



www.lakesidelogisticsphase2.com

SCAN OR CLICK TO VIEW VIRTUAL TOUR



AVAILABLE FOR LEASE

**IN THE HEART OF FLORIDA'S
FASTEST GROWING
INDUSTRIAL CORRIDOR**

**LAKESIDE LOGISTICS - PHASE II
3002 & 3010 CORONET RD
PLANT CITY, FL33566**

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STOCKBRIDGE

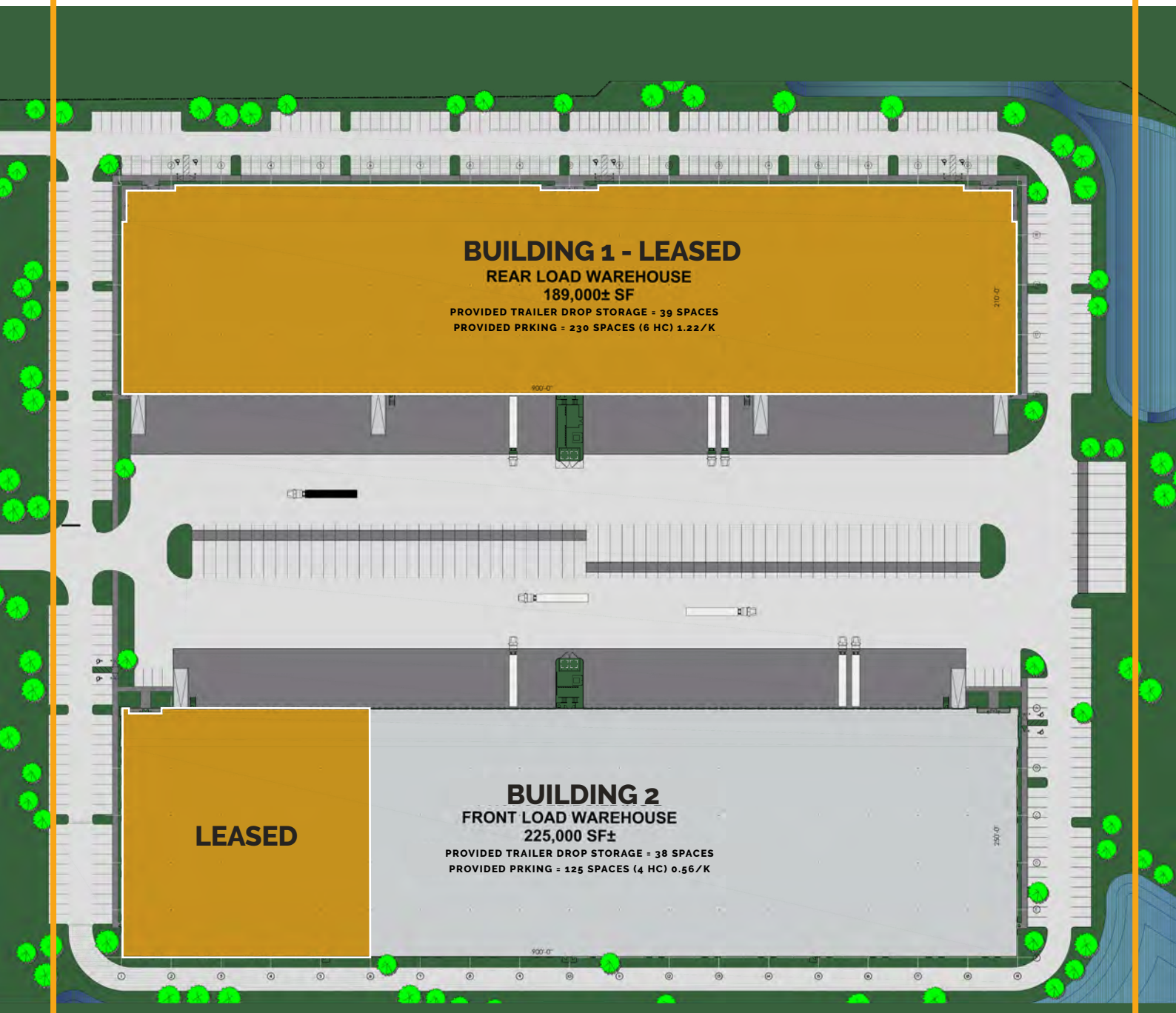
FOUNDRY
COMMERCIAL

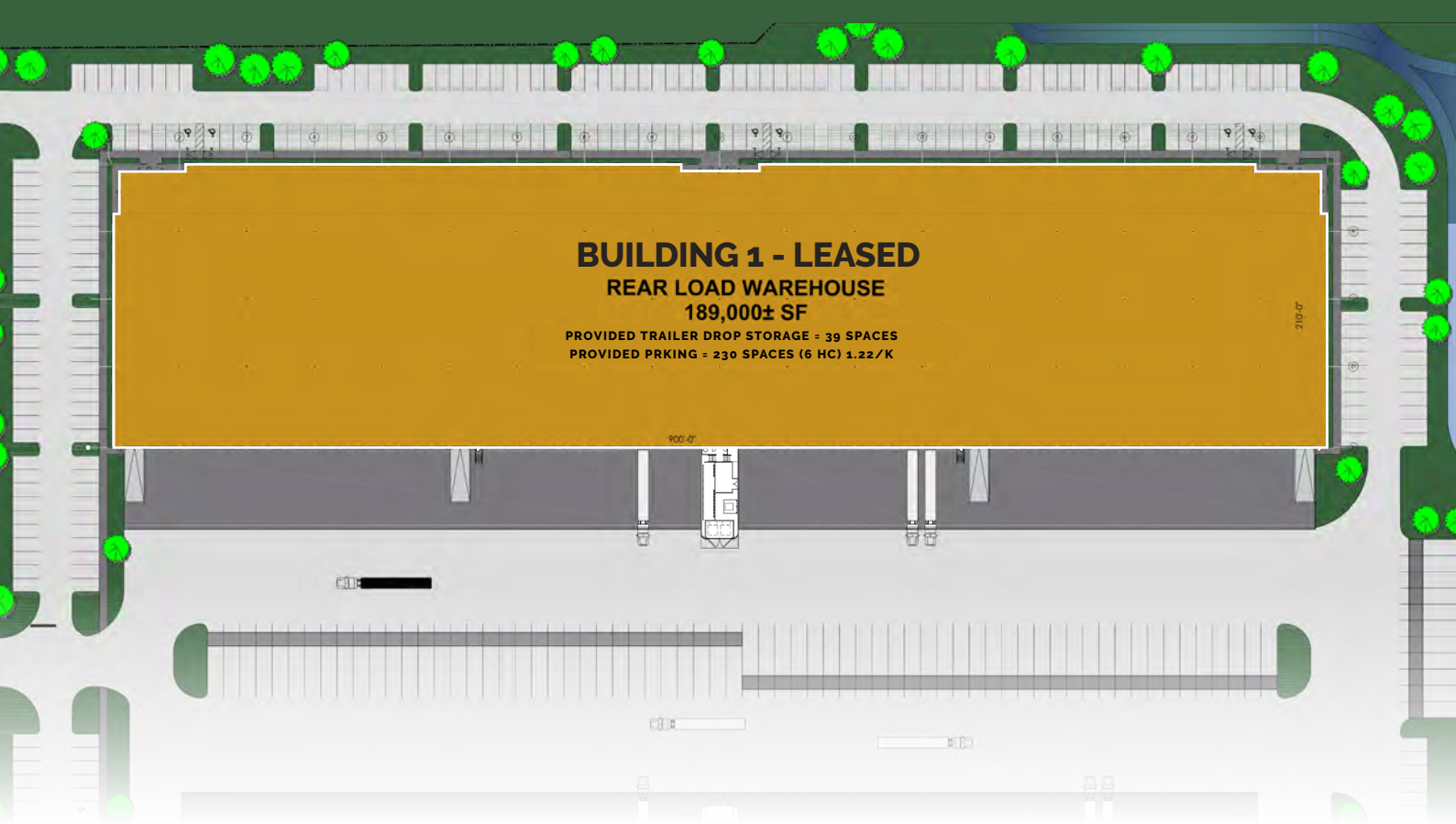
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SITE PLAN OVERVIEW

