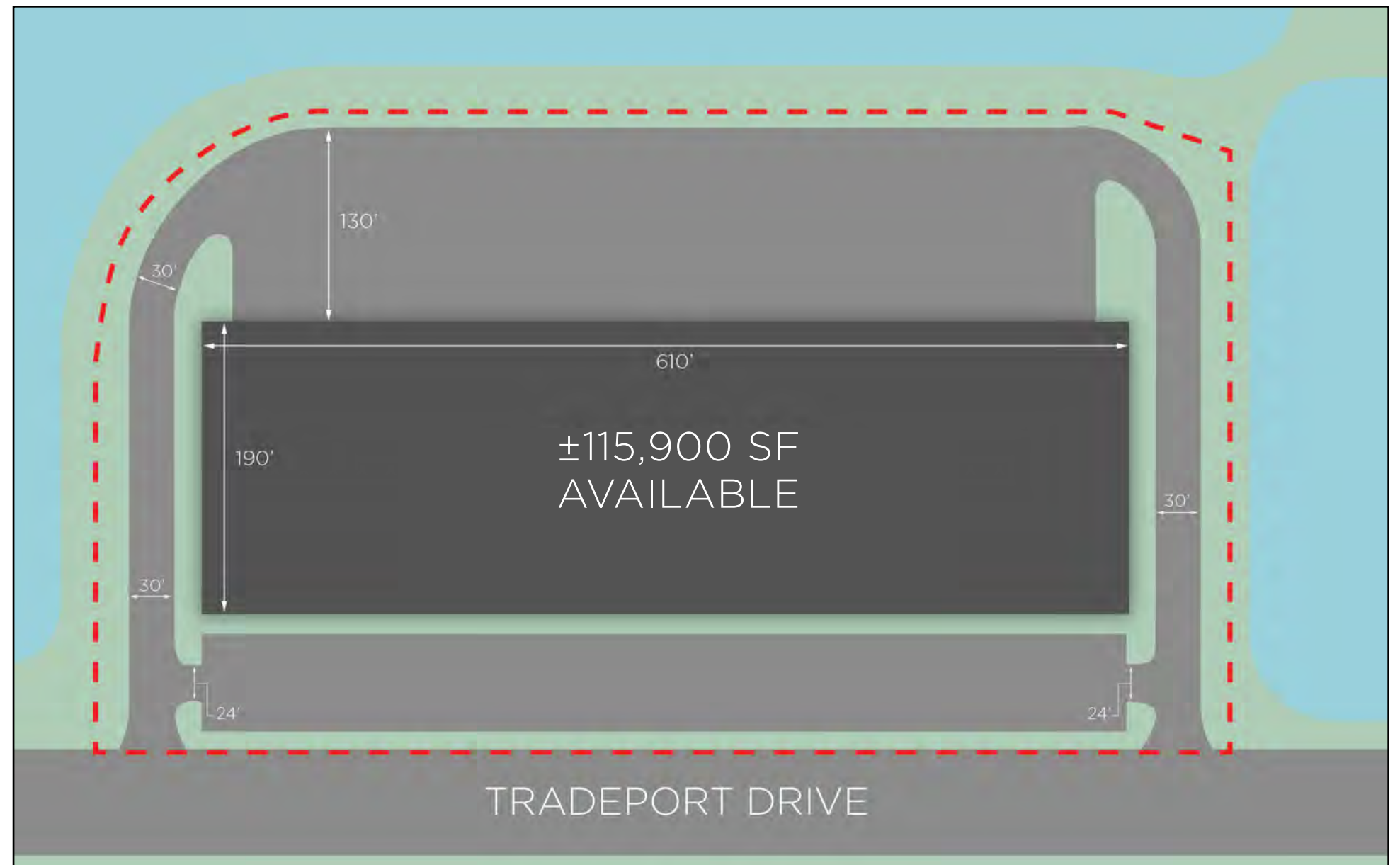


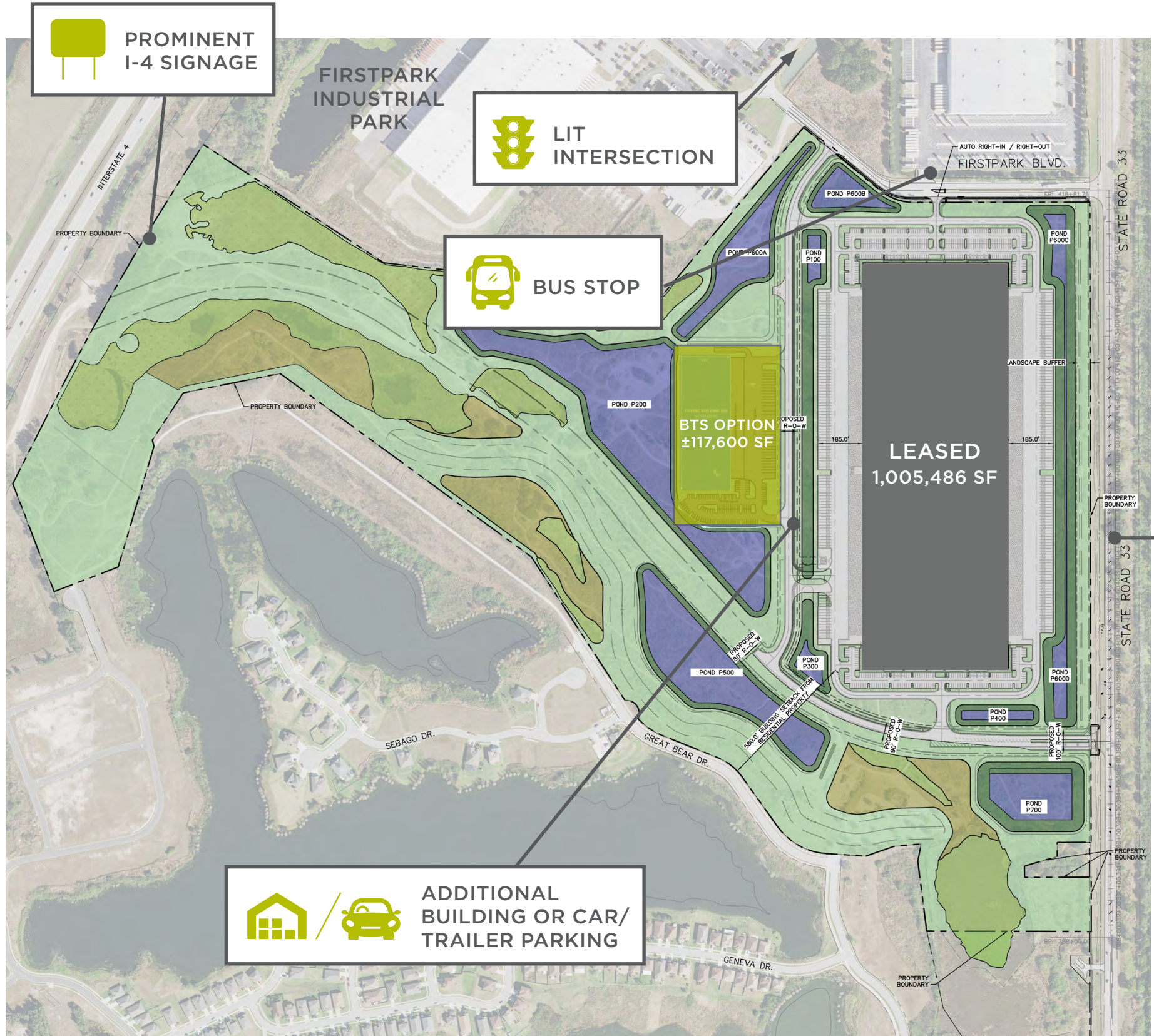
UNIVERSITY
PARK
AT BRIDGEWATER



HIGHLIGHTS - BUILDING 200 (BTS)

Rental Rate	Negotiable
Operating Expenses	TBD
Space Available	Up to 115,900 SF
Site Size	7.14 acres
Overall Building Dimensions	210'± x 560'±
Ceiling Height	32'
Dock Doors	34
Drive-in Doors	2
Column Spacing	50'w x 50'd
Sprinklers	ESFR
Construction	Tilt-wall
Electrical Service	To-suit
Jurisdiction	Lakeland
Truck Court	185'
Parking	105 including 4 HC
Trailer Parking	37





