



ARES
INDUSTRIAL
MANAGEMENT

Available June 2025

301 BUSINESS CENTER

9230 E. Columbus Drive Tampa, FL 33619

Building 200 - 43,474 Leasable SQ FT



NOW LEASING

Front-Load Distribution Building.
Final Mile/Infill Location.

East Tampa Industrial submarket with nearby access to I-4 and I-75 via SR574/Martin Luther King Jr. Boulevard and SR60/Adamo Drive.

301 Business Center is a 68-acre distribution park located in the heart of Tampa's industrial corridor directly in between, with direct one-turn access onto, both Highway 301 and Falkenburg Road, and approximately 2.5 miles from I-4 and I-75. 301 Business Center is a Class A Industrial Park comprised of 4 buildings totaling 865,000 SF.

JOHN JACKSON
727 643 7316
john.jackson@cushwake.com

JT FAIRCLOTH
813 833 3242
jt.faircloth@cushwake.com

CASEY PERRY
813 233 6564
casey.g.perry@cushwake.com



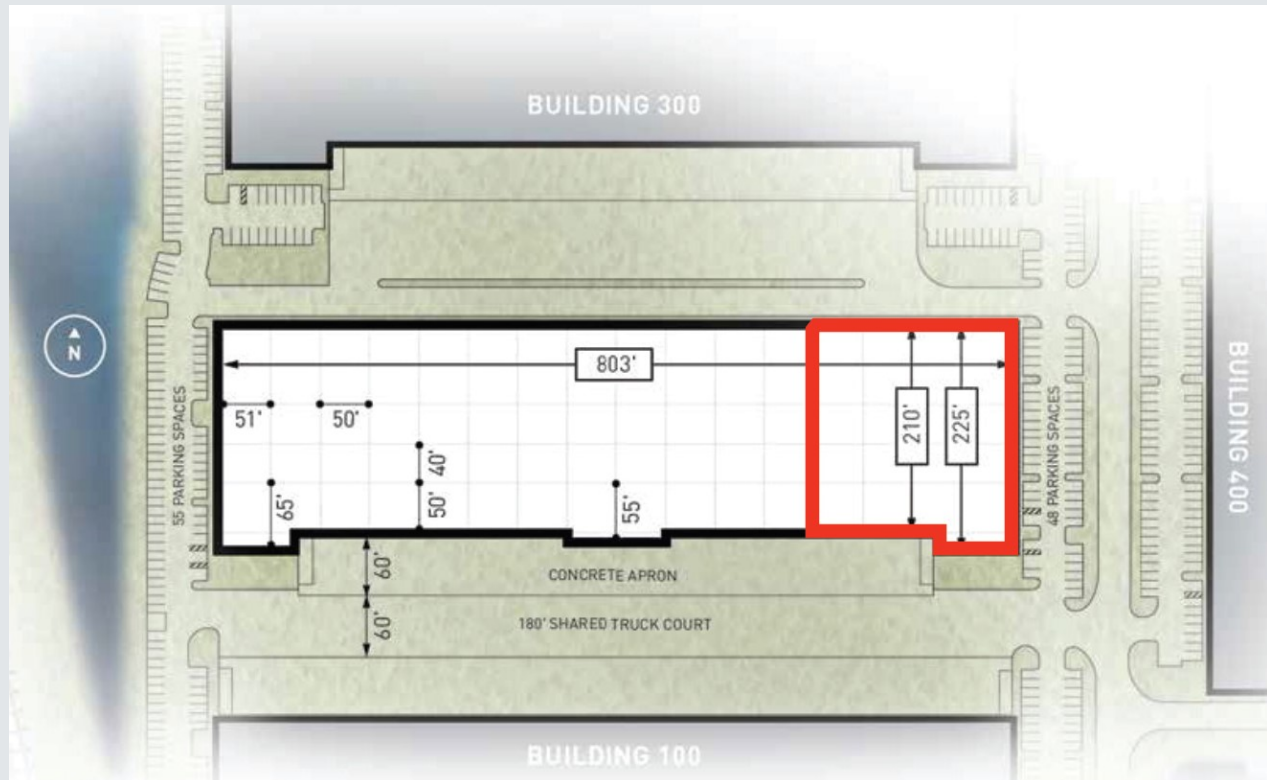


ARES
INDUSTRIAL
MANAGEMENT

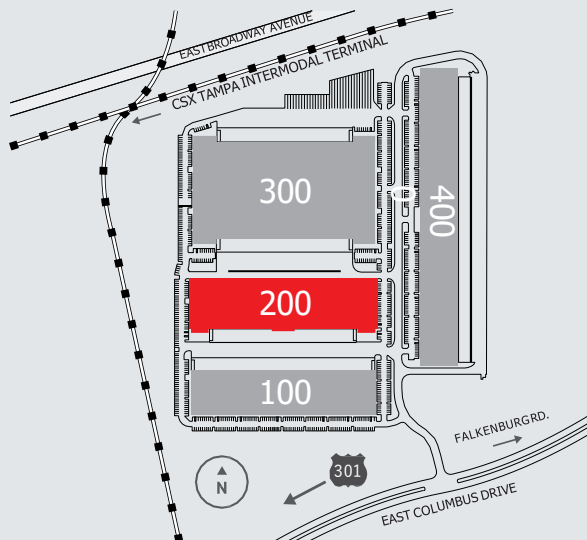