KEY HIGHLIGHTS

- ▶ 414,000 SF TOTAL
- ▶ FRONT-LOAD AND REAR-LOAD CONFIGURATIONS
- ▶ BRAND NEW, CLASS A
- ▶ EXCELLENT INTERSTATE ACCESS





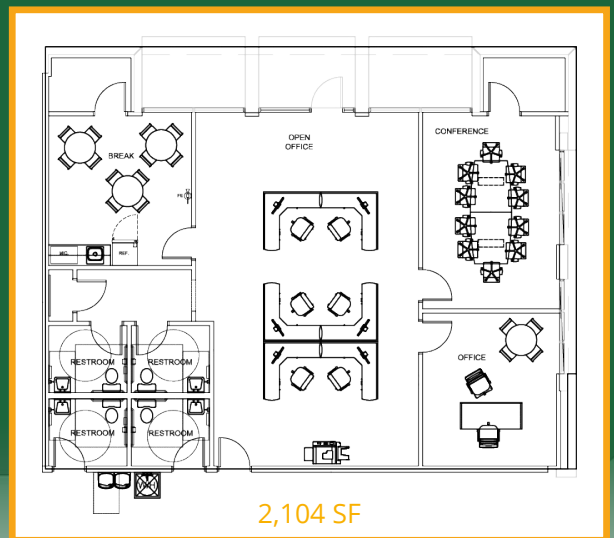
BUILDING ONE SPECIFICATIONS

TOTAL SF	189,000
BUILDING TYPE	Tilt-wall
BUILDING DIMENSIONS	210' (D) x 900' (W)
CLEAR HEIGHT	32'
COLUMN SPACING	50' (D) x 50' (W), 60' speed bay
LOADING	Rear-load, 62 dock-high doors, 4 ramps
CONCRETE SLAB	6" reinforced
TRUCK COURT DEPTH	130'
TRAILER DROPS	39 (77 - total)
VEHICULAR PARKING	230 stalls
FIRE PROTECTION	ESFR
LIGHTING	LED
ELECTRICAL SERVICE	2000A, 480V, 3-phase (expandable to 4000A)

BUILDING TWO SPECIFICATIONS

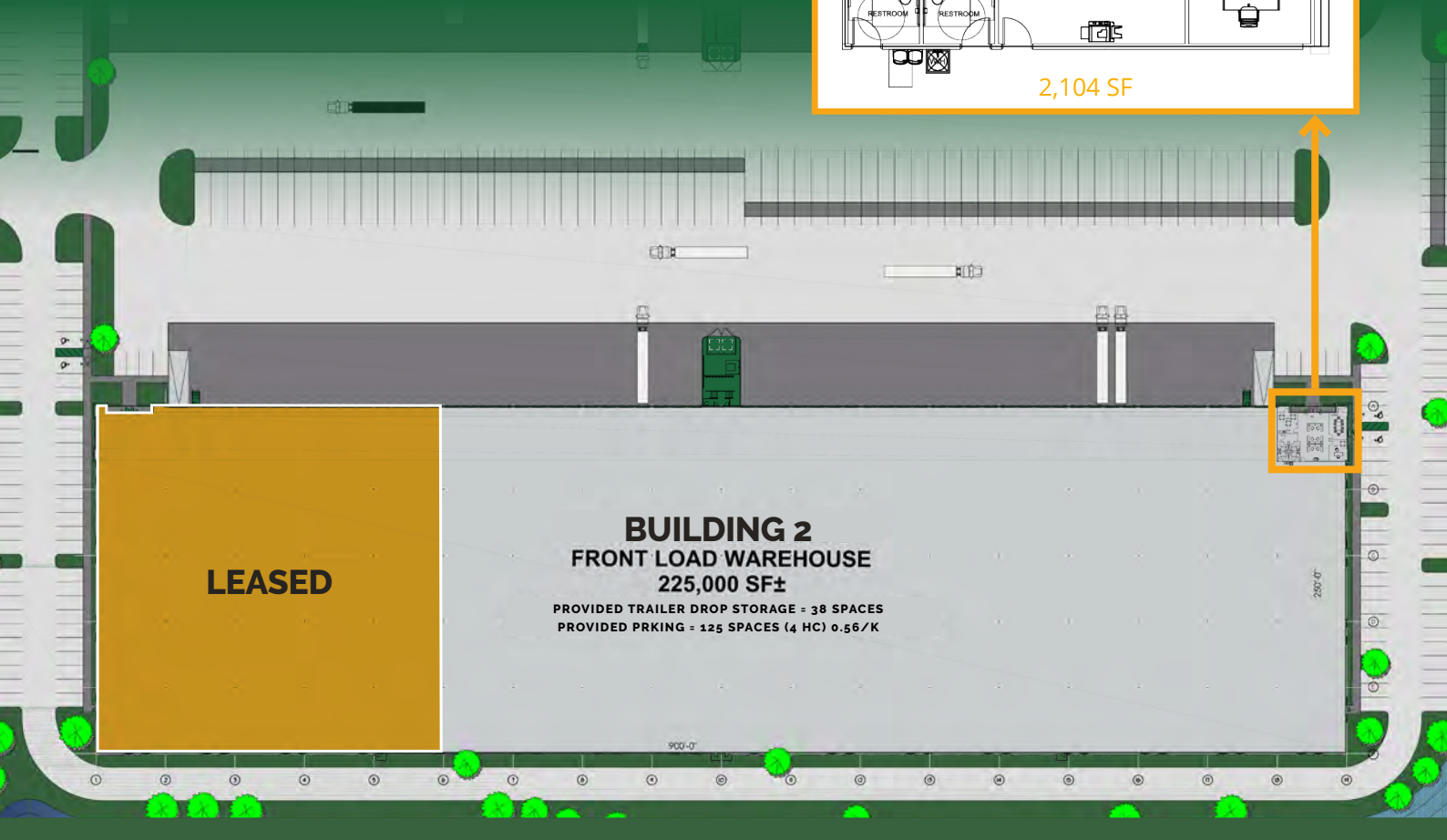
TOTAL SF	50,000 - 162,000
OFFICE SF	2,104
BUILDING TYPE	Tilt-wall
BUILDING DIMENSIONS	250' (D) x 900' (W)
CLEAR HEIGHT	32'
COLUMN SPACING	47' 6" (D) x 50' (W), 60' speed bay
LOADING	Front-load, 58 dock-high doors, 2 ramps

