



CLARION PARTNERS

For Lease



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

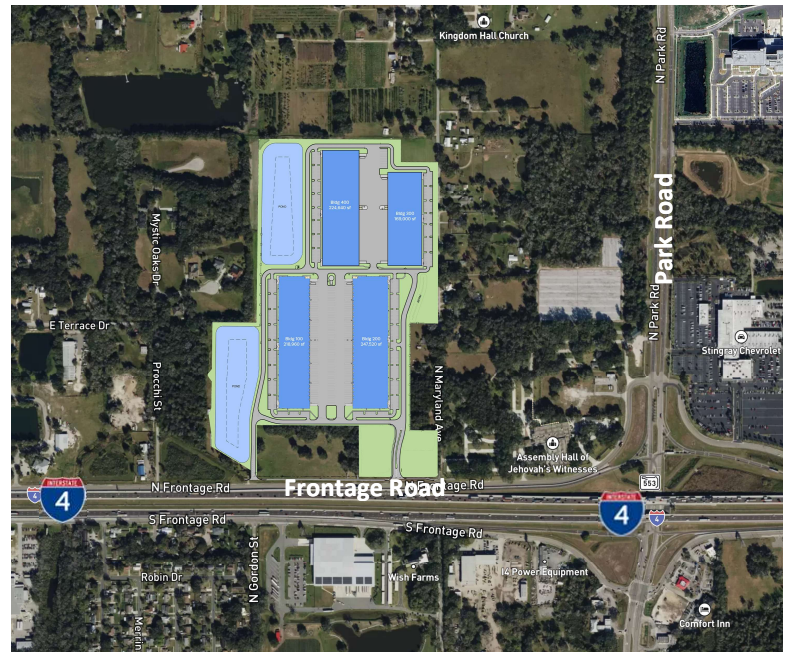


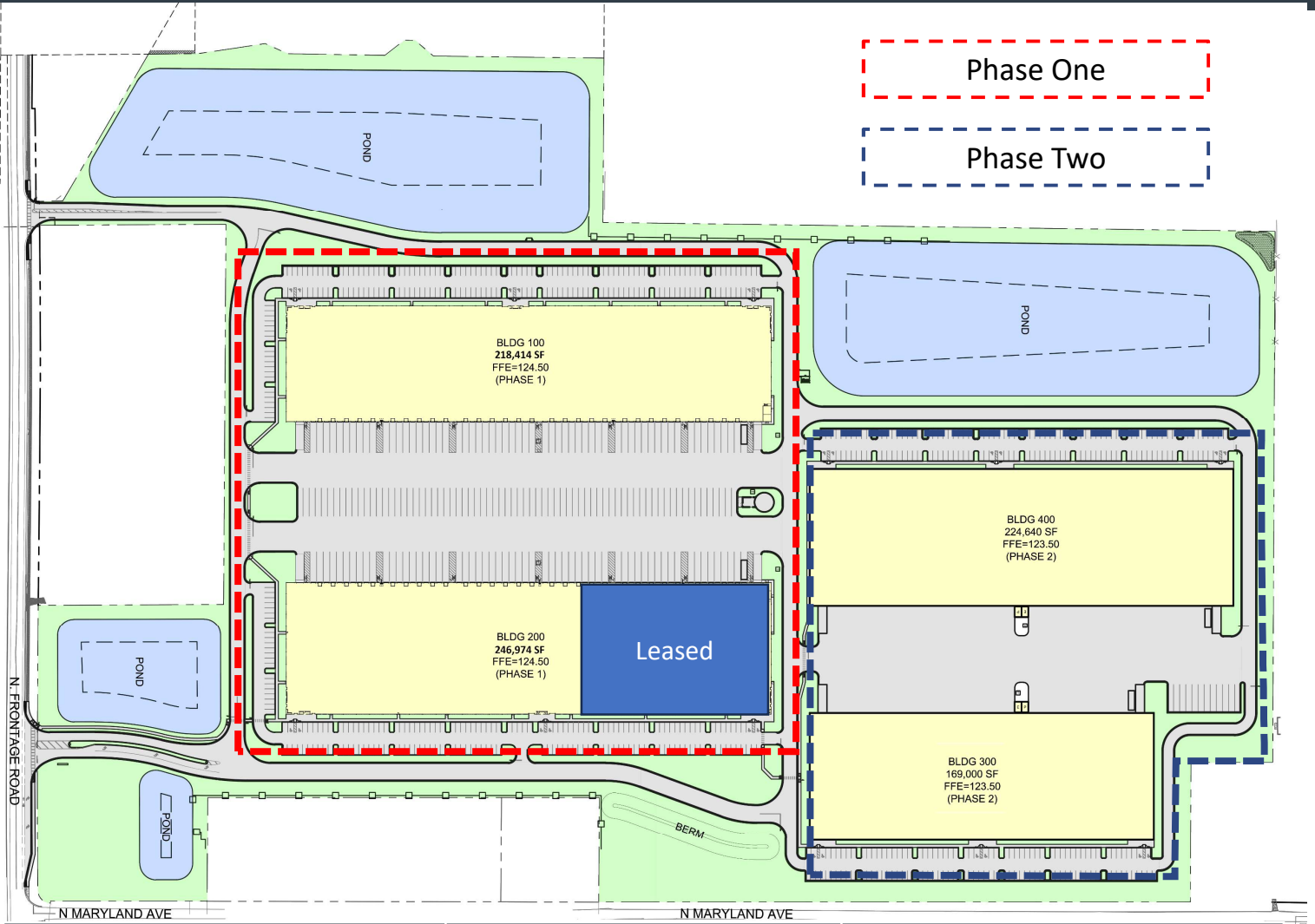
