



CLARION PARTNERS

For Lease



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

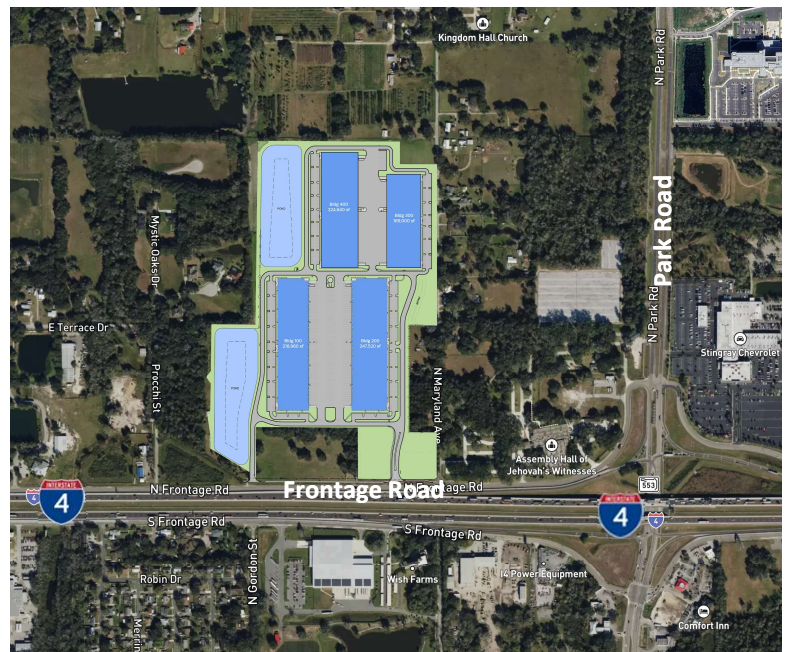


BUILDING HIGHLIGHTS

- 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

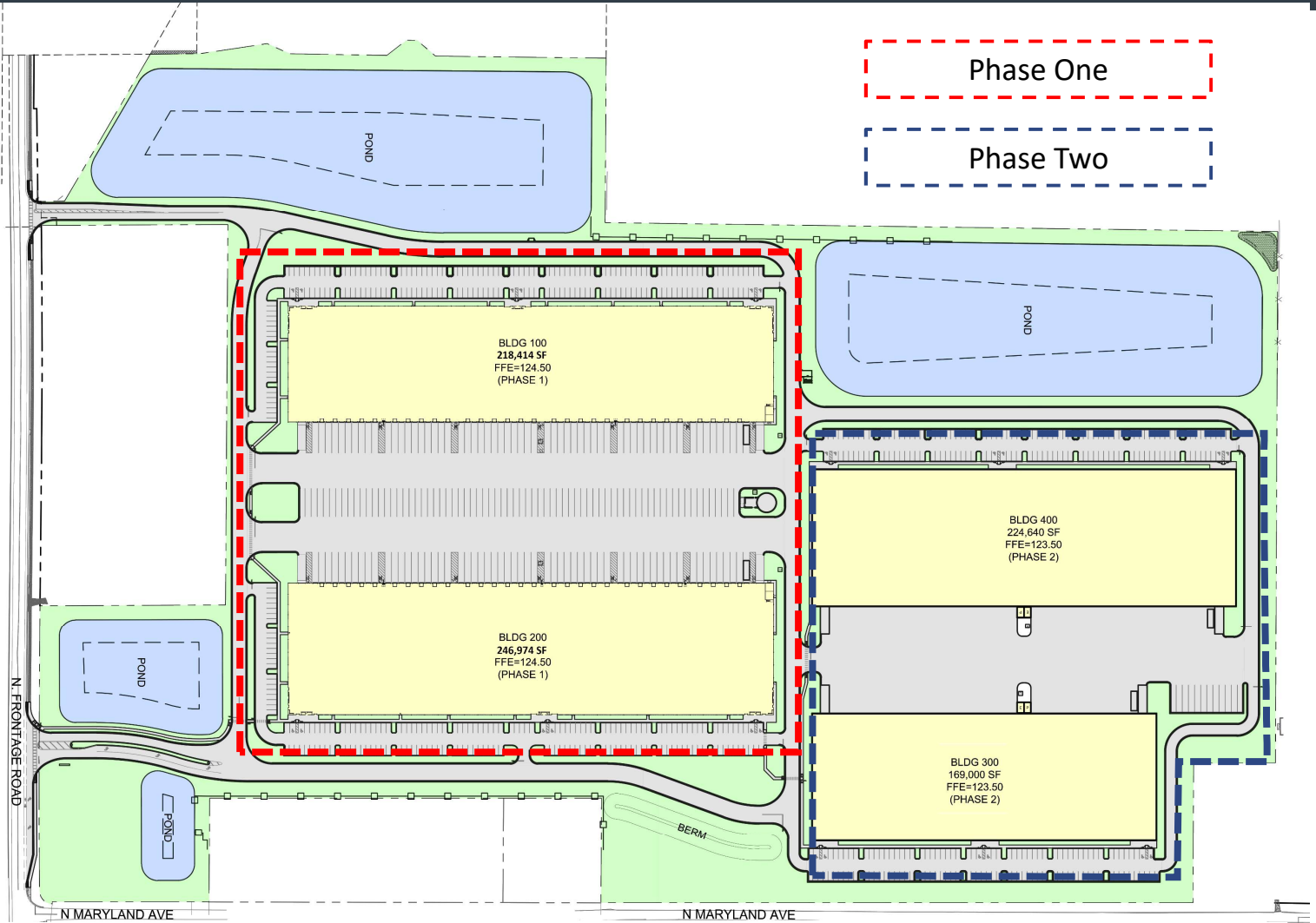
- Less than .5 miles to I-4 on ramp
- Excellent visibility to 127,000 cars per day
- Located approximately 16 minutes to I-75 (Tampa), 13 minutes to US Hwy 98 (Lakeland) and 52 minutes to Florida's Turnpike (Orlando)





