



PROPERTY DESCRIPTION

1050 Pace Center Drive is a 163,372 SF dock-high warehouse under construction in Auburndale, FL. Expected completion in April 2026. This building is located near I-4, the Polk Parkway, FL-33, and Florida Polytechnic University.

Minimum square footage is 21,450 SF up to 85,977 SF. Exterior walls are tilt-wall, individual electrical services are 400-2000A, 277/480V, 3-Phase, with 32' clear height, 52' column spacing, 177 car parking spaces (1.1/1,000 SF), and 65 additional truck parking spaces.

The property is located only 2.2 miles to I-4, Exit 38, 0.3 miles to Polk Parkway and 1.7 miles to Florida Poly. The property is immediately north of SunTrax, with other major companies nearby including Hyundai, MedLine, Wal-Mart, Amazon and Saddle Creek.

OFFERING SUMMARY

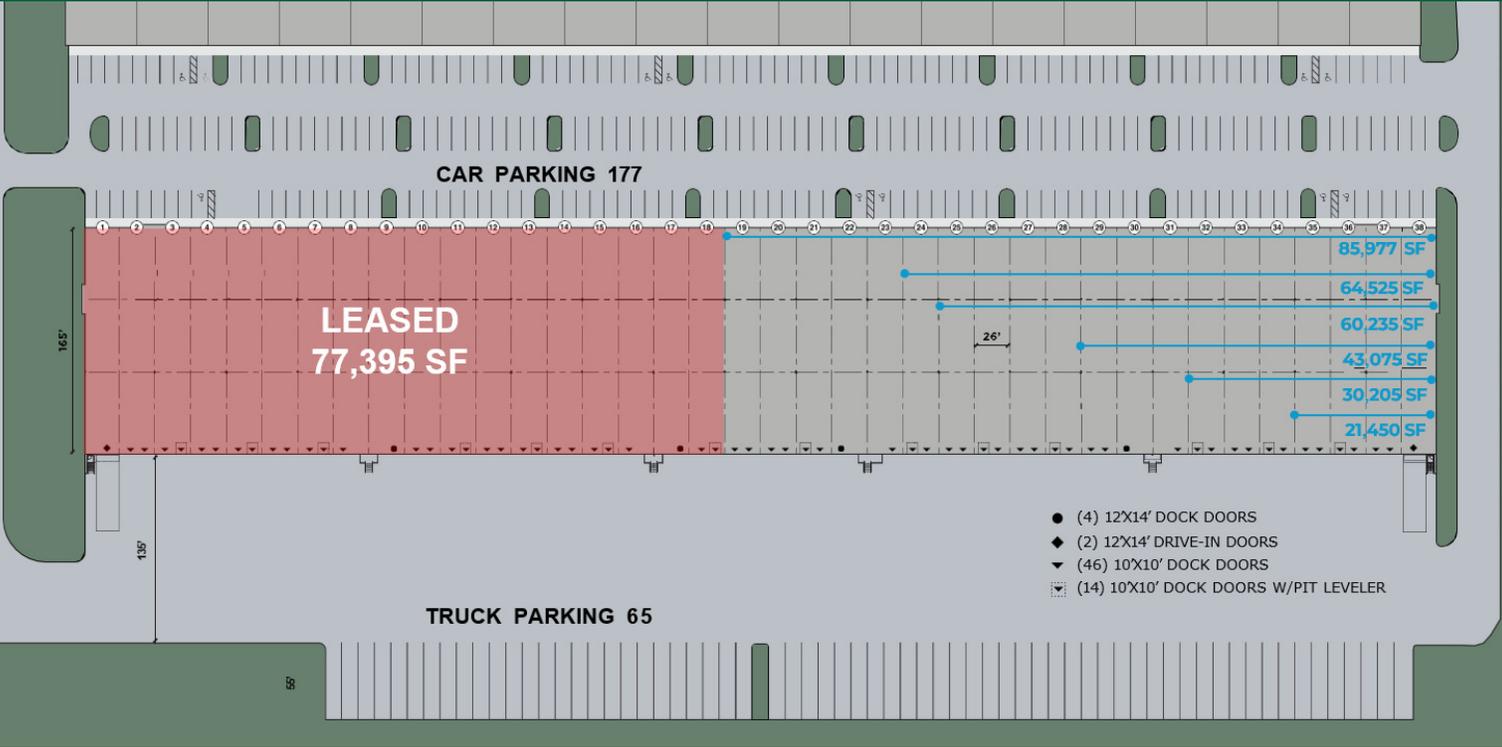
Units SF:	21,450 - 85,977 SF
Building Size:	163,372 SF
Clear Height:	32'
Dock-High Doors	10' x 10' Dock Doors (60) 12' x 14' Dock Doors (4)
Ramp Doors:	12' x 14' (2)
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Power:	400-2000A, 277/480V 3-Phase
Column Spacing:	52'
Exterior Material:	Tilt-Wall
Car Parking Spaces:	177 (1.1/1,000 SF)
Truck Parking Spaces:	65 Additional Spaces
Zoning:	IPUD



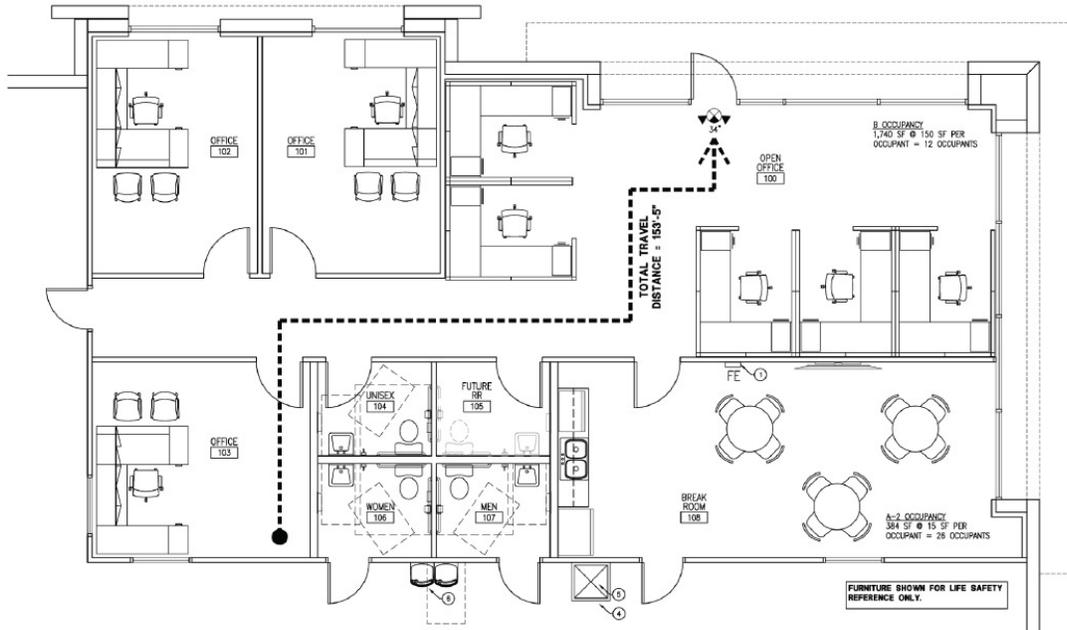
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Model Office Plan - 1,850 Sq Ft



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COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with an inventory of over 5 million square feet. Our properties are located along the I-4 corridor between Tampa and Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional and state-wide distribution.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made locally to allow your business to move forward and grow. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to easily accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term warehouse partner in Central Florida.

LEASING CONTACTS



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