

North Ridge Trail Logistics Center

Introducing 229,105 SF of Flexible Logistics Space Delivering in Q4 2026



| 450 Deen Still Road, Davenport, FL



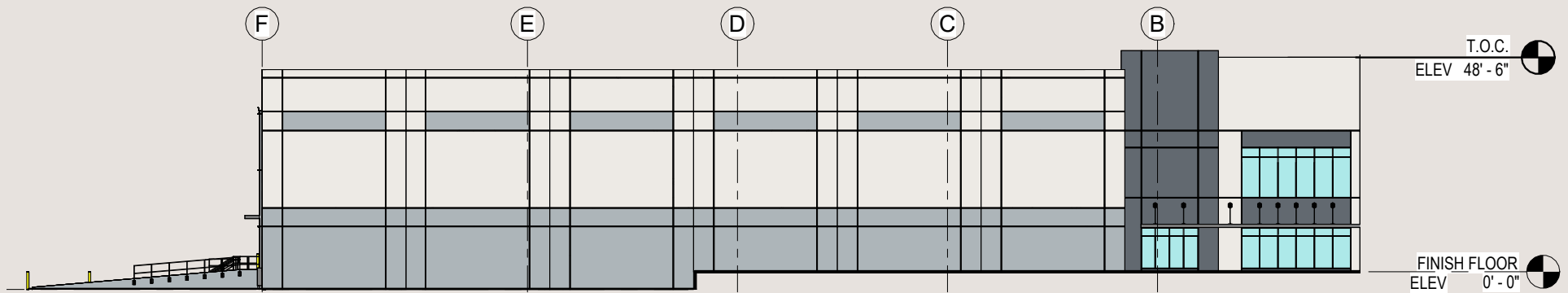
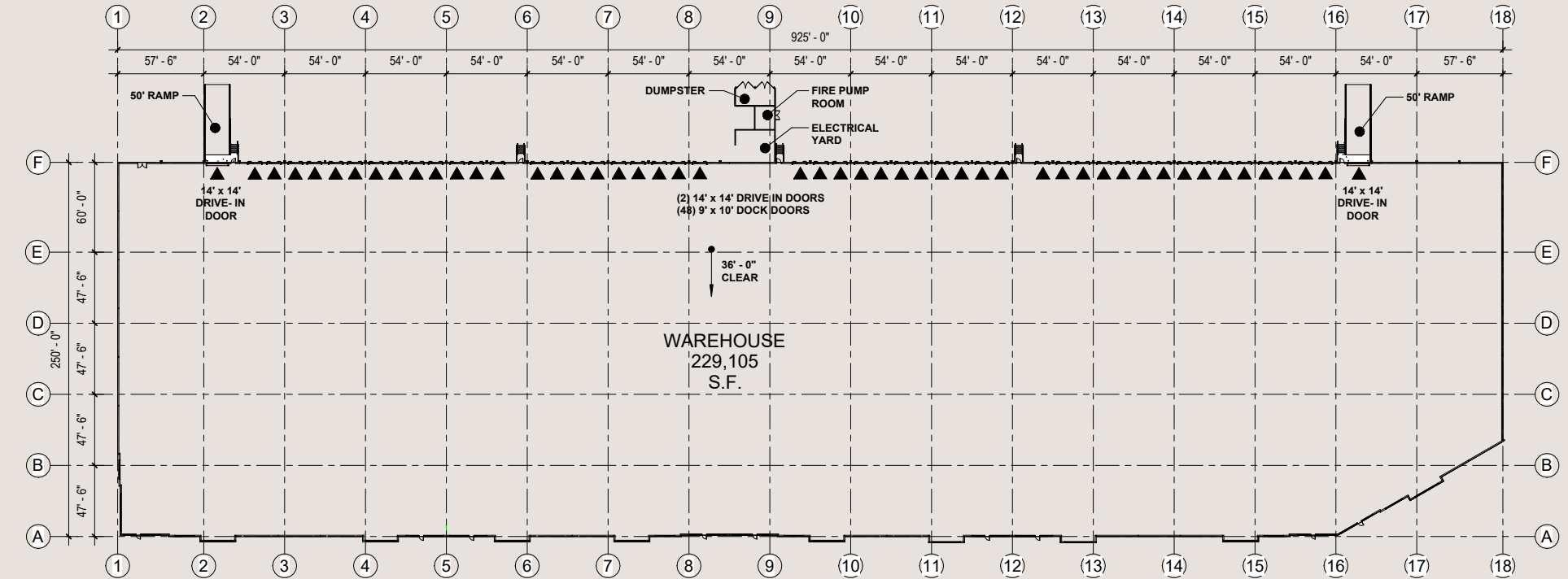
SITE PLAN and SPECS

