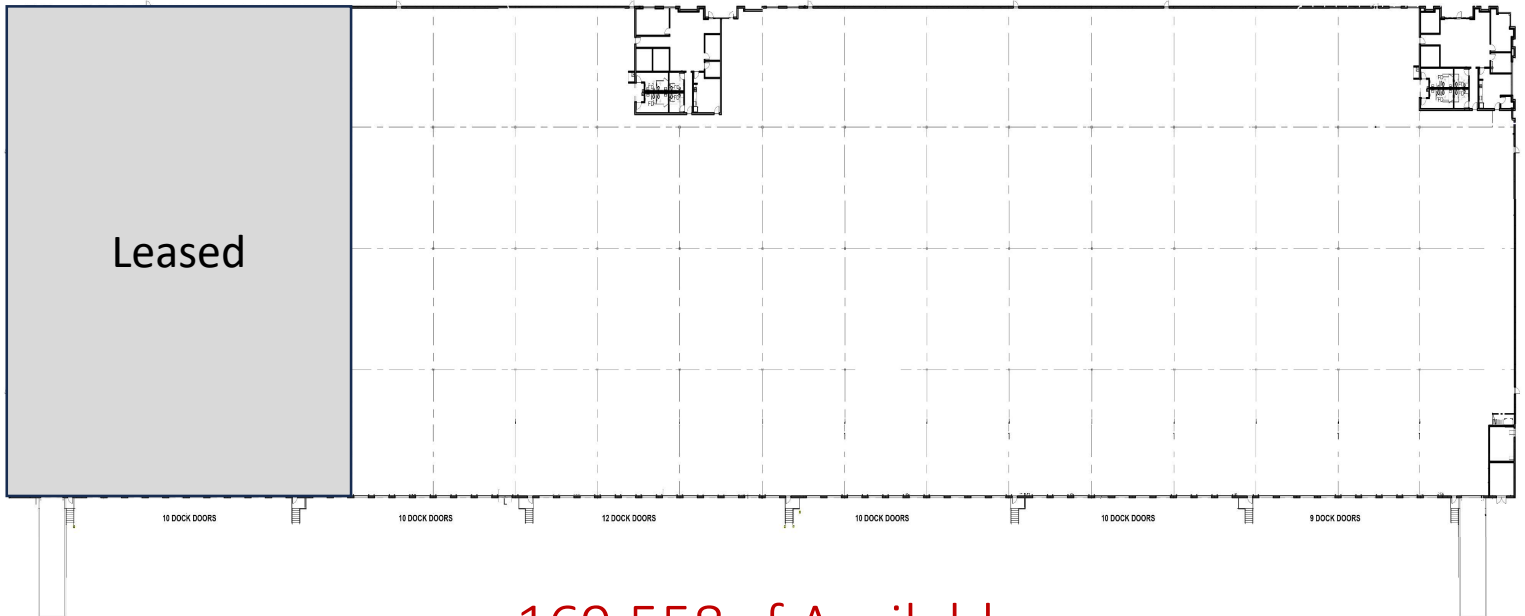


	Building 100	Building 200
Total Square Footage:	169,558 available	Fully Leased
Clear Height:	32'	32'
Column Spacing:	56'-8" x 52'-0", 60' speed bays	50' x 52'-0", 60' speed bays
Building Depth:	230'	260'
Loading:	Rear	Rear
Truck Courts	315' (concrete)	315' (concrete)
Docks:	49 (9' x 10')	61 (9' x 10')
Trailer Spaces:	72 shared	72 shared
Car Parking:	191	187
Sprinkler:	ESFR	ESFR
Ramps:	1 (14' x 16')	2 (14' x 16')
Power:	1500 kVA Transformer	1000 kVA Transformer



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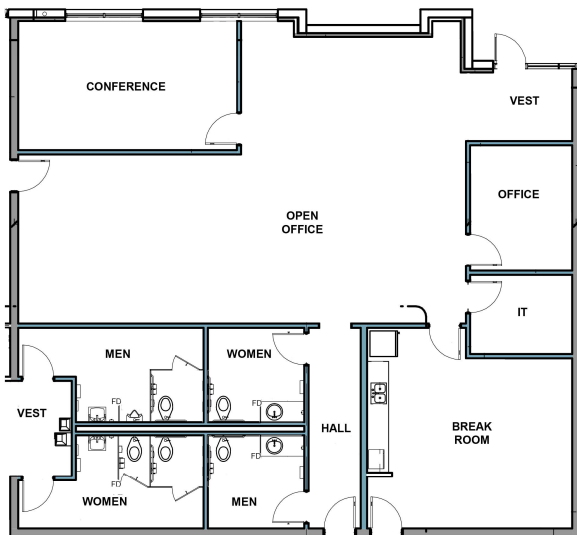
Park 4 Logistics Center