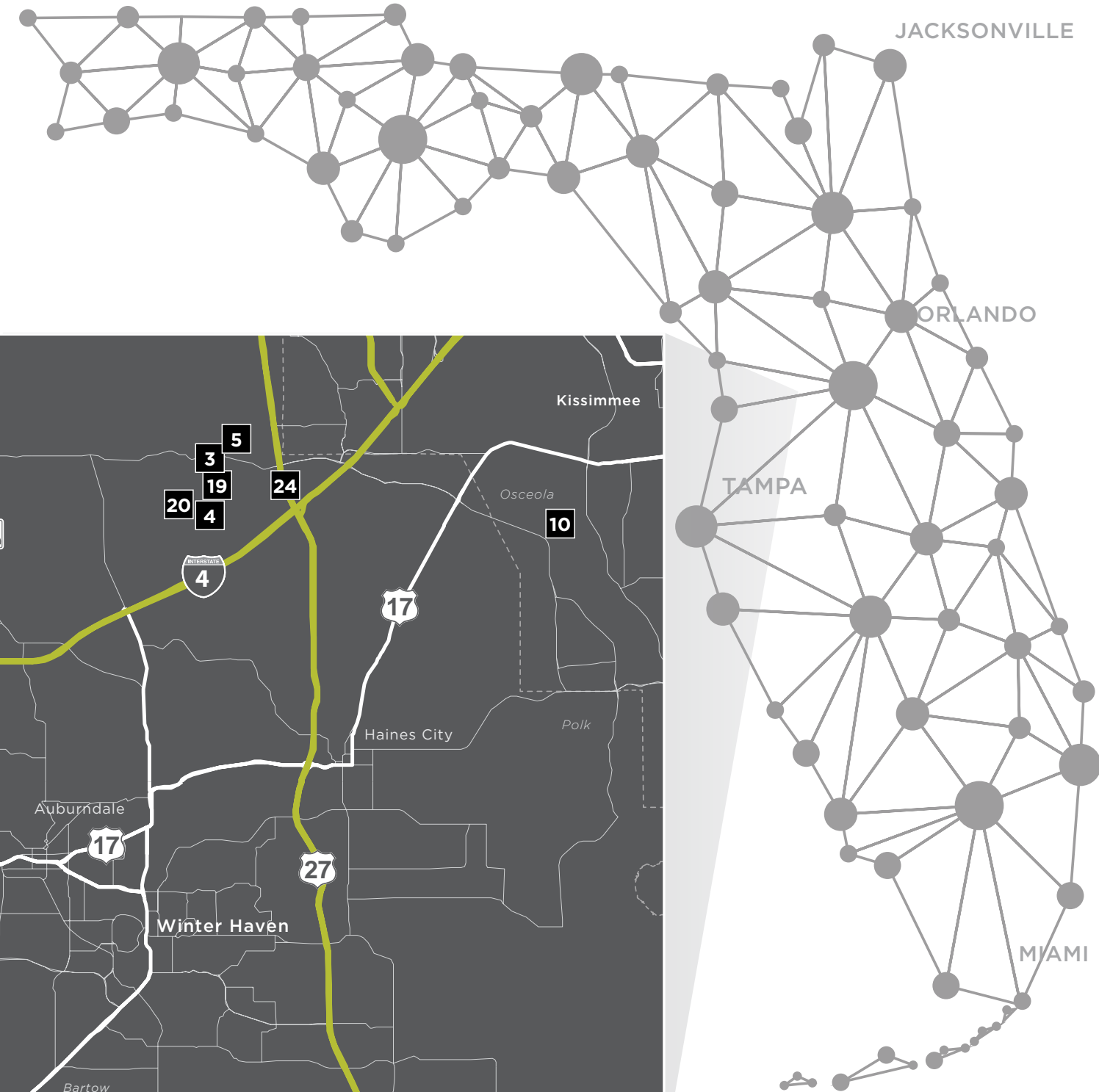
