

For lease or user sale

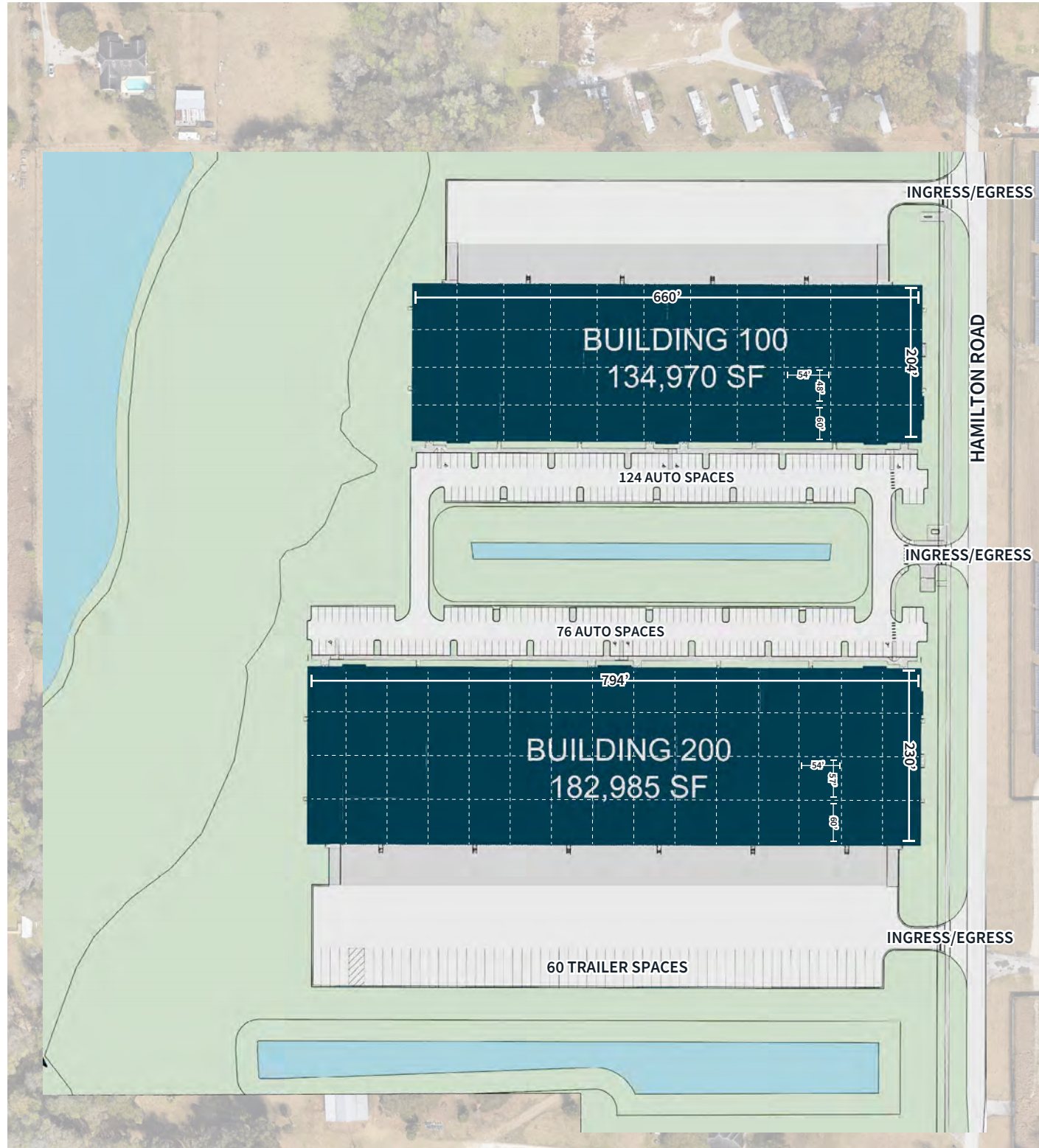
Hamilton Logistics Center

4141 Hamilton Road, Lakeland, FL 33811

±34,000 - ±317,955 SF

Speculative development

Q4 2024 delivery



Building 100

Available size	134,970 SF
Minimum divisible	±34,000 SF
Availability	Q4 2024
Office	BTS
Warehouse lighting	LED
Dock-high doors	36 doors (9' x 10')
Drive-in ramps	2 ramps (12' x 14' door)
Load type	Rear-load
Year built	Under construction
Construction	Tilt-wall
Building dimensions	660' (w) x 204' (d)

Column spacing	54' (w) x 48' (d)
Speed bay	60'
Clear height	32'
Slab thickness	7"
Fire suppression	ESFR
Roof	TPO with LTTR R-15 insulation
Truck court depth	135'
Auto parking	124 spaces (0.92/1,000 SF ratio)
Trailer parking	None
Flood zone	A
Zoning	BPC-1