169,558 sf Available

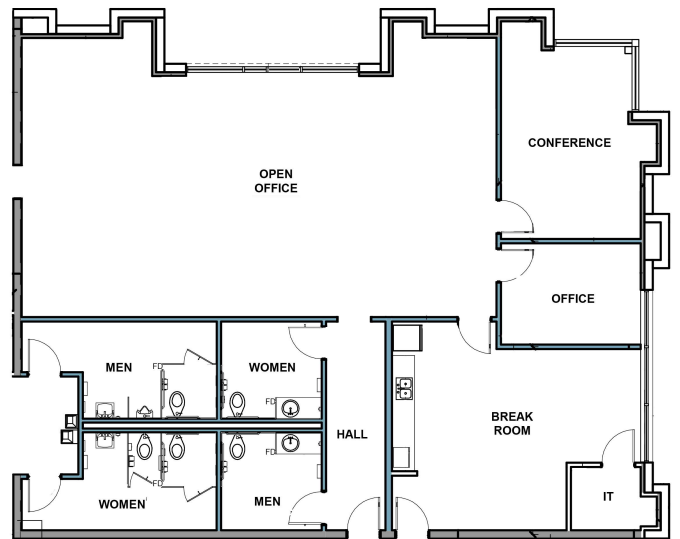
Building 100

1530 N. Frontage Road



2,907 sf

Spec Office
(coming soon)



2,626 sf

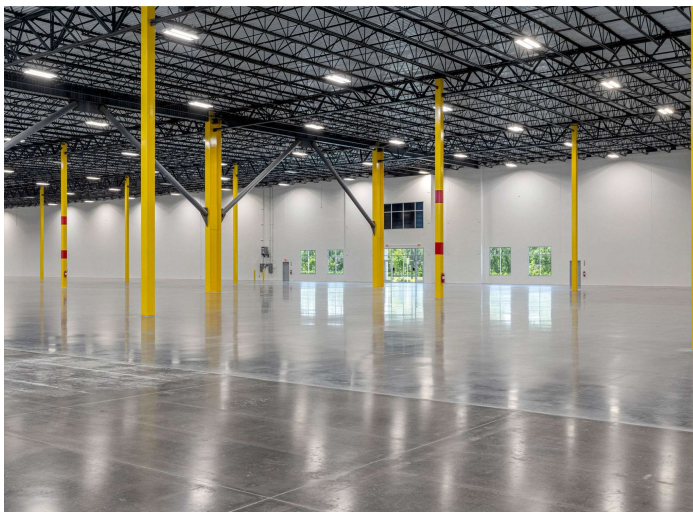
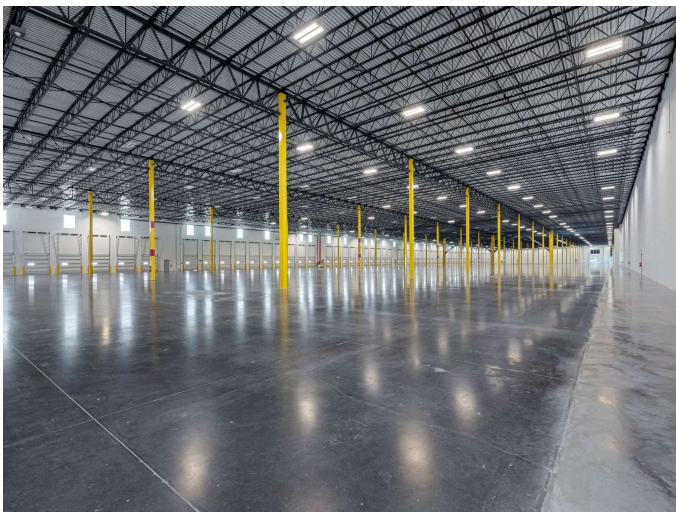
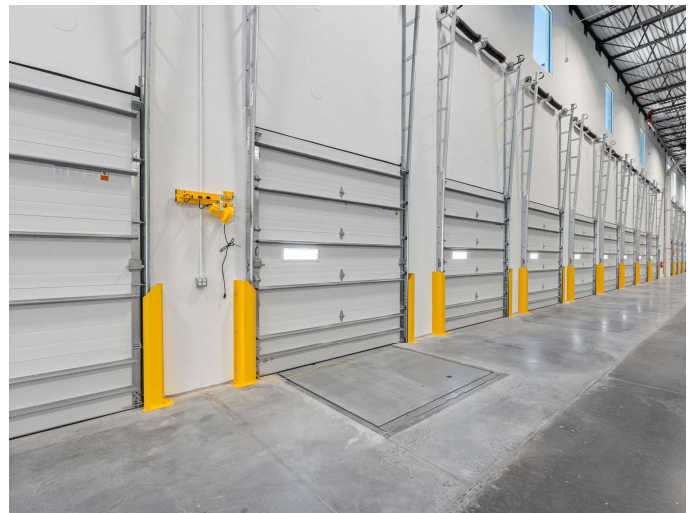
Spec Office