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Park 4 Logistics Center

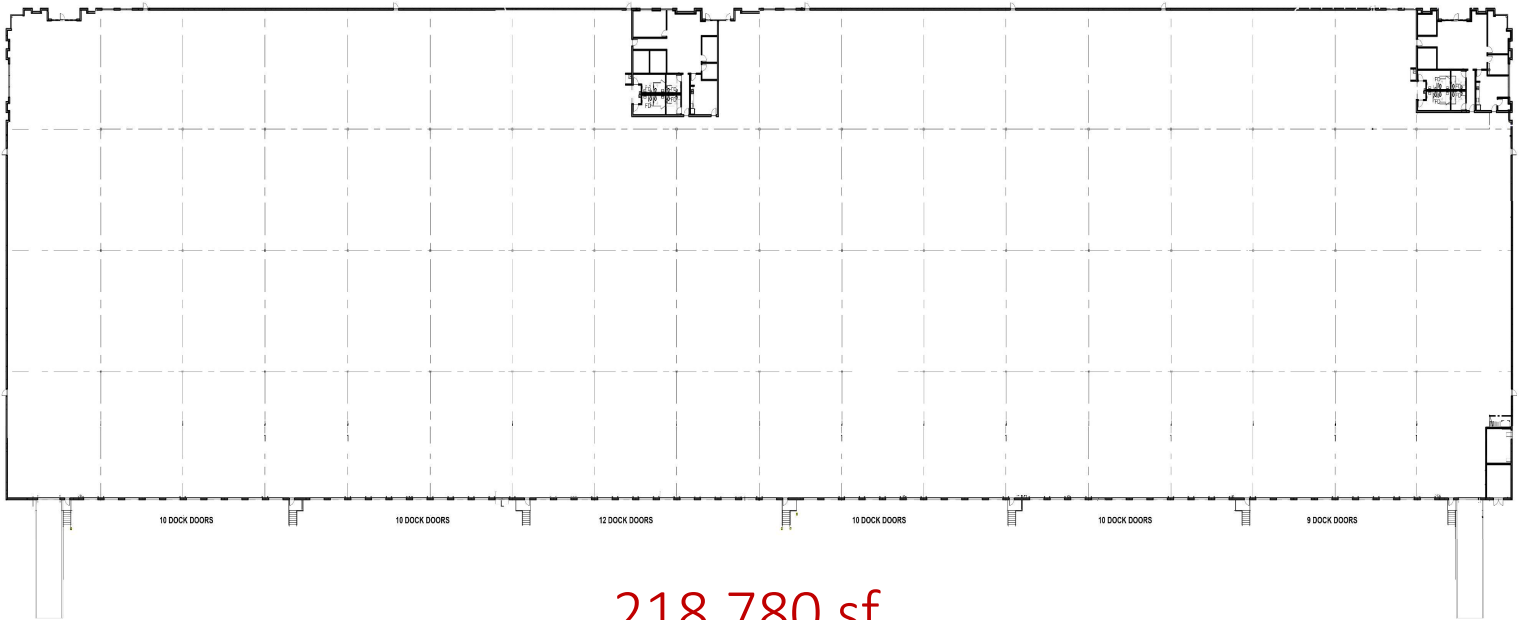


	Building 100	Building 200
Total Square Footage:	218,780	247,328
Clear Height:	32'	32'
Column Spacing:	56'-8" x 52'-0", 60' speed bays	50' x 52'-0", 60' speed bays
Building Depth:	230'	260'
Loading:	Rear	Rear
Truck Courts	315' (concrete)	315' (concrete)
Docks:	61 (9' x 10')	61 (9' x 10')
Trailer Spaces:	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



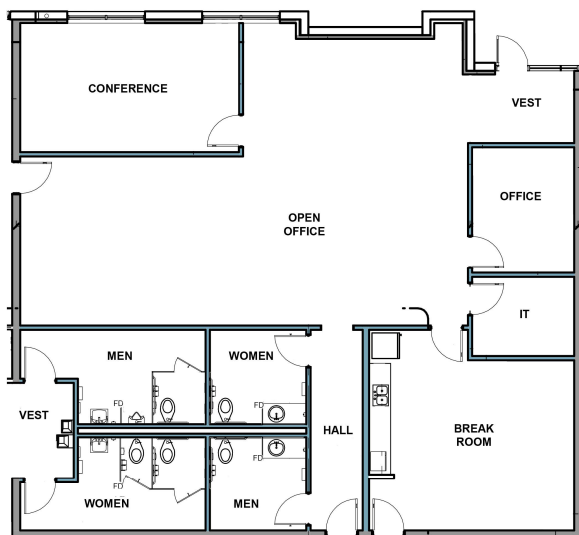
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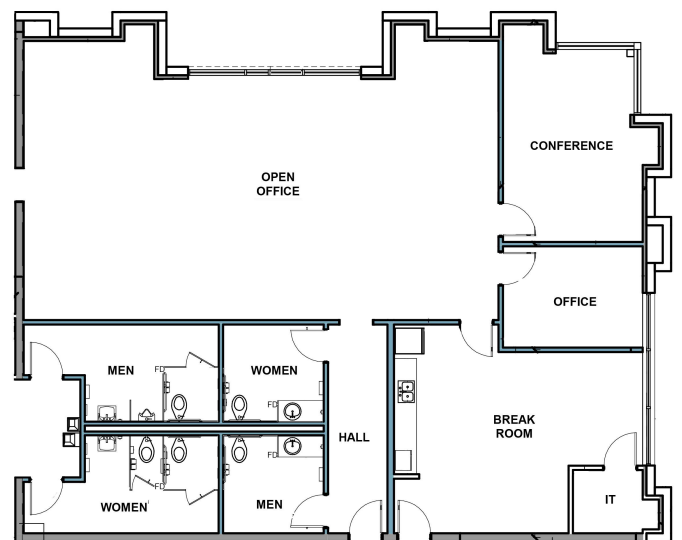
218,780 sf