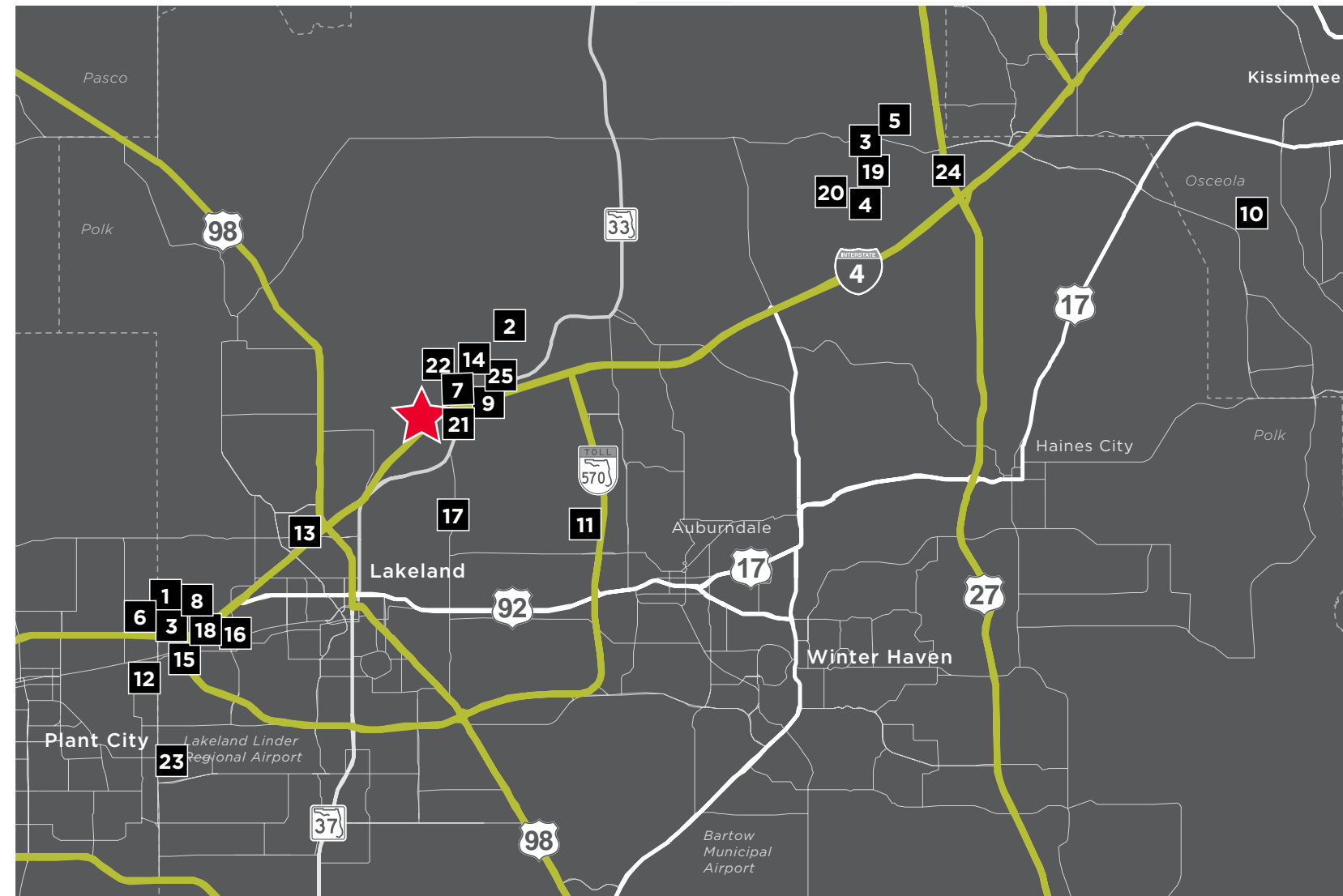
REDUNDANT ACCESS TO I-4 OFF OF SR 33

