



LAKEVIEW

C O R P O R A T E P A R K



6700 LAKEVIEW CENTER DR, TAMPA, FL 33619

Built for what's next

NOW UNDER CONSTRUCTION DIRECTLY OFF I-4



Infinite possibilities taking shape

309,695 SF OF INDUSTRIAL SPACE NOW UNDER CONSTRUCTION

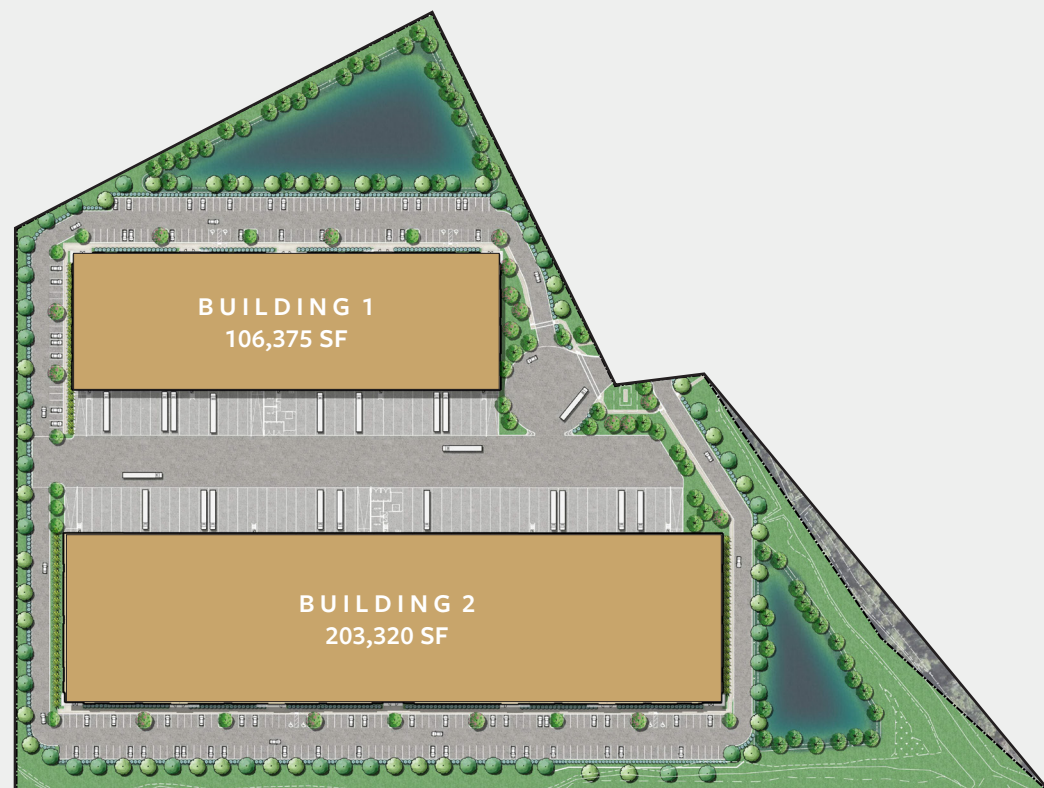
Construction is now underway at this strategically positioned East Tampa site, offering direct access to the region's entire distribution network. Located within 0.6 miles (less than 2 minutes) off I-4, 1.5 miles of U.S. Highway 301, and 3.9 miles of I-75, the property delivers unmatched connectivity to major transportation routes and a customer base of nearly 4 million within an hour's drive. A traffic light at the intersection of MLK Boulevard and Corporex Park Drive ensures seamless access to the site. With a Q1 2027 delivery, this "Class-A" industrial park is built to serve Tampa Bay's most demanding logistics operations.