- 229,105 SF Class A building
- Divisible to 52,000 SF
- Build-to-suit office
- 36' clear height
- 48 - 9' x 10' dock doors
- 2 - 14' x 14' ramps with 4 knockouts available
- 250' building depth
- ESFR sprinklers
- Tilt wall construction
- Rear load
- 130' truck court
- 162 auto parking spaces
- 0.75/1,000 SF parking ratio
- 115 trailer parking spaces or yard space
- 37.45 acre site
- Zoned BPC-1X/COREX
- Q4 2026 delivery

PLEASE CALL FOR PRICING



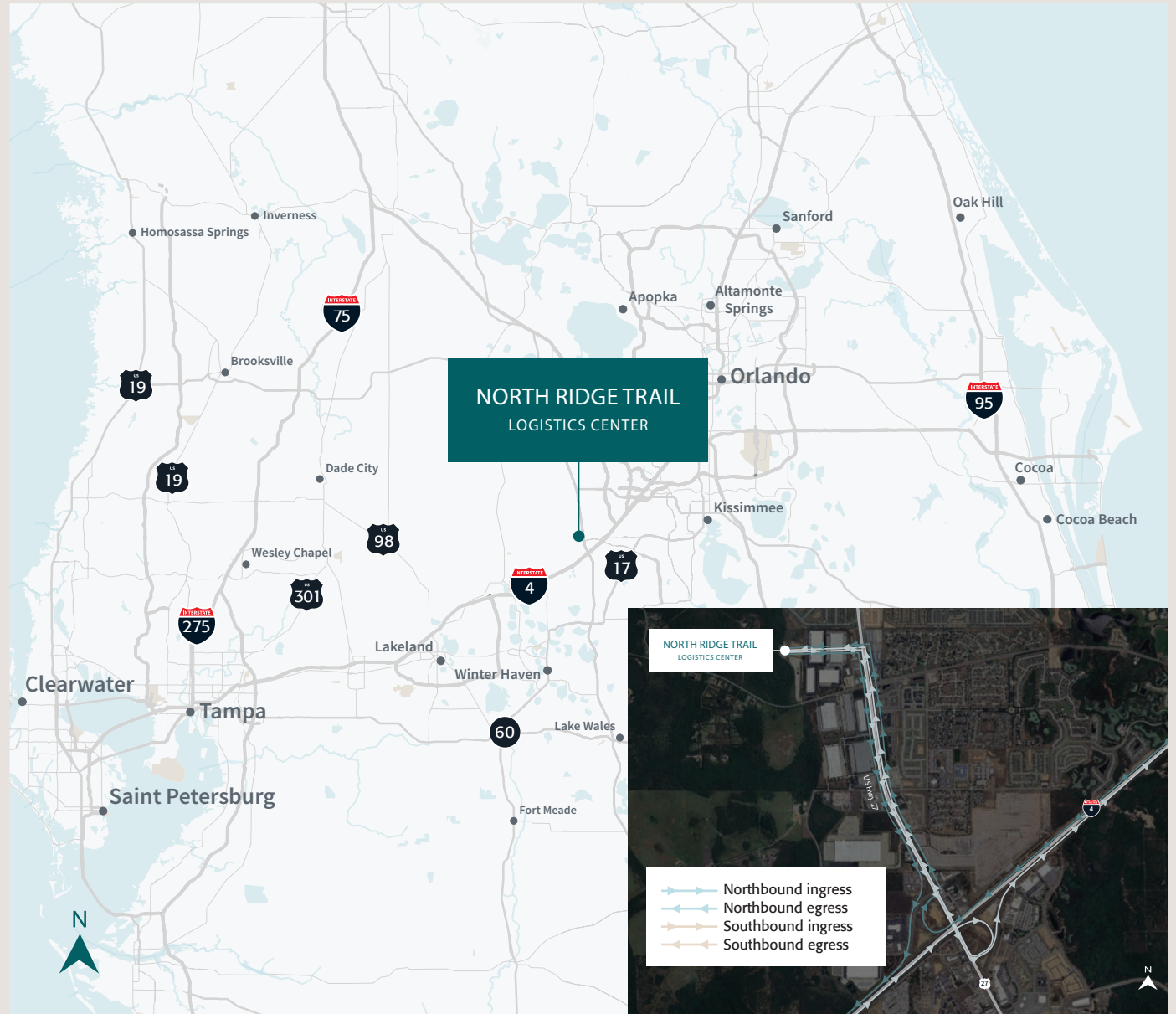
LEASING PLAN



OVERALL WEST ELEVATION

EXCELLENT CONNECTIVITY TO NEARBY CITIES & BEYOND

- Excellent location just west of U.S. Highway 27
- Six minutes to the U.S. Highway 27-Interstate 4 interchange
- Nearby distributors include Amazon, daltile, FedEx, UPS, Vistar and Walmart
- Other companies located in Davenport include Cargill, cnc cabinetry, McLane, Nestle, Smart Courier and XPO Logistics
- Over three million potential customers within a one-hour drive
- Distance to major Central Florida cities:
 - Lakeland - 27 miles
 - Orlando - 30 miles
 - Tampa - 58 miles



