

8-2-2023

Pace Logistics Center (PLC)

Pace Road, Auburndale, FL 33823

New "Class A" Industrial Park | 30,000- 292,450± SF

 PROPERTY WEBSITE

 PROPERTY FLYER

For Lease/Build-to-Suit



Contact

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Flexible overall site design The facility offers both cross dock and rear load space.



Opportunity for single user buildings of 109,200± SF, 112,000± SF, and 147,420± SF.



The site offers the ability to accommodate heavy off dock trailer storage.



Ideally located between Tampa and Orlando with access points to I-4 at three interchanges, Polk Parkway, SR 557 and SR 33

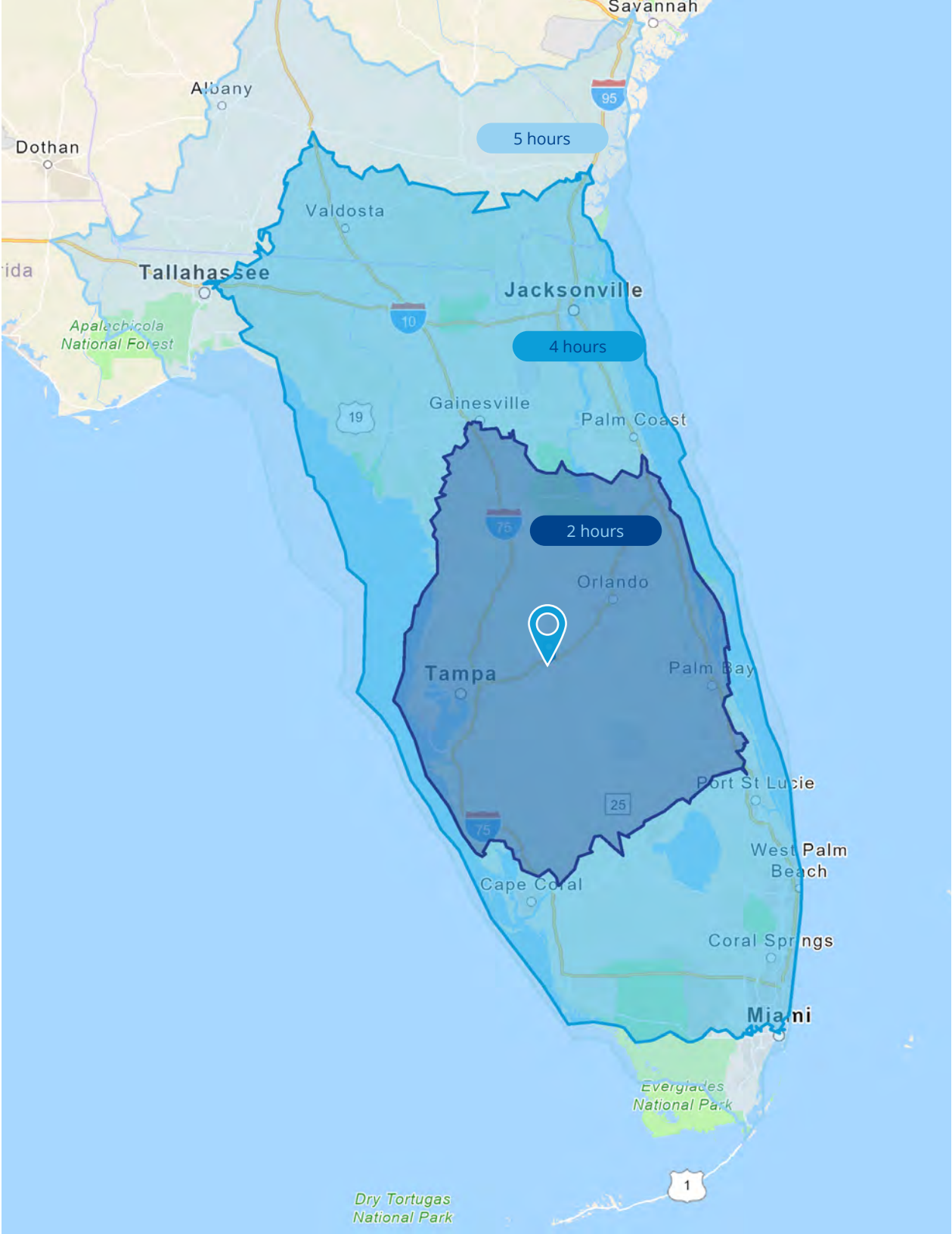
Pace Logistics Center

Park Specifications

| | |
|---------------------------|------------------------------|
| Site Size | 66.75± AC |
| Offices | To Suit |
| Construction | Tilt Wall |
| Slab | 7" - 4,000 lb PSI Reinforced |
| Insulation | R-19 |
| Roof | 60 mil TPO Membrane' |
| Clerestory Windows | 1 Per Bay |
| Fire Suppression | ESFR (K-25) |
| Lighting | LED & Skylights |