BUILDING HIGHLIGHTS

- 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

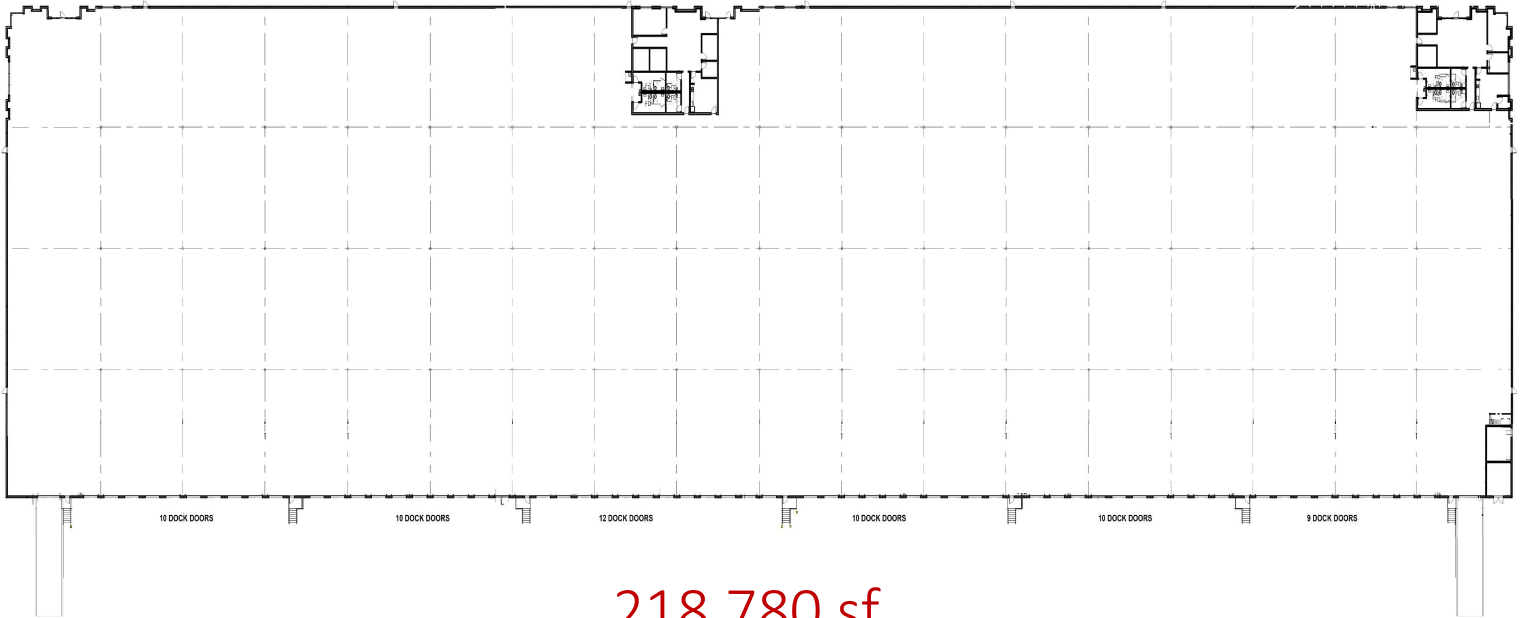
LOCATION

- 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)



