





FOR SALE OR LEASE  
 278,249 SF Building  
 DISTRIBUTION | WAREHOUSE | MANUFACTURING



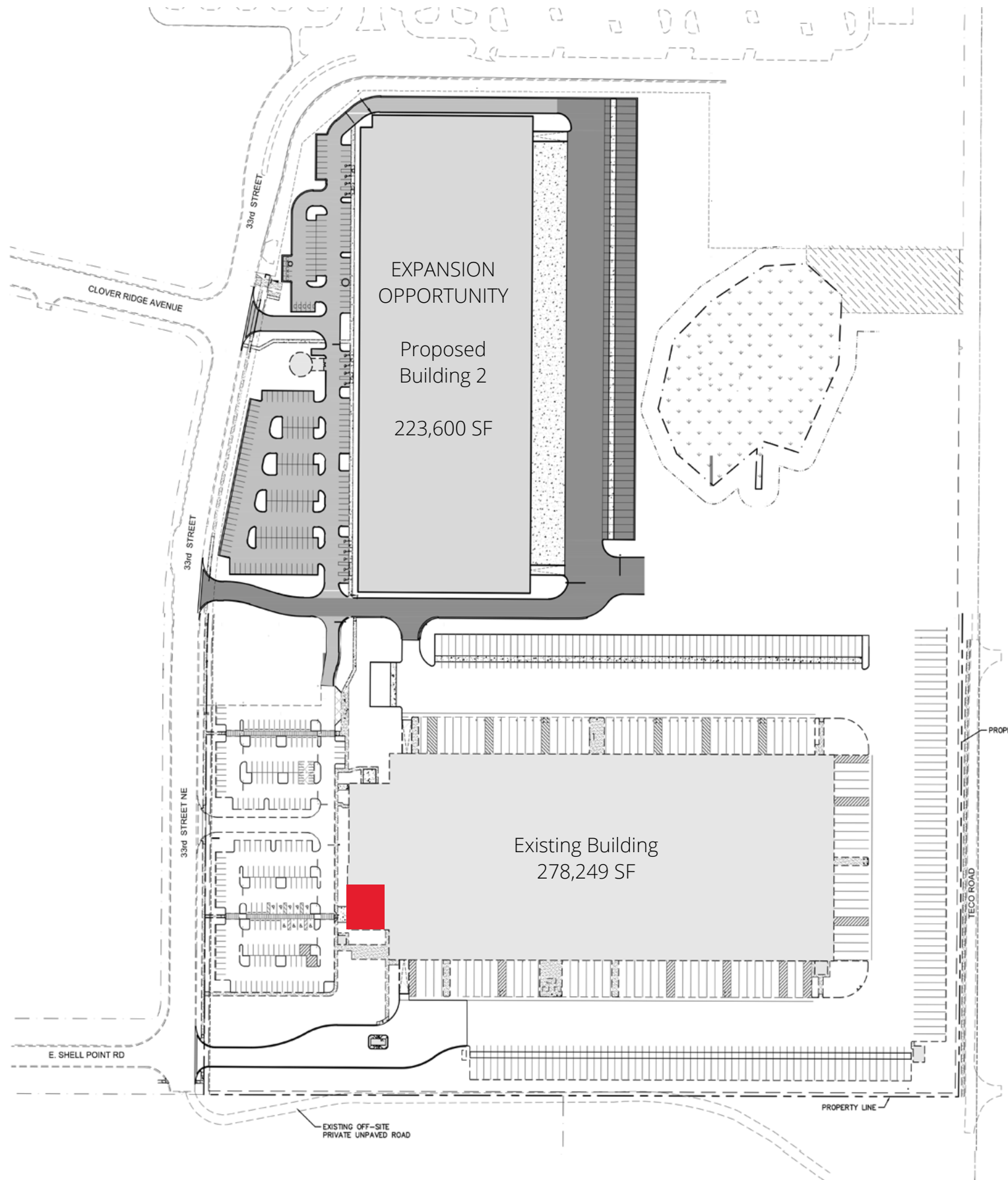
*EXPANSION OPPORTUNITY*  
*Proposed - Building 2*  
*223,600 SF*

