



FOUR CORNERS
BUSINESS PARK

806,976+ SF REGIONAL DISTRIBUTION CENTER

4500 HOME RUN BOULEVARD, DAVENPORT, FL 33837

CLASS A INDUSTRIAL BUILDINGS



Abundant auto
parking for heavy
employee counts and
multi-shift operations



Less than 30 minutes
to Florida Polytechnic
University, the #1 Public
College in the Southeast*



Within 25 miles of
all Central Florida
theme parks and
convention center



Access to US 27
within 3 minutes and
I-4 within 5 minutes



Centered in dense
population base for
workforce and last-
mile distribution

* US News, Best Colleges 2024

Located within the highly coveted Polk County industrial submarket, **FOUR CORNERS BUSINESS PARK** offers an unprecedented opportunity to be located at the major intersection of Interstate 4 and US Highway 27. The site's proximity to Championsgate, an abundant labor pool, population density, and numerous area restaurants and big box retailers make this an ideal location for any industrial user. Nearby distribution users include Walmart, FedEx and Amazon.



LBA Logistics



LEASING PLANS

BUILDING 300

291,788 SF

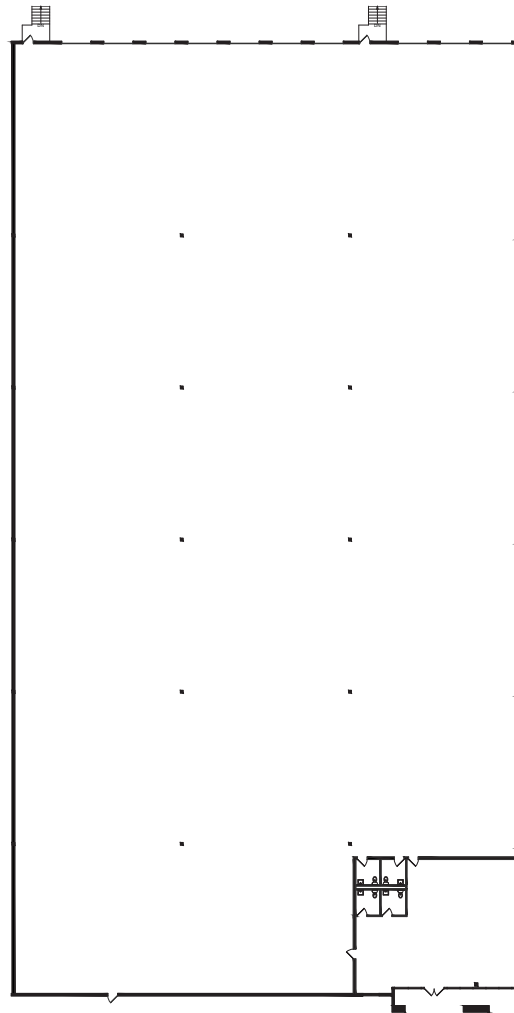
4500 Home Run Blvd

Clear Height:	32'
Building Depth:	295'
Loading:	Rear
Truck Court:	125'
Auto Parking Ratio:	0.60/1,000 SF
Trailer Parking:	55 spaces
Fire Suppression:	ESFR
Construction:	Tilt Wall
Site Size:	52 acres
Zoning:	BCPX-1, Polk County



SUITE 300

Available:	46,909 SF
Office:	2,114 SF
Doors:	10 docks
Available:	04/01/2026



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LBALogistics  |  **JLL**

PROXIMITY & POPULATION

240 MIN. DRIVE TIME

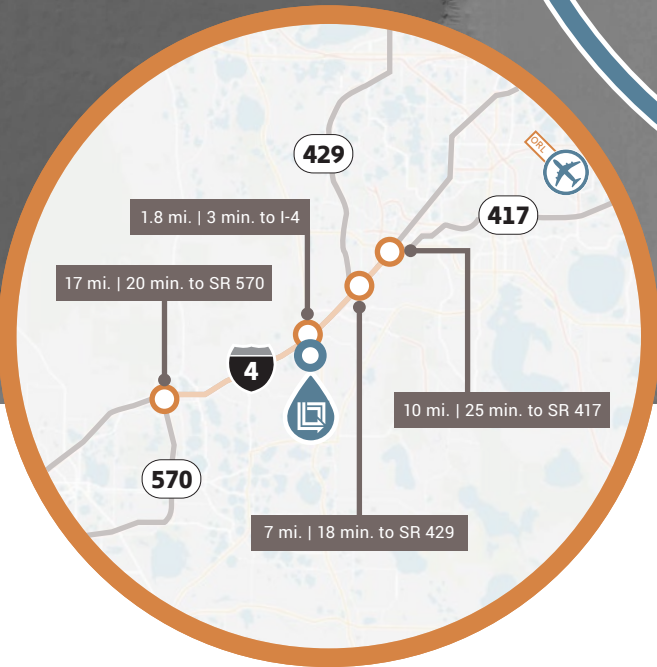
Total Population: 20,238,671
Households: 8,088,036
Total Labor Force: 8,632,819