Building 100
1530 N. Frontage Road



2,907 sf

Spec Office



2,626 sf

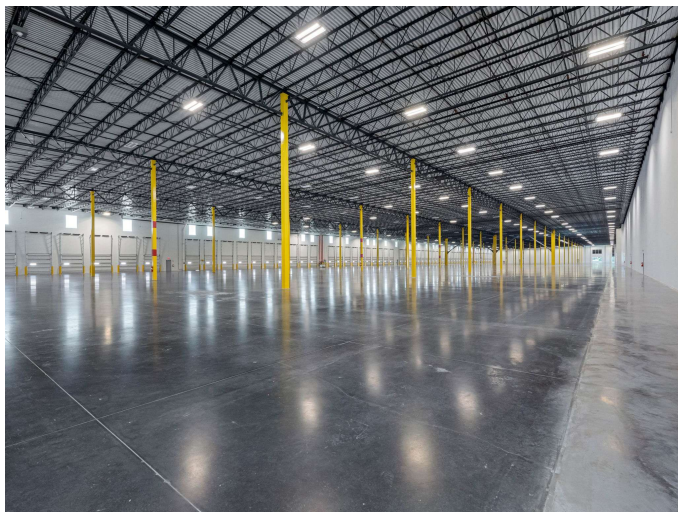
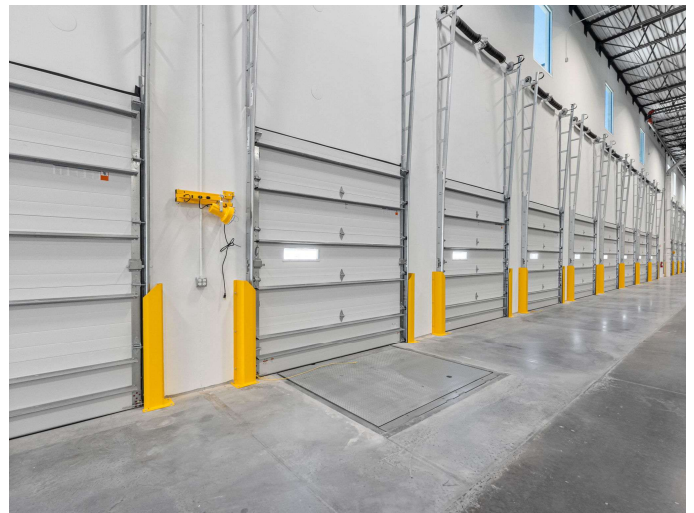
Spec Office



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Building 100 Photo Gallery



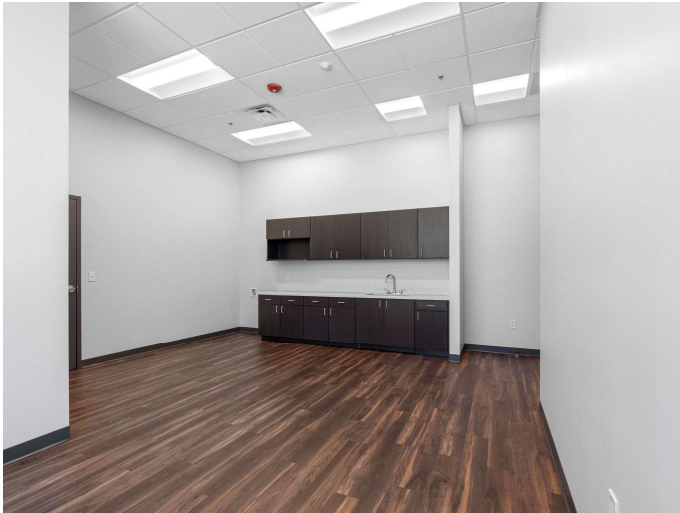
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Park 4 Logistics Center