  
 Existing Building  
 278,249 SF Available

1.5 MILES TO INTERCHANGE 

LIGHTED INTERSECTION  
 30TH STREET SE 

  
 Link to view Property Video



**TOTAL BUILDING AREA**  
278,249± sf

**DIMENSIONS**  
775'D x 338'L

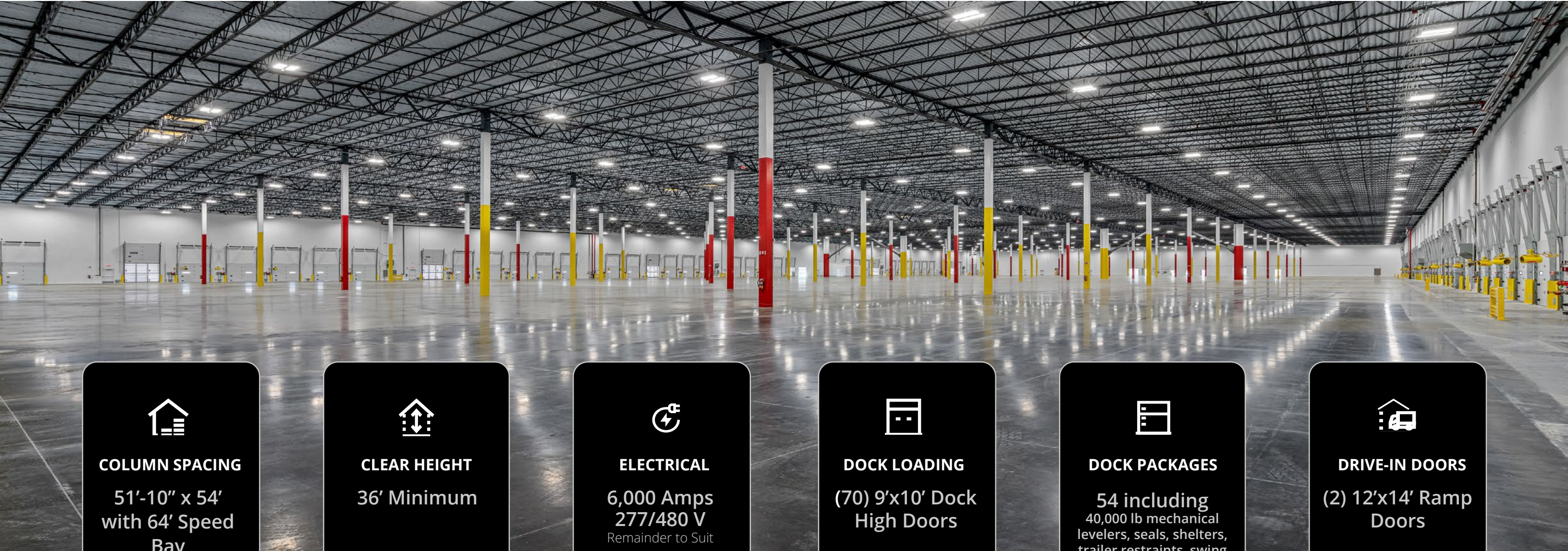
**OFFICE SF**  
5,400 sf Spec  
Remainder to Suit


**CONSTRUCTION**  
TILT CONCRETE CONSTRUCTION

**SPRINKLER SYSTEM**  
ESFR


**ROOF**  
60 MIL TPO/R-30 INSULATION








  
**COLUMN SPACING**  
51'-10" x 54'  
with 64' Speed  
Bay

  
**CLEAR HEIGHT**  
36' Minimum

  
**ELECTRICAL**  
6,000 Amps  
277/480 V  
Remainder to Suit

  
**DOCK LOADING**  
(70) 9'x10' Dock  
High Doors

  
**DOCK PACKAGES**  
54 including  
40,000 lb mechanical  
levelers, seals, shelters,  
trailer restraints, swing  
arm, lights & fans

  
**DRIVE-IN DOORS**  
(2) 12'x14' Ramp  
Doors





TRUCK COURT

Cross Dock  
180'  
60' Concrete Apron  
120' Heavy Duty Asphalt  
Secured Truck Court