CONCRETE SLAB	6" reinforced
TRUCK COURT DEPTH	130'
TRAILER DROPS	38 (77 - total)
VEHICULAR PARKING	125 stalls
FIRE PROTECTION	ESFR
LIGHTING	LED
ELECTRICAL SERVICE	2000A, 480V, 3-phase (expandable to 4000A)



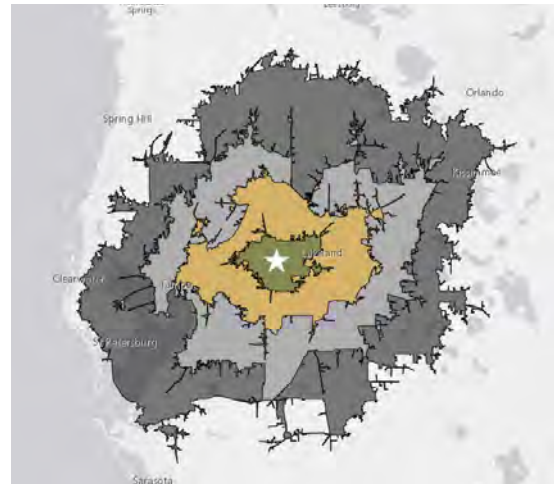
LEASED

BUILDING 2
FRONT LOAD WAREHOUSE
225,000 SF±
 PROVIDED TRAILER DROP STORAGE = 38 SPACES
 PROVIDED PRKING = 125 SPACES (4 HC) 0.56/K