Building 100 Photo Gallery

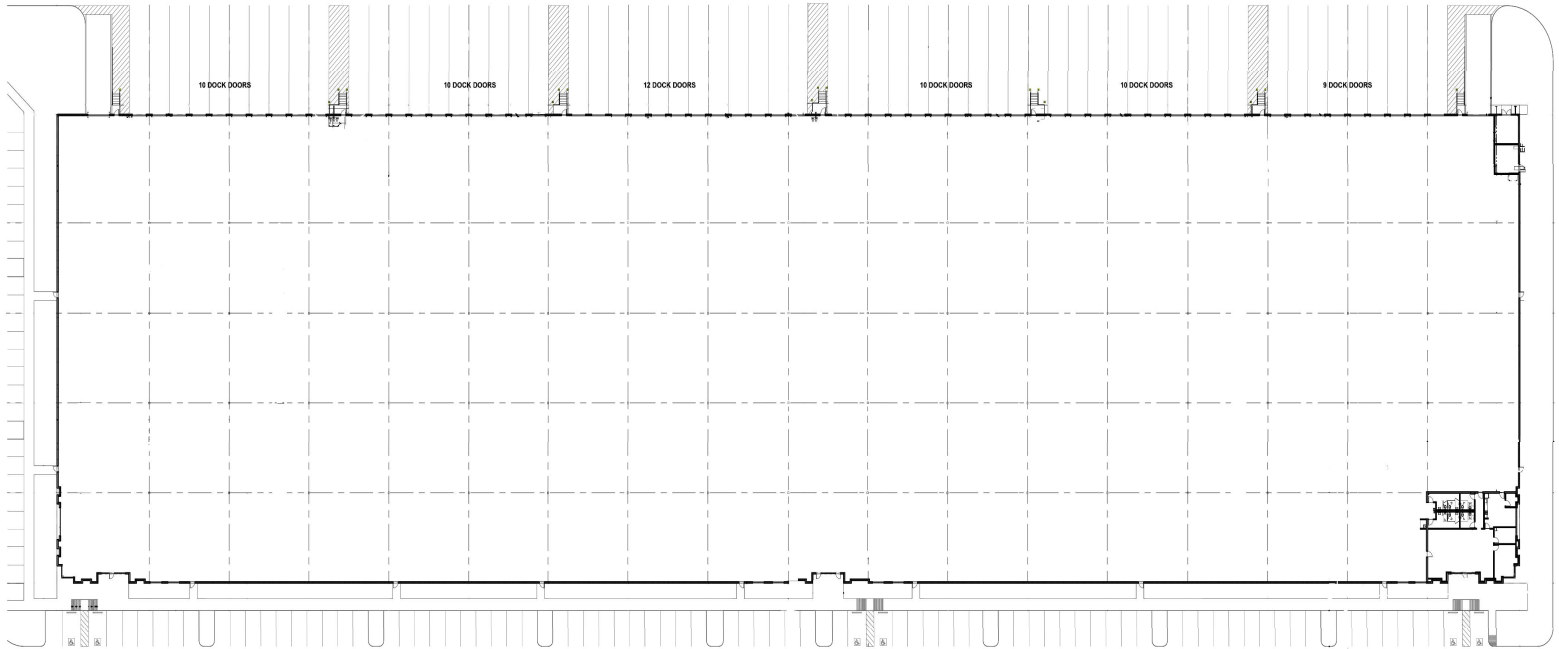


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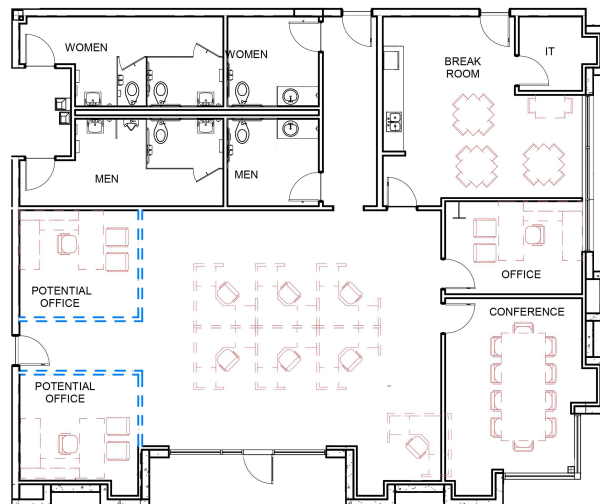
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247,328 sf