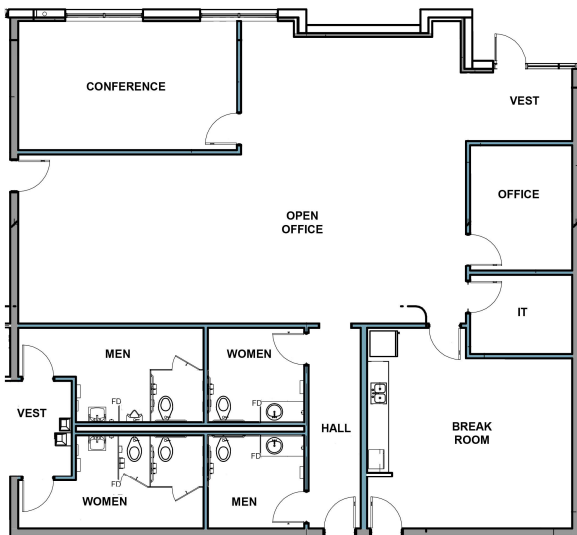


	Building 100	Building 200
Total Square Footage:	218,780	150,980 available
Clear Height:	32'	32'
Column Spacing:	56'-8" x 52'-0", 60' speed bays	50' x 52'-0", 60' speed bays
Building Depth:	230'	260'
Loading:	Rear	Rear
Truck Courts	315' (concrete)	315' (concrete)
Docks:	61 (9' x 10')	61 (9' x 10')
Trailer Spaces:	72 shared	72 shared
Car Parking:	191	187
Sprinkler:	ESFR	ESFR
Ramps:	2 (14' x 16')	2 (14' x 16')
Power:	1500 kVA Transformer	1000 kVA Transformer



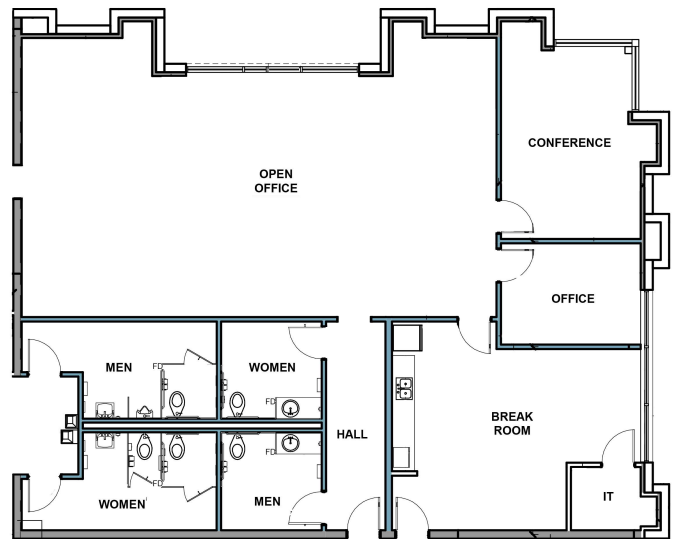
218,780 sf

Building 100
1530 N. Frontage Road



2,907 sf

Spec Office
(coming soon)