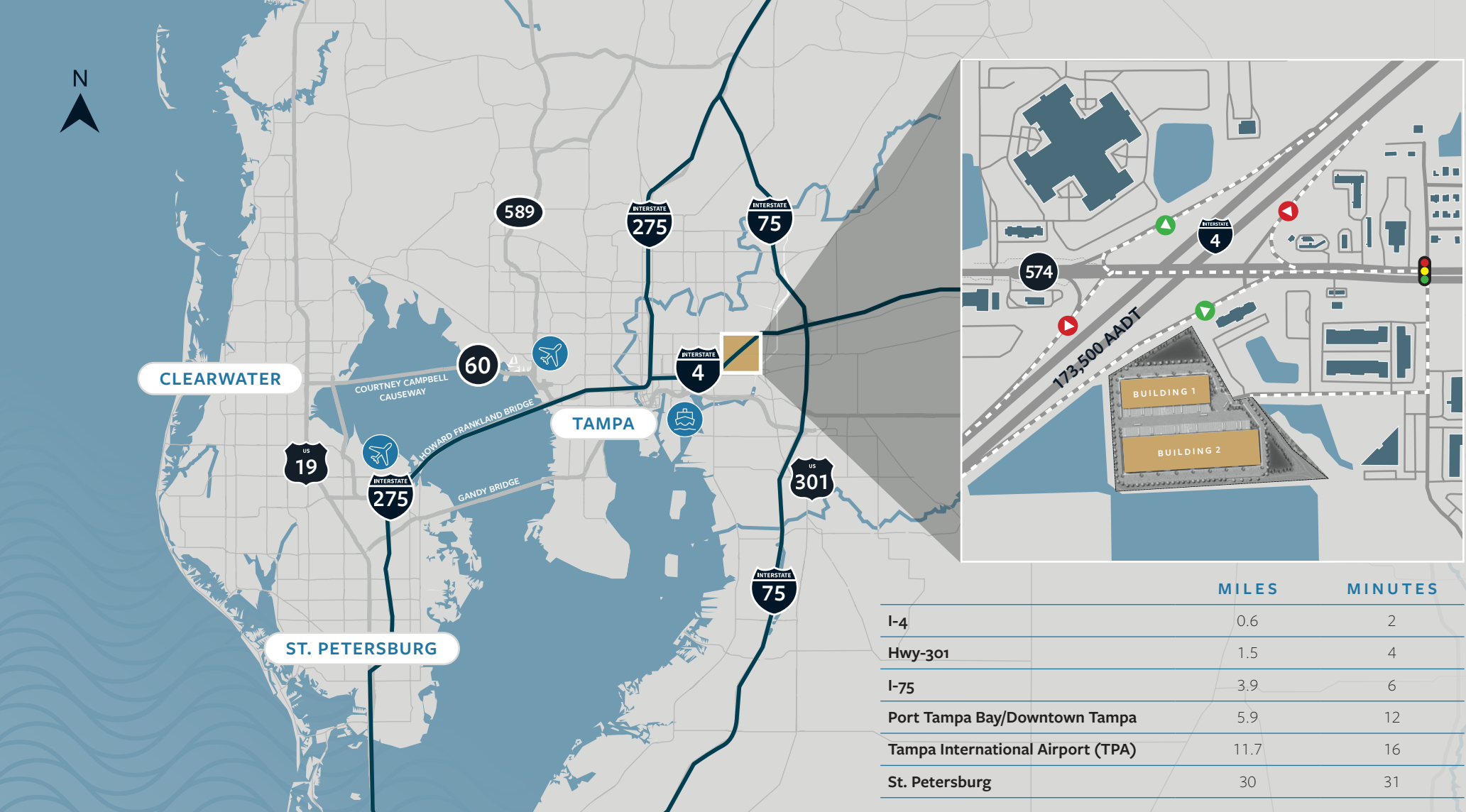


About the park



	BUILDING 1	BUILDING 2
Address	6704 Lakeview Center Drive	6705 Lakeview Center Drive
Delivery date	Q1 2027	Q1 2027
Total building SF	106,375 SF	203,320 SF
Divisible	19,240 - 106,375 SF	35,880 - 203,320 SF
Spec office SF	1,600 SF	2,000 SF
Total site acreage	20 AC	20 AC
Building dimensions	575'w x 185'd	884'w x 230'd
Column spacing	52'w x 45'd	52'w x 56'8"d
Clear height	32'	32'
Loading	Rear-load	Rear-load
Dock high doors	33 (9'x'10')	53 (9'x'10')
Drive-in doors	3 (12'x14')	3 (12'x14')
Power	1600A, 480V, 3-phase	3000A, 480V, 3-phase
Floor loading	6" - 4,000 PSI	6" - 4,000 PSI
Roofing	60-mil, R-19	60-mil, R-19
Sprinkler system	ESFR	ESFR
Warehouse lighting	30FC motion sensed LEDs	30FC motion sensed LEDs
Truck court depth	190'	190'
Auto parking stalls	1.0/1,000 SF	1.0/1,000 SF





Minutes to
everywhere
that matters

From Tampa to the Southeast in a single shift



	MILES	MINUTES
I-4	0.6	2
Hwy-301	1.5	4
I-75	3.9	6
Port Tampa Bay/Downtown Tampa	5.9	12
Tampa International Airport (TPA)	11.7	16
St. Petersburg	30	31
Sarasota	60	55
Lakeland	28	30
Orlando	79	90
Jacksonville	200	180
Miami	270	240



Powerful customer pool nearby

	30 MIN	1 HOUR	2 HOURS	4 HOURS
Population				
2025 total population	1,285,950	4,153,576	9,683,337	19,010,746
2030 total population	1,357,463	4,432,366	10,398,626	20,163,497
2025-2030 annual growth rate	1.09%	1.31%	1.44%	1.18%
Employees				
2025 employed population	690,887	2,052,333	4,634,635	9,172,853
Households				
2025 total households	506,816	1,706,301	3,930,408	7,695,153
2030 total households	538,379	1,831,833	4,249,700	8,236,031
2025-2030 annual growth rate	1.22%	1.43%	1.57%	1.37%
Household Income				
2025 median household income	\$77,287	\$79,270	\$77,127	\$78,143
2030 median household income	\$88,877	\$91,756	\$87,981	\$89,822
2025 average household income	\$109,179	\$110,574	\$106,462	\$110,268
Age				
2025 median age	37.6	42.9	43.8	43.9
Businesses				
2025 total businesses	60,528	160,025	364,178	775,564