120 MIN. DRIVE TIME

Total Population: 9,931,067
Households: 4,006,308
Total Labor Force: 3,990,127

60 MIN. DRIVE TIME

Total Population: 3,576,169
Households: 1,323,135
Total Labor Force: 1,621,697



FOUR CORNERS BUSINESS PARK offers users a location advantage few companies can enjoy. A convenient 60 minute drive provides access to two major Florida cities - Orlando and Tampa along with numerous points of entry to Central Florida's robust highway system, delivering unprecedented access to Florida's vibrant and diverse population within four hours.



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LOCAL AREA HIGHLIGHTS



**FOUR CORNERS
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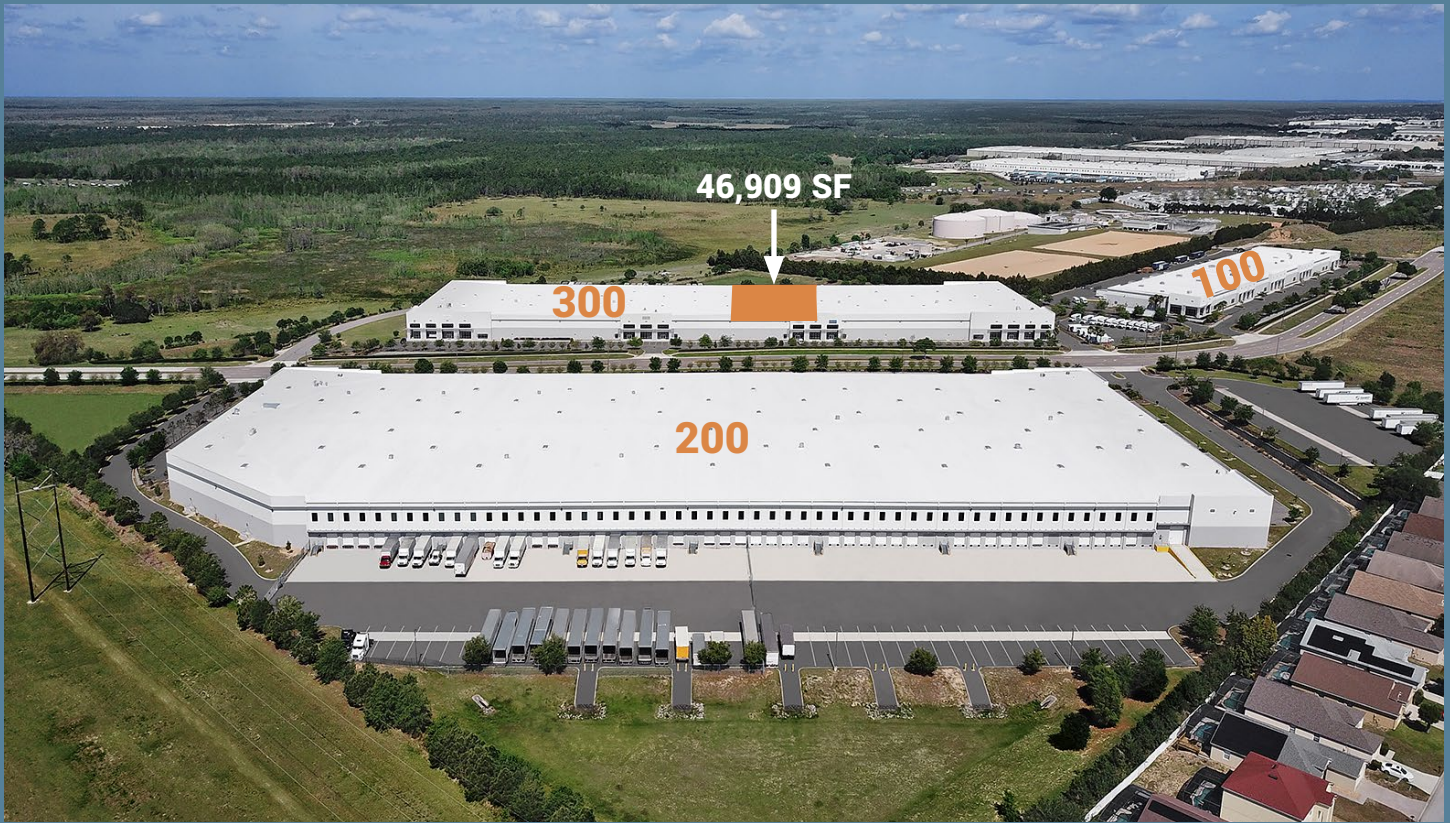
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