301 BUSINESS CENTER

9230 E. Columbus Drive Tampa, FL 33619

Building 200 – 43,474 Leasable SQ FT



301 Business Center



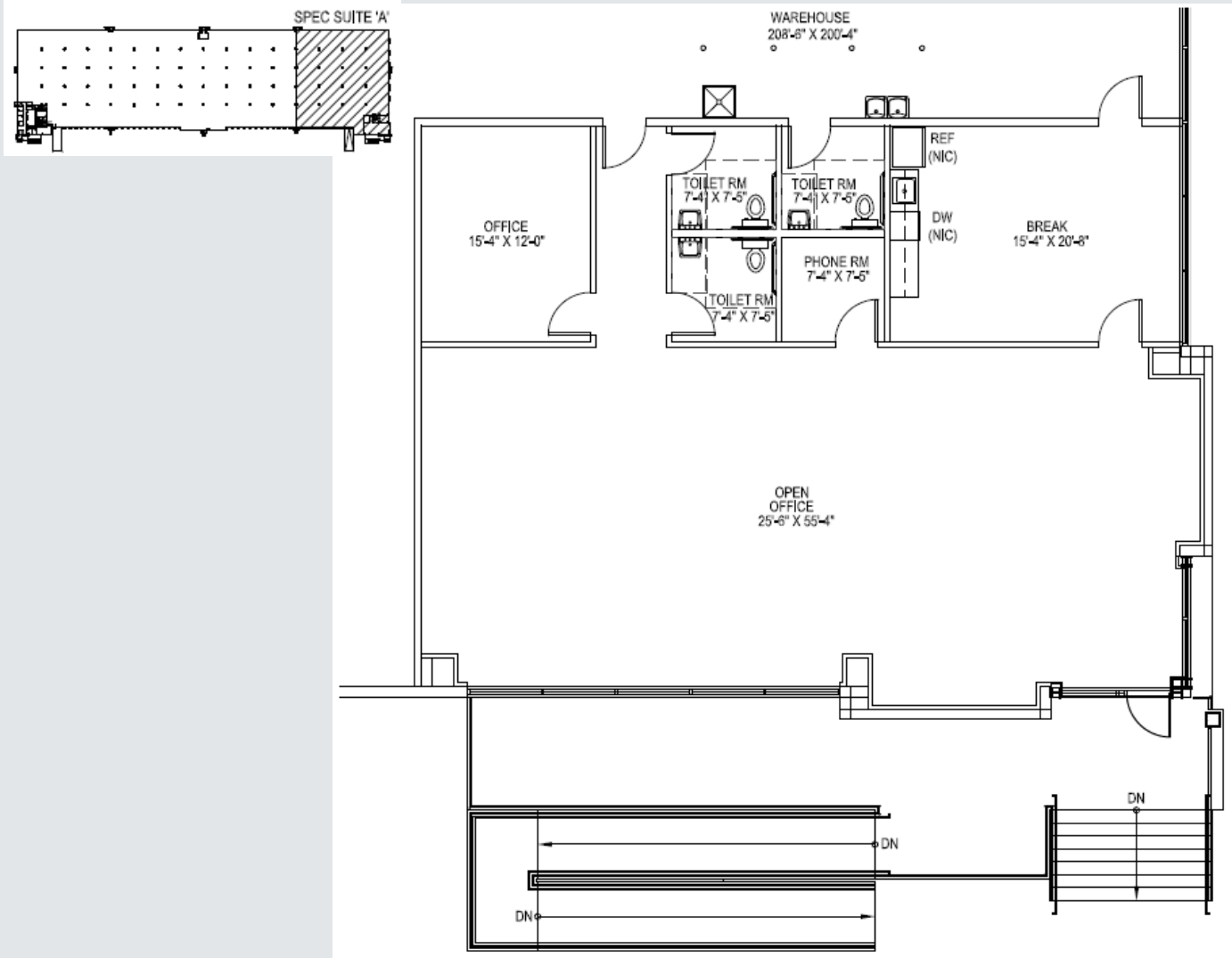
Building Type:	Front-Load
Building Size:	171,448 Square Feet
Available Space:	43,474 Square Feet
Office Area:	2,294 Square Feet
Dock Doors:	7 (9' x 10') Dock Highs
Drive-In Doors:	1 (12' x 16') Ramped Drive-In
Car Parking:	48 Spaces
Construction:	Architectural Tilt-up Concrete with Tinted Glass
Ceiling Height:	32' Minimum to BarJoist
Column Spacing:	50' W x 40' D (typical) 50' D Loading Bays
Truck Court:	180' Deep Truck Court (shared with Building 100) 60' Concrete Apron
Sprinkler:	ESFR System with Pump
Electrical:	1,000 KVA Transformer; 800 Amp Service



ARES
INDUSTRIAL
MANAGEMENT

SPEC OFFICE PLAN

9230 E. Columbus Drive Tampa, FL 33619



JOHN JACKSON
727 643 7316
john.jackson@cushwake.com

JT FAIRCLOTH
813 833 3242
jt.faircloth@cushwake.com

CASEY PERRY
813 233 6564
casey.g.perry@cushwake.com