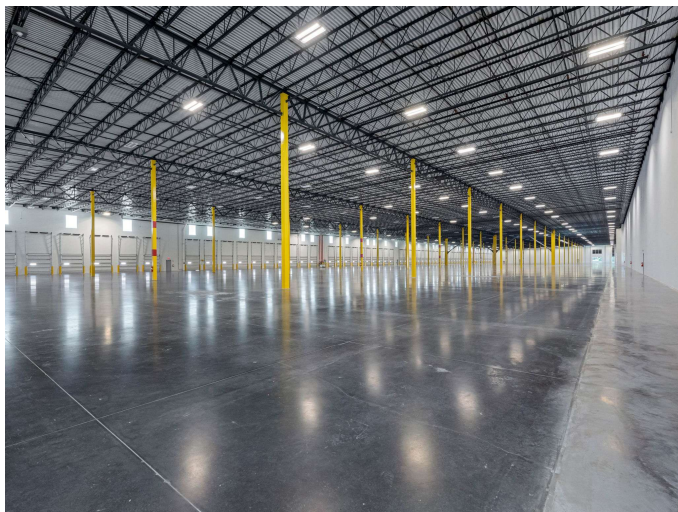
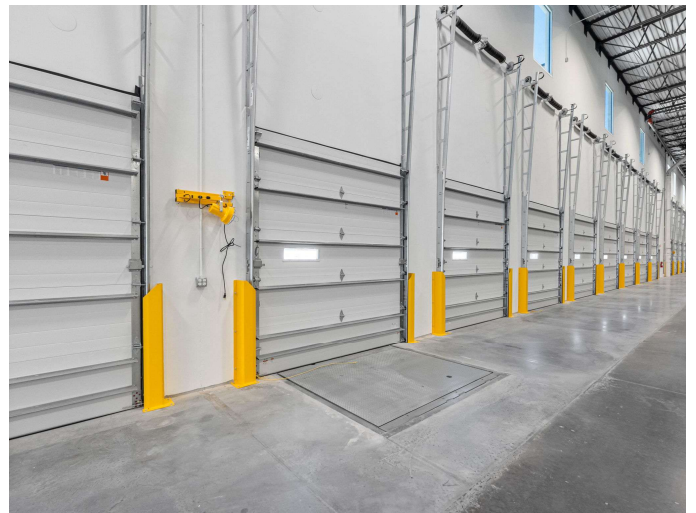