TRAILER PARKING

203 Spaces off Dock  
Available & Expandable  
Additional Trailer Storage



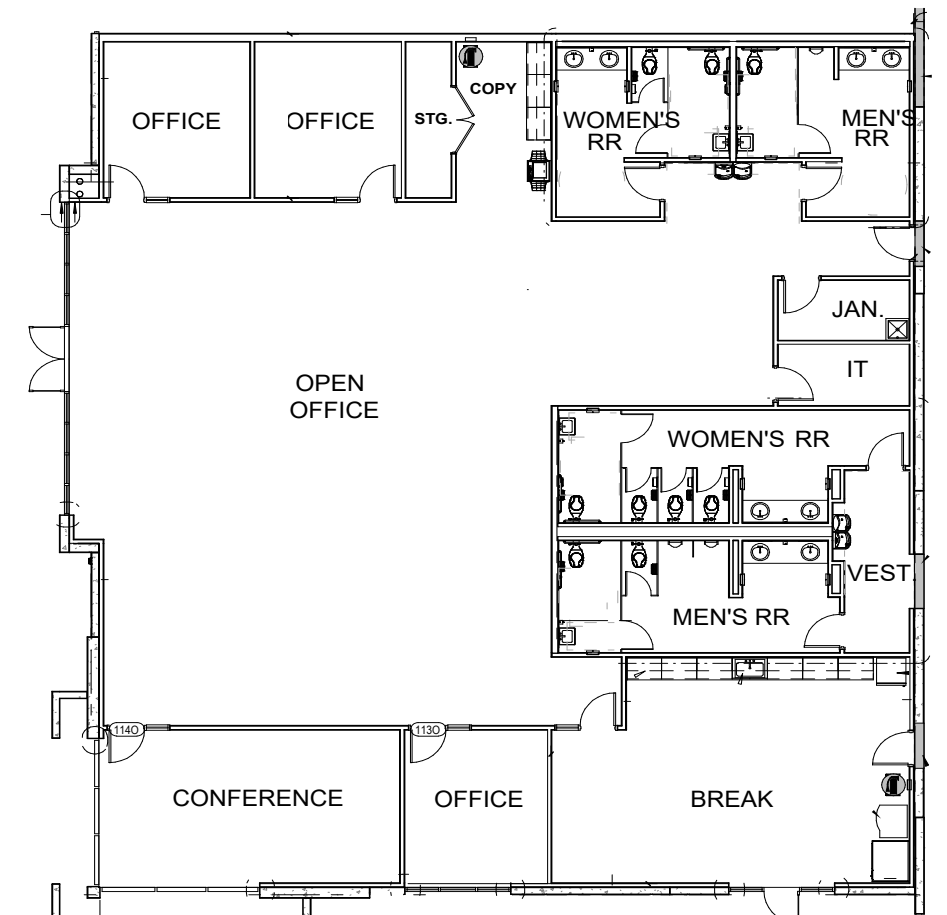
PARKING

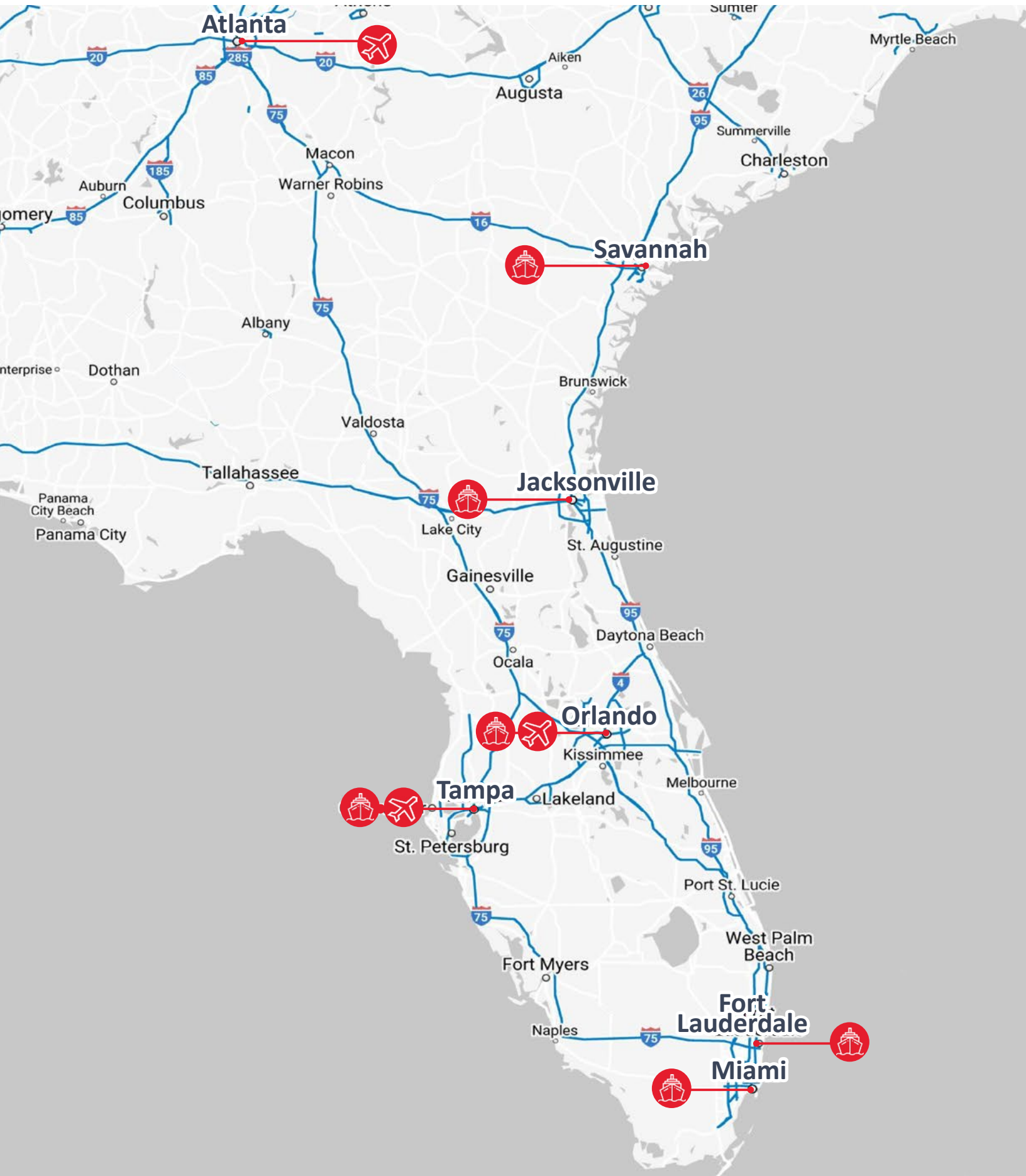
248 Car Spaces  
16 Motorcycle Spaces  
9 HC Spaces



SPEC OFFICE

5,400 sf  
Open Office  
3 Offices  
Breakroom  
Conference Room





Cities

- TAMPA  
26.6 miles | 29 minutes
- ORLANDO  
92.3 miles | 1 hr 30 minutes
- JACKSONVILLE  
217 miles | 3 hr 23 minutes
- MIAMI  
257 miles | 3 hr 46 minutes
- ATLANTA  
475 miles | 6 hr 44 minutes

Ports

- PORT OF TAMPA BAY  
26.1 miles | 29 minutes
- JAXPORT  
220 miles | 3 hr 28 minutes
- PORT EVERGLADES  
239 miles | 3 hr 25 minutes
- PORTMIAMI  
258 miles | 3 hr 44 minutes
- PORT OF SAVANNAH  
355 miles | 5 hr 23 minutes

Airports

- TAMPA INTERNATIONAL AIRPORT  
34 miles | 34 minutes
- ORLANDO INTERNATIONAL AIRPORT  
96.9 miles | 1 hr 31 minutes
- MIAMI INTERNATIONAL AIRPORT  
254 miles | 3 hr 37 minutes
- ATLANTA INTERNATIONAL AIRPORT  
468 miles | 6 hr 36 minutes

Local Key Distances

I-75	1.25 miles
I-4	22.7 miles
SARASOTA	23.6 miles
CSX INTERMODAL TAMPA	25.2 miles
PORT TAMPA BAY	26.4 miles
TAMPA	27.2 miles
TAMPA INT'L AIRPORT	35.4 miles
ST. PETERSBURG	36.4 miles
LAKELAND	60.1 miles



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278,249 SF Building

DISTRIBUTION | WAREHOUSE | MANUFACTURING



# FLORIDA CENTRAL 75 DISTRIBUTION CENTER

AVISON  
YOUNG



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