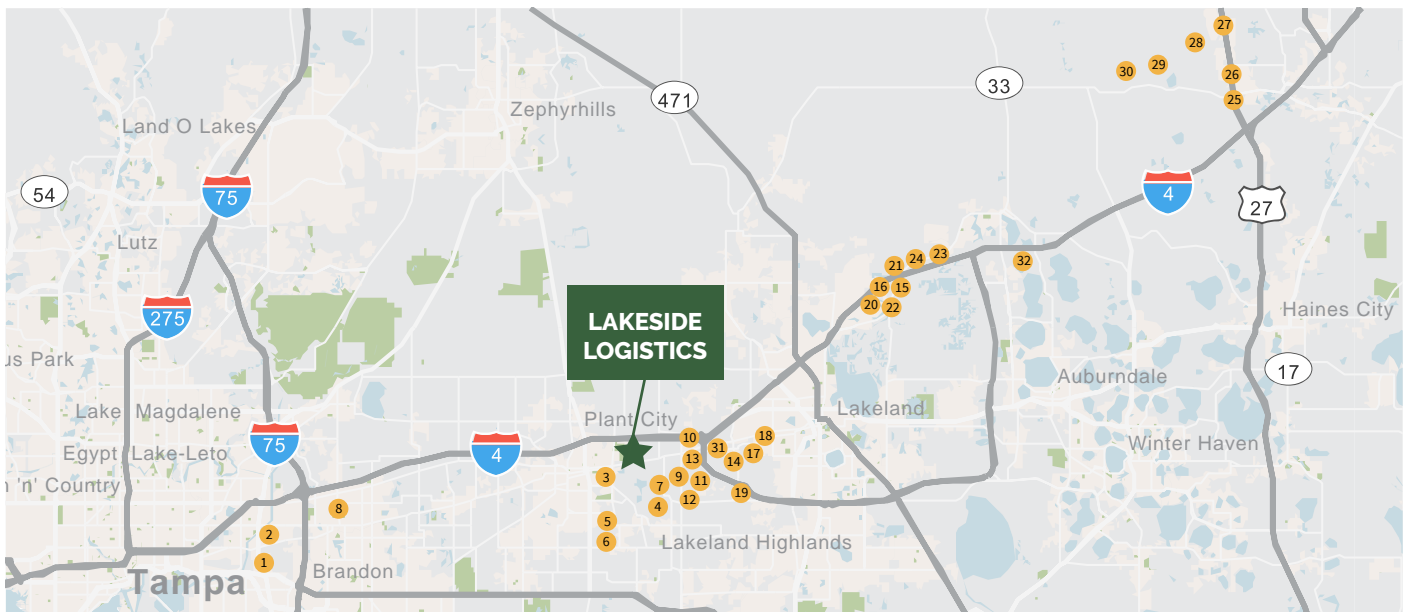


KEY REGIONAL DEMOGRAPHICS

	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
TOTAL POPULATION	136,973	876,180	2,004,234	3,527,676
WORKFORCE POTENTIAL (+16 YEARS)	106,910	706,207	1,614,808	2,869,367
HIGH SCHOOL+ EDUCATION (POP. 25+ YEARS)	75,177 / 82%	523,426 / 87%	1,216,254 / 88%	2,204,270 / 89%
BLUE COLLAR / SERVICE WORKERS	27,307 / 48%	154,969 / 41%	345,742 / 38%	626,250 / 38%



LOCAL DISTRIBUTION CENTERS



- | | | |
|--------------------------------|--------------------|--------------------------------------|
| 1. Ace Hardware | 13. IKEA | 25. CVS Pharmacy |
| 2. Coca-Cola | 14. Rooms To Go | 26. UPS |
| 3. Gordon Food Service | 15. HD Supply | 27. Ford |
| 4. Home Depot Distribution | 16. Veritiv | 28. Amazon |
| 5. International Paper Company | 17. McLane | 29. FedEx |
| 6. Sysco | 18. Publix | 30. Retail Company |
| 7. Plastipak | 19. Publix | 31. Southern Glazer's Wine & Spirits |
| 8. NewSouth Windows | 20. Havertys | 32. Amazon |
| 9. Amazon | 21. PepsiCo | |
| 10. Advance Auto Parts | 22. Retail Company | |
| 11. Publix | 23. Best Buy | |
| 12. O'Reilly Auto Parts | 24. PepsiCo | |



DRIVING TIMES & DISTANCES

— Tampa	28 min	26 miles
— Orlando	60 min	62 miles
— Jacksonville	3 hours	202 miles
— Miami	4 hours	248 miles
— Savannah	5 hours	342 miles
— Atlanta	6.5 hours	468 miles

75	4	95
15.5 miles 13 minutes	1.5 miles 2 minutes	92 miles 1 hour 30 min

50 MINUTES/56 MILES to FL Turnpike



LOCATION OVERVIEW

▶ **19.5 MILLION PEOPLE**

LIVE WITHIN A 200-MILE RADIUS OF LAKESIDE LOGISTICS

▶ **POLK, ORANGE & HILLSBOROUGH**

LAKESIDE DIRECTLY SERVICES THE THREE FASTEST GROWING COUNTIES IN THE STATE OF FLORIDA

▶ **OVER 900 ACRES**

LAKESIDE LOGISTICS REPRESENTS 10% OF PLANT CITY'S LAND MASS AND UP TO 7 MILLION SF OF FUTURE DEVELOPMENT

▶ **CLASS-A DEVELOPMENT**

MODERN INDUSTRIAL PARK LOCATED ON HIGH-GROWTH I-4 CORRIDOR

▶ **ACCESSIBILITY OPTIONS**

2 I-4 INTERCHANGES WITHIN 4 MILES OFFER MULTIPLE ROUTES

▶ **ECONOMIC INCENTIVES**

LOCAL ECONOMIC DEVELOPMENT COUNCIL GROUPS PROVIDE INCENTIVE OPTIONS



Lakeside Logistics is a Class-A industrial park in the heart of Florida's fastest growing industrial corridor along I-4. Designed with modern users in mind, the Lakeside Logistics property represents a significant amount of Plant City's land mass and the project has widespread support and local economic development incentive options.



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