Building 200
1540 N. Frontage Road



2,722 sf

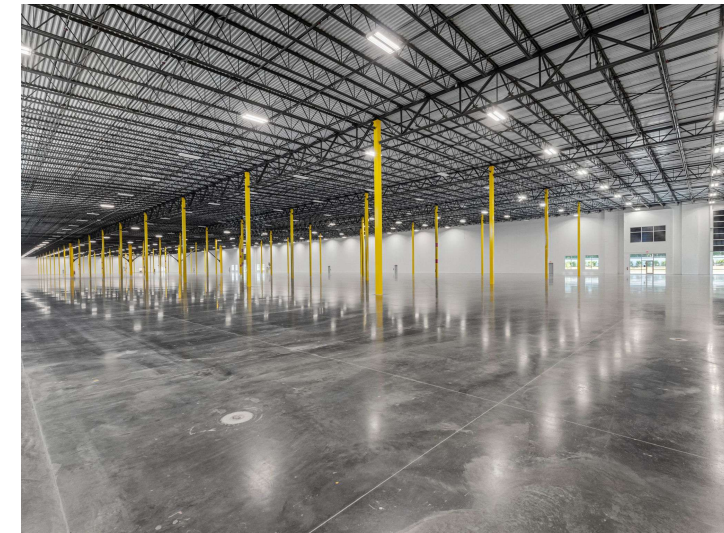
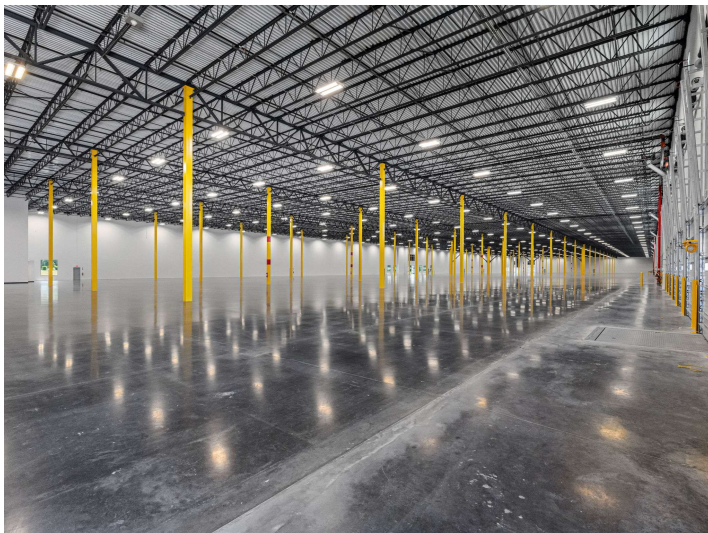
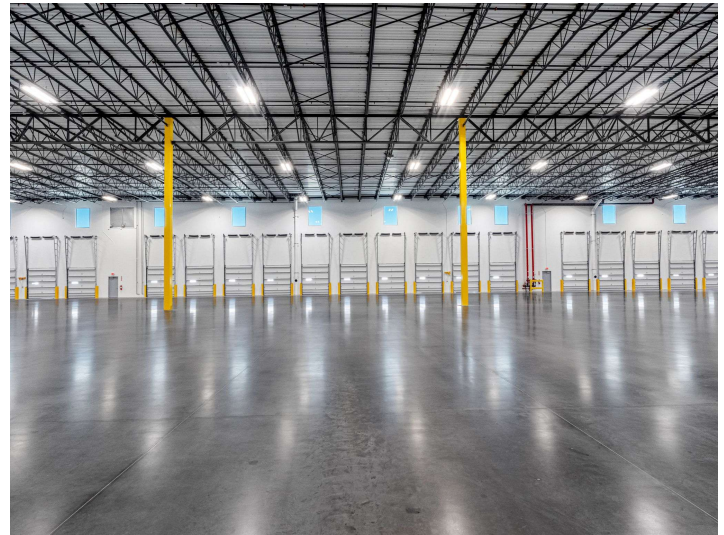
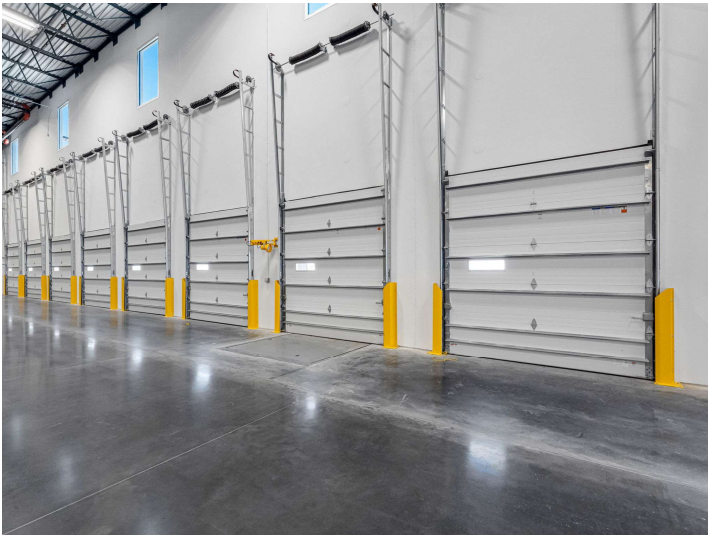
Spec Office