2,626 sf

Spec Office



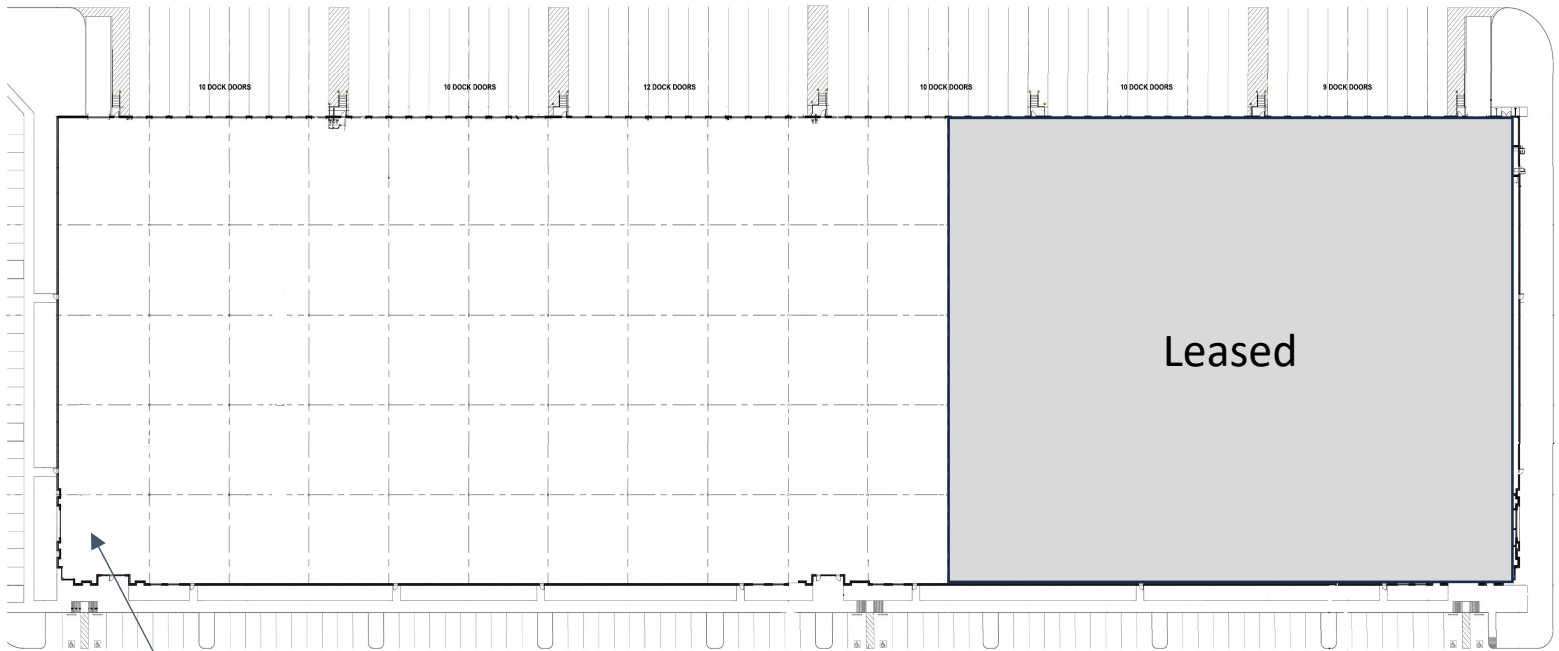
Building 100 Photo Gallery





Building 100 Photo Gallery

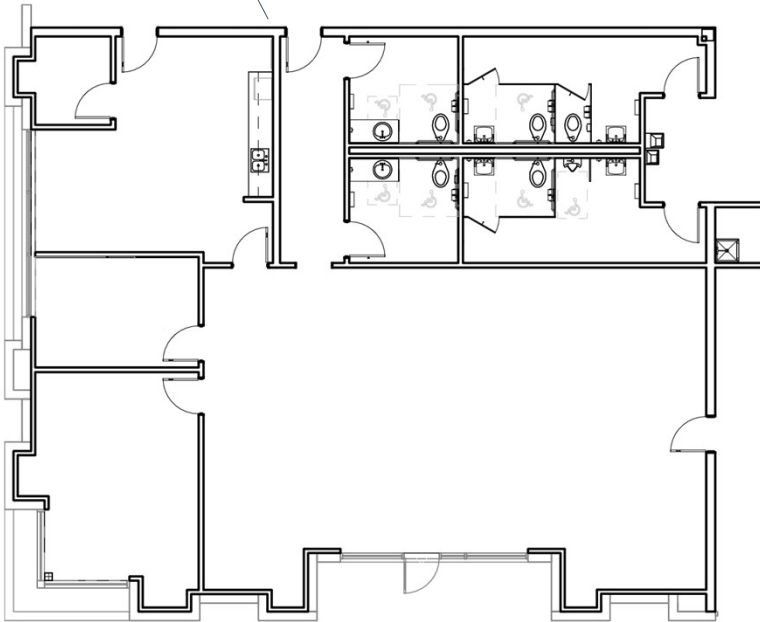




150,980 sf Available

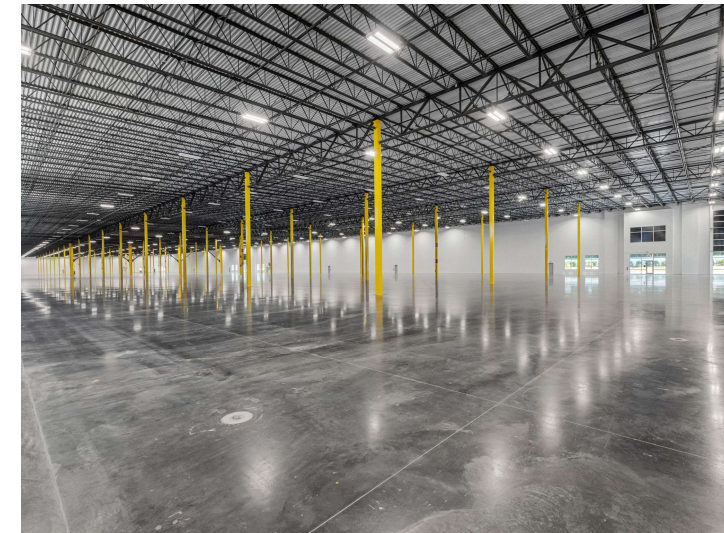
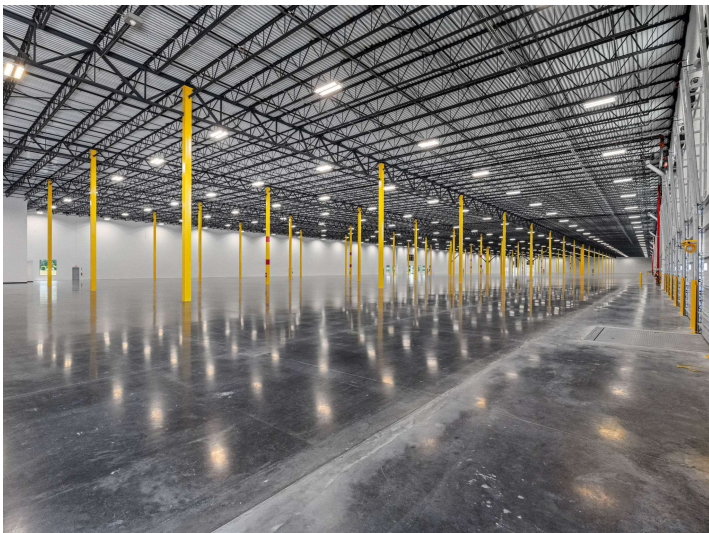