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Building 100 Photo Gallery



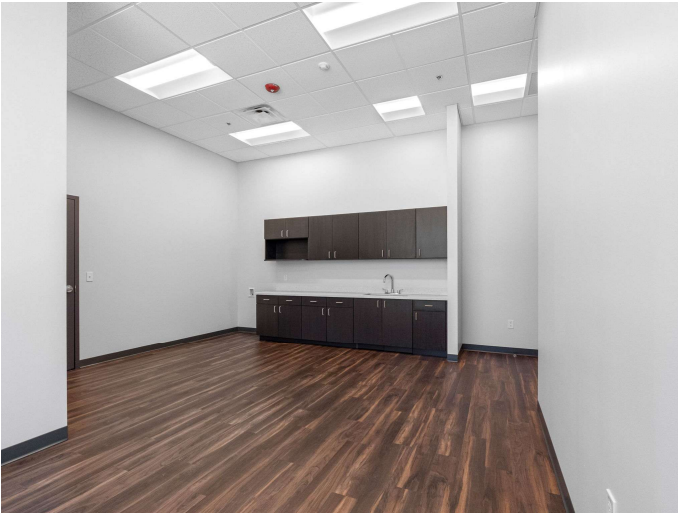
This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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Building 100 Photo Gallery

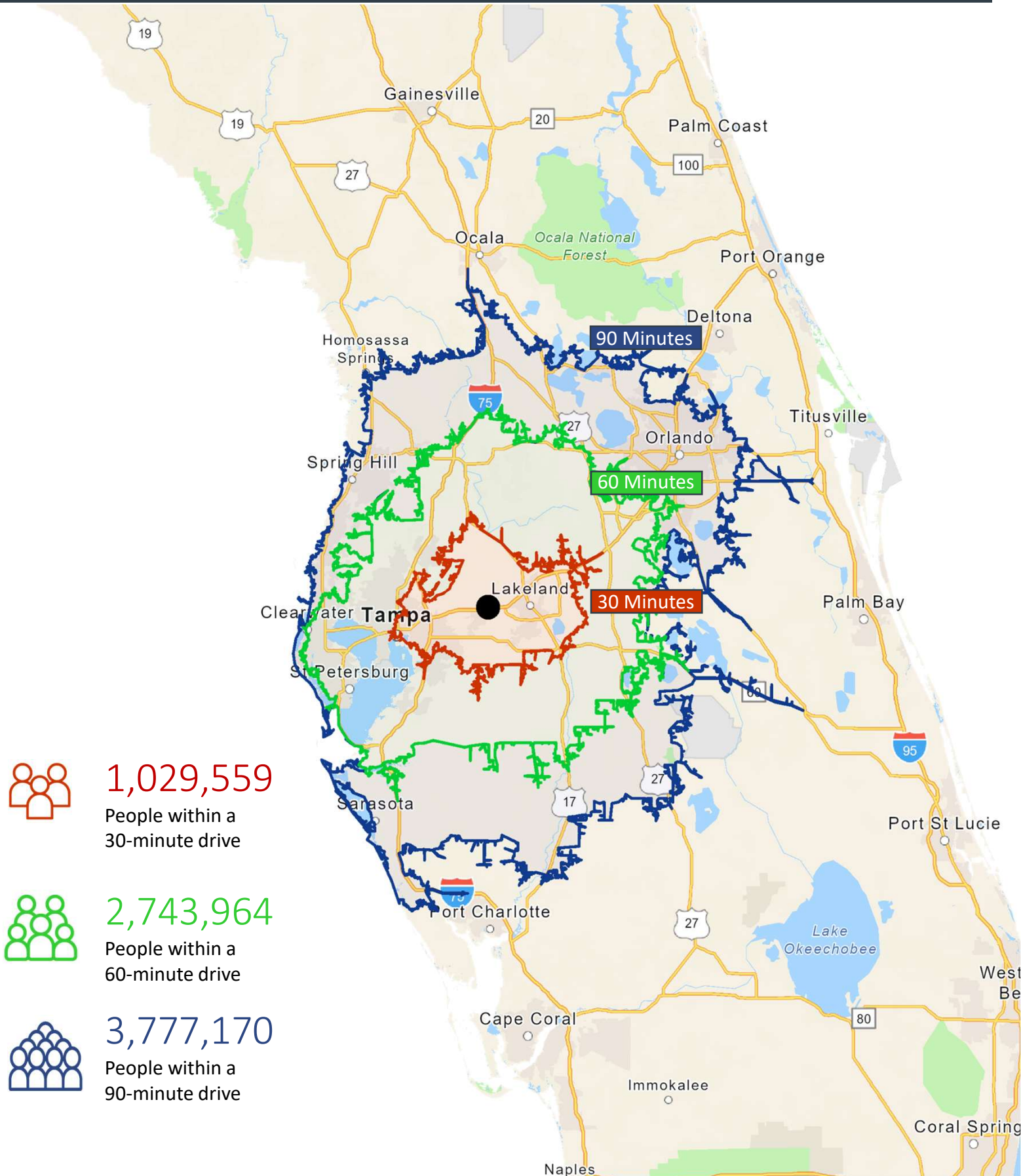


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1,029,559

People within a
30-minute drive



2,743,964

People within a
60-minute drive



3,777,170

People within a
90-minute drive



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www.clarionpartners.com



Developed by:



For more information on this opportunity, please contact

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Tampa
26 Miles

Orlando
60 Miles

Ft. Myers
137 Miles

Jacksonville
199 Miles

Miami
238 Miles

Savannah
339 Miles

Atlanta
469 Miles