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Building 200 Photo Gallery



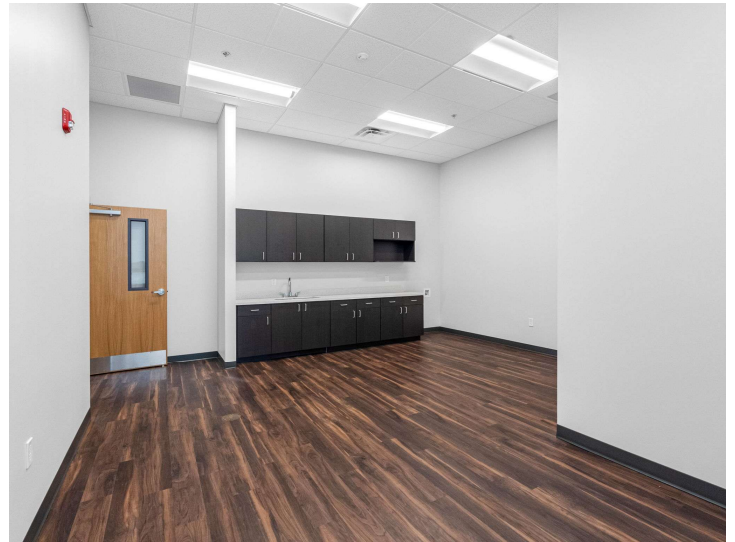
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Building 200 Photo Gallery