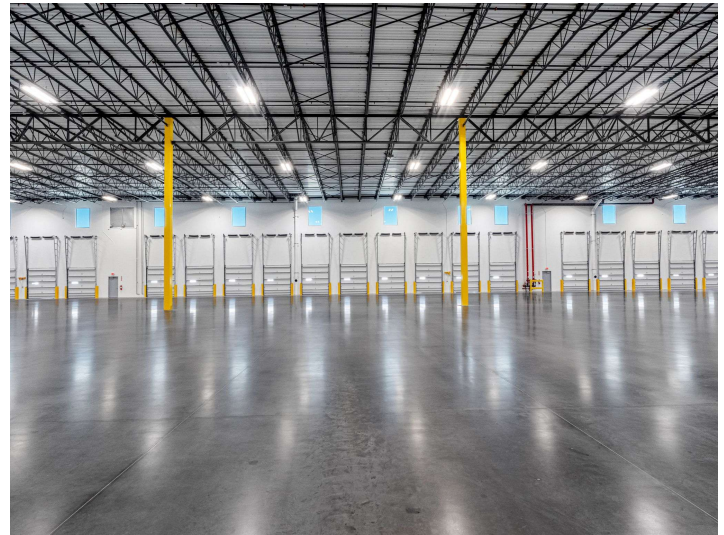
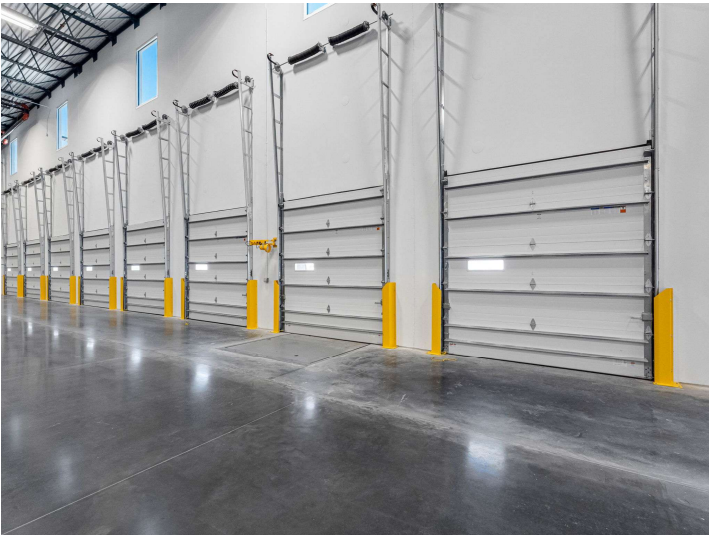
Building 200
1540 N. Frontage Road

- 38 dock doors (9' x 10")
- 3- 35,000 lb mechanical levelers in place
- 1 ramp with 14' x 16' motorized door
- 2,868 sf spec office permitted and construction commencing soon