| | Bldg. #200 | Bldg. #300 |
|----------------------|-------------|-------------|
| Total Size | 109,200± SF | 112,000± SF |
| Divisible To | 30,000 SF | 30,000 SF |
| Bldg Size | 140' x 780' | 140' x 800' |
| Clear Height | 32' | 32' |
| Loading Type | Rear Load | Rear Load |
| Loading Bays | 60' | 60' |
| Docks | TBD | TBD |
| Truck Court | 200' Shared | 200' Shared |
| Car Parks | 137 | 149 |
| Trailer Parks | 60 | n/a |
| Power | 1,200A 3Ph | 1,200A 3Ph |





Travel Distances

Equidistant between Orlando and Miami

| | |
|-------------------------|---------------|
| Orlando | 42 mi / 0:57 |
| Port Tampa Bay | 45 mi / 0:44 |
| JAXPORT | 185 mi / 3:07 |
| Ft. Lauderdale Airport | 222 mi / 3:28 |
| PortMiami | 239 mi / 3:74 |
| Georgia Ports Authority | 323 mi / 5:06 |
| Atlanta | 446 mi / 6:30 |
| Polk Parkway | 0.3 mi |
| I-4 | 1.58 mi |
| Florida's Turnpike | 36 mi |

Demographics

| | 10 min | 20 min | 30 min |
|--------------------|--------|---------|---------|
| Population | 15,857 | 147,274 | 391,966 |
| Daytime Population | 17,172 | 182,657 | 558,763 |
| Total Households | 7,900 | 69,008 | 205,629 |

Source: Colliers, Esri, and U.S. Census

Contact

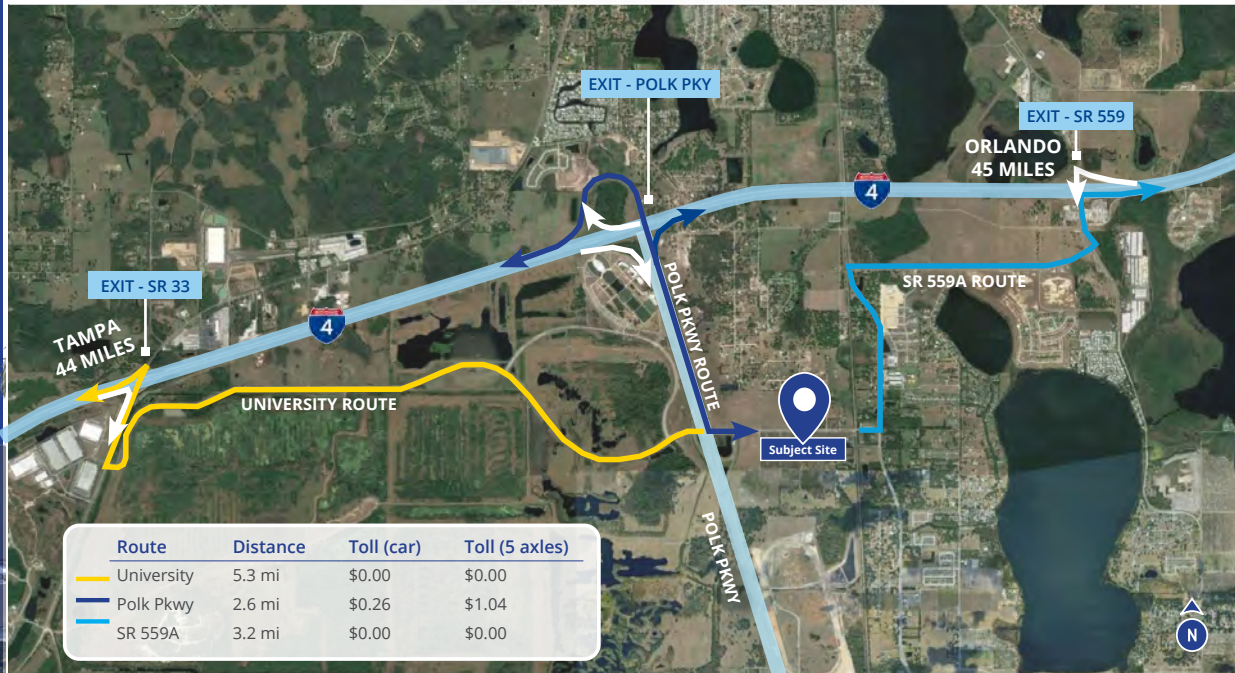
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