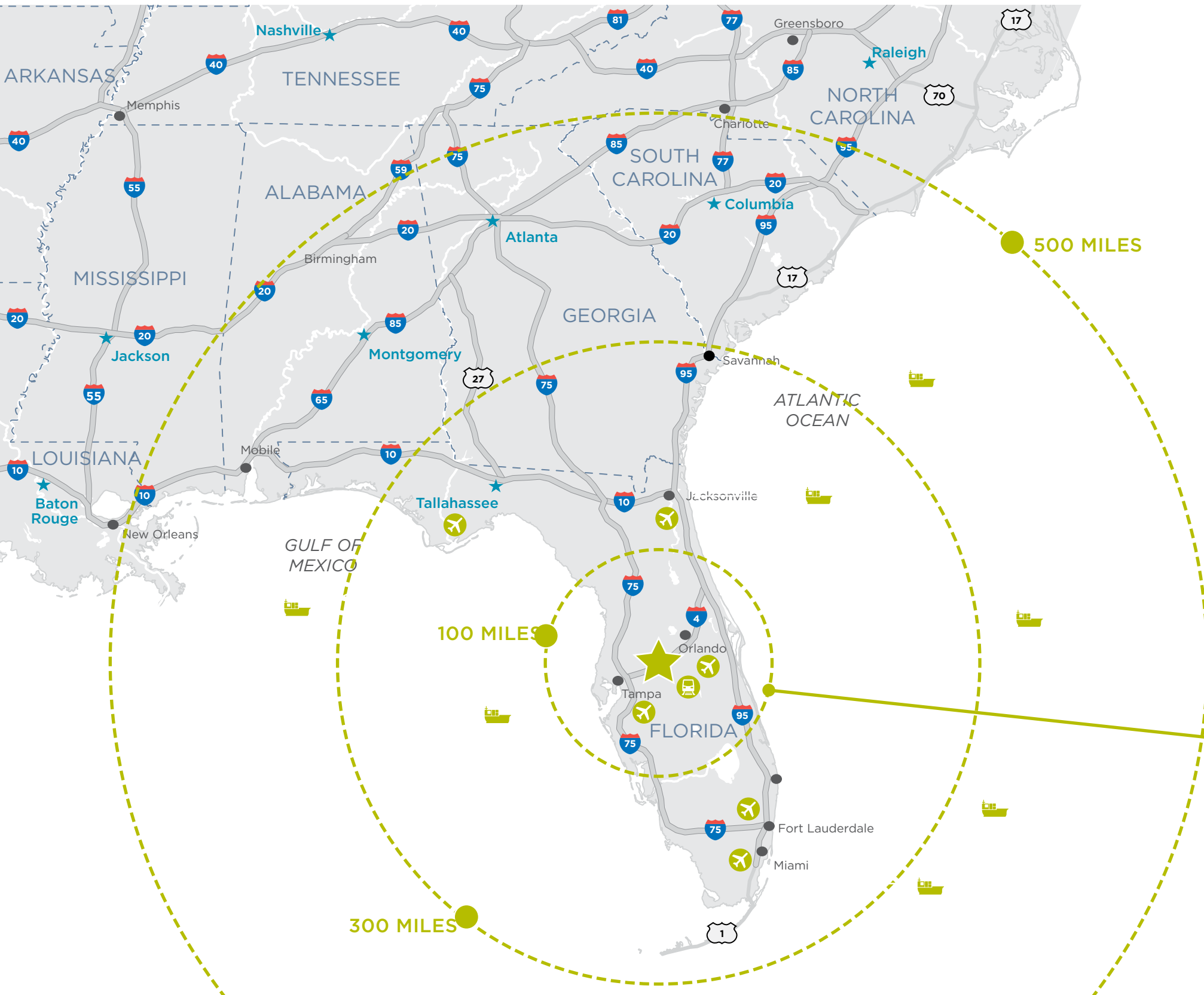


LAKELAND FOR LOGISTICS

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 | 20. Walmart |
| 2. Best Buy | 21. HCA |
| 3. E-Commerce Company
(2 locations) | 22. Amazon |
| 4. FedEx | 23. Ace Hardware |
| 5. Ford Motor Company | 24. Amazon |
| 6. Plastipak | 25. Conn's Home Plus |
| 7. HD Supply | |
| 8. IKEA | |
| 9. Haverty's | |
| 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 | |





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, 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.

**9 MILLION CONSUMERS
WITHIN A 100-MILE RADIUS**

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