TREMENDOUS LOCATION FOR CONSUMER REACH

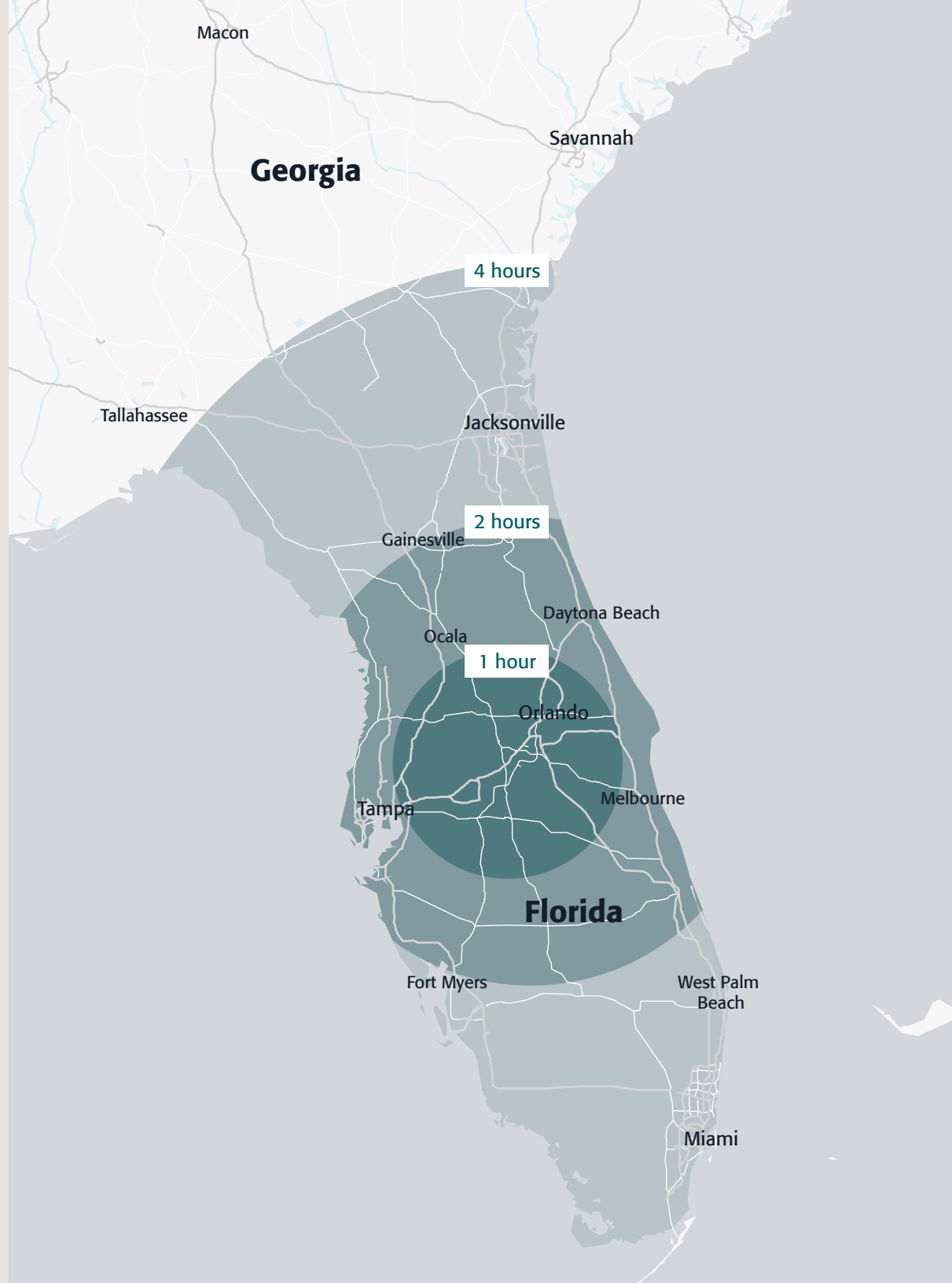
Key Distances



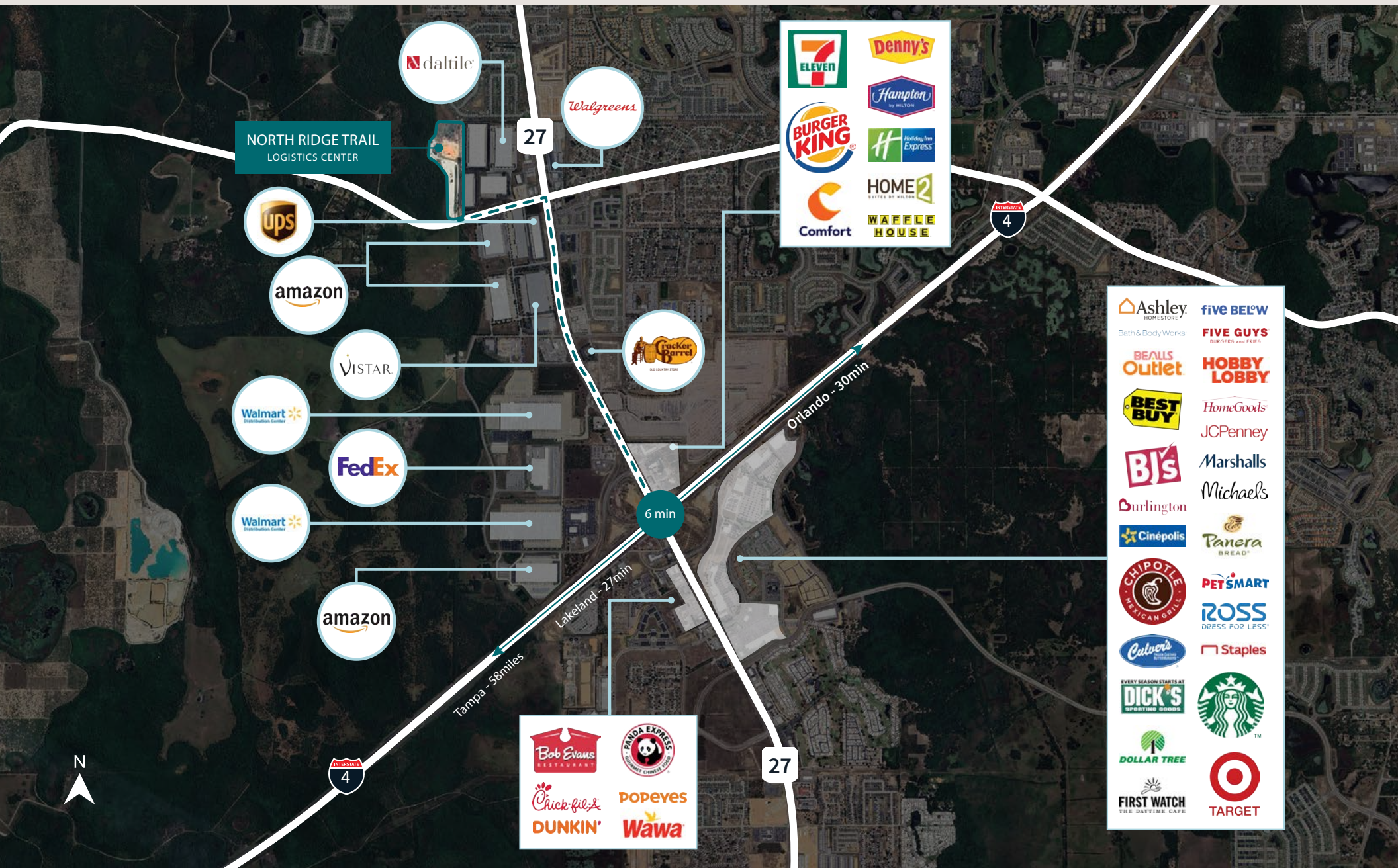
- 0.8 miles to US 27
- 2.9 miles to I-4
- 6.2 miles to SR 429
- 8.8 miles to SR 417
- 29 miles to Orlando Int'l Airport
- 29.5 miles to Orlando
- 58 miles to Tampa
- 169 miles to Jacksonville
- 238 miles to Miami
- 440 miles to Atlanta, GA

Demographics By Drive Time

	1 hour	2 hours	4 hours
Populations	3,386,168	9,817,139	19,625,300
Households	1,255,760	3,960,317	7,851,064
Avg HH Income	\$91,918	\$93,605	\$96,311
Businesses	135,664	396,909	905,267
Employees	1,505,880	3,966,527	8,297,605



ABUNDANT AMENITIES JUST MINUTES AWAY



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EASTGROUP
PROPERTIES



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