PORT TAMPA BAY PROXIMITY

ONE OF FLORIDA'S LARGEST DEEP-WATER
PORTS FOR IMPORT/EXPORT



I-4 AND I-75 CONNECTIVITY

MAJOR INTERSTATE ACCESS FOR
DISTRIBUTION THROUGHOUT FLORIDA
AND THE SOUTHEAST



LAST-MILE DELIVERY HUB

CENTRAL LOCATION SERVES TAMPA BAY'S
3+ MILLION POPULATION



NO STATE INCOME TAX

FLORIDA'S BUSINESS-FRIENDLY TAX
ENVIRONMENT REDUCES OPERATING COSTS

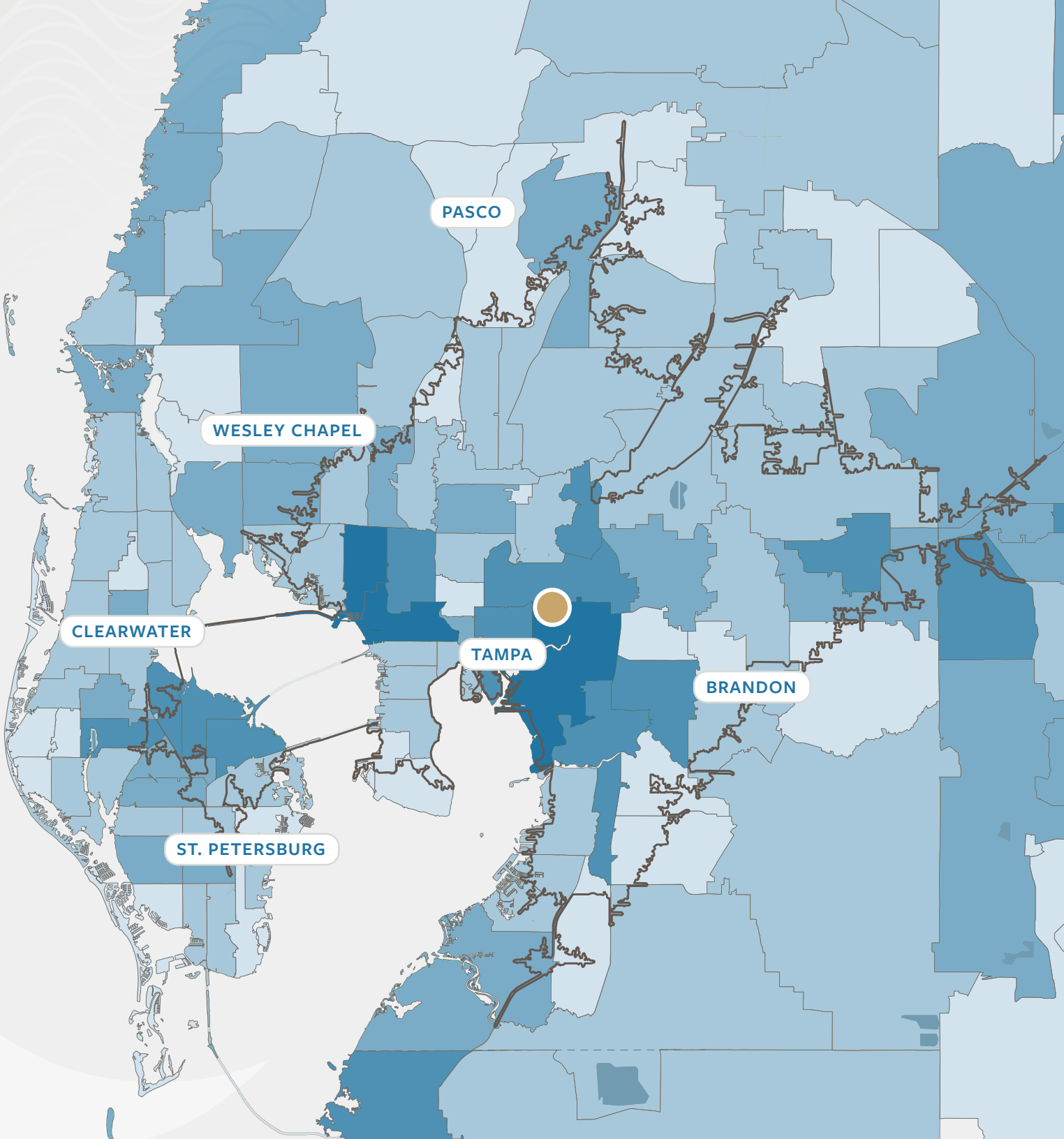
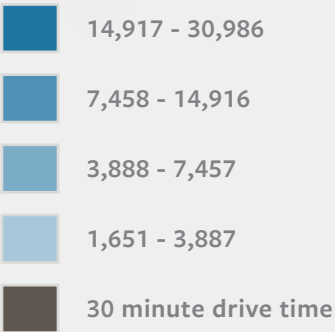


GROWING E-COMMERCE DEMAND

TAMPA MSA'S POPULATION GROWTH
DRIVES FULFILLMENT NEEDS

Abundant local labor

INDUSTRIAL LABOR FORCE





LAKEVIEW

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