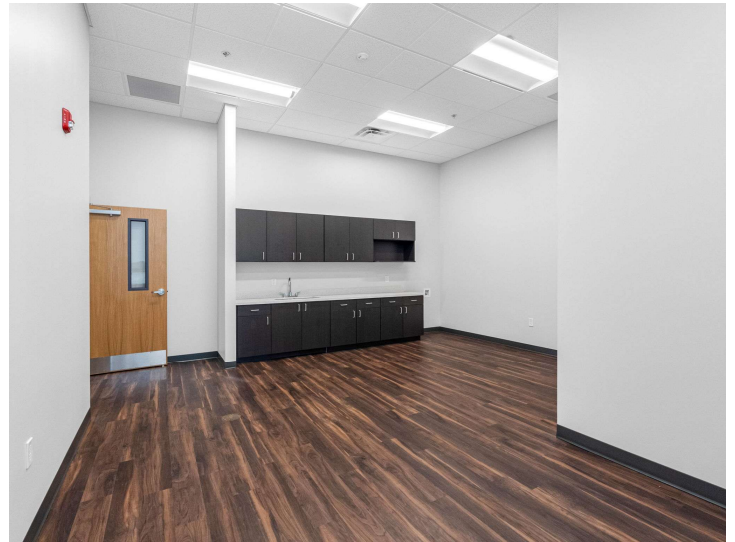


Building 200 Photo Gallery





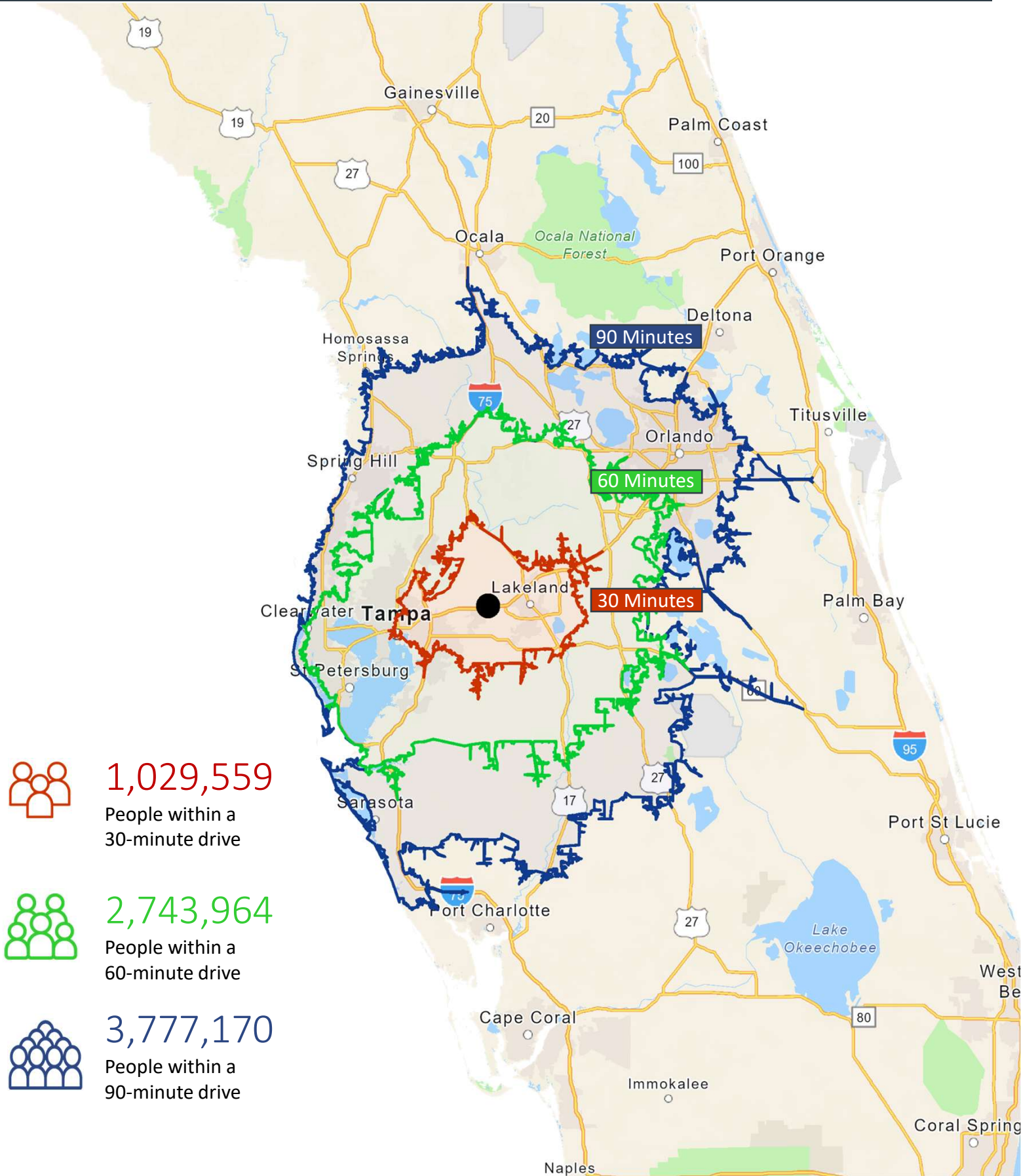
Building 200 Photo Gallery





CLARION PARTNERS

Park 4 Logistics Center



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



CLARION PARTNERS

Park 4 Logistics Center



CLARION PARTNERS

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
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