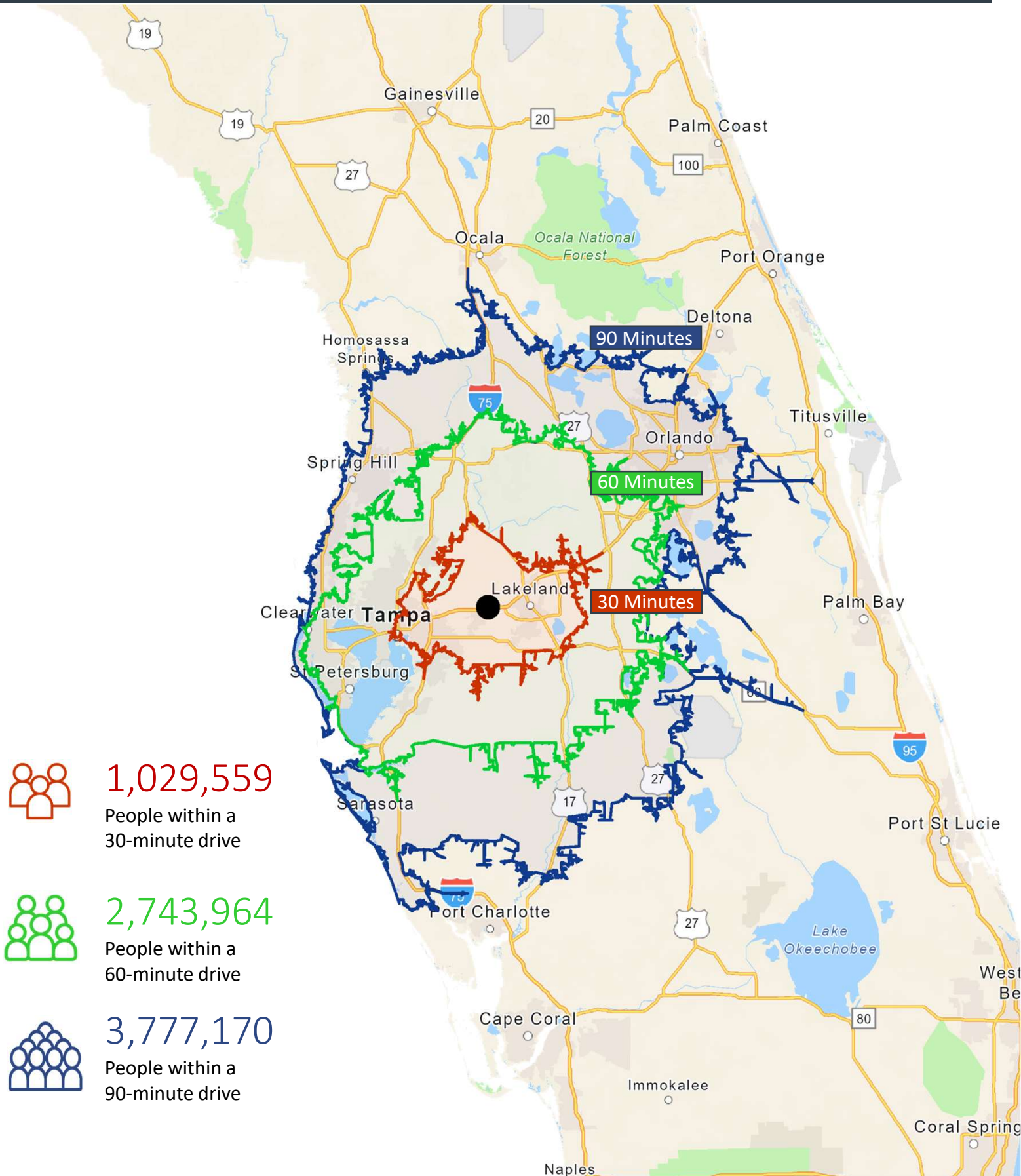


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1,029,559

People within a
30-minute drive



2,743,964

People within a
60-minute drive



3,777,170

People within a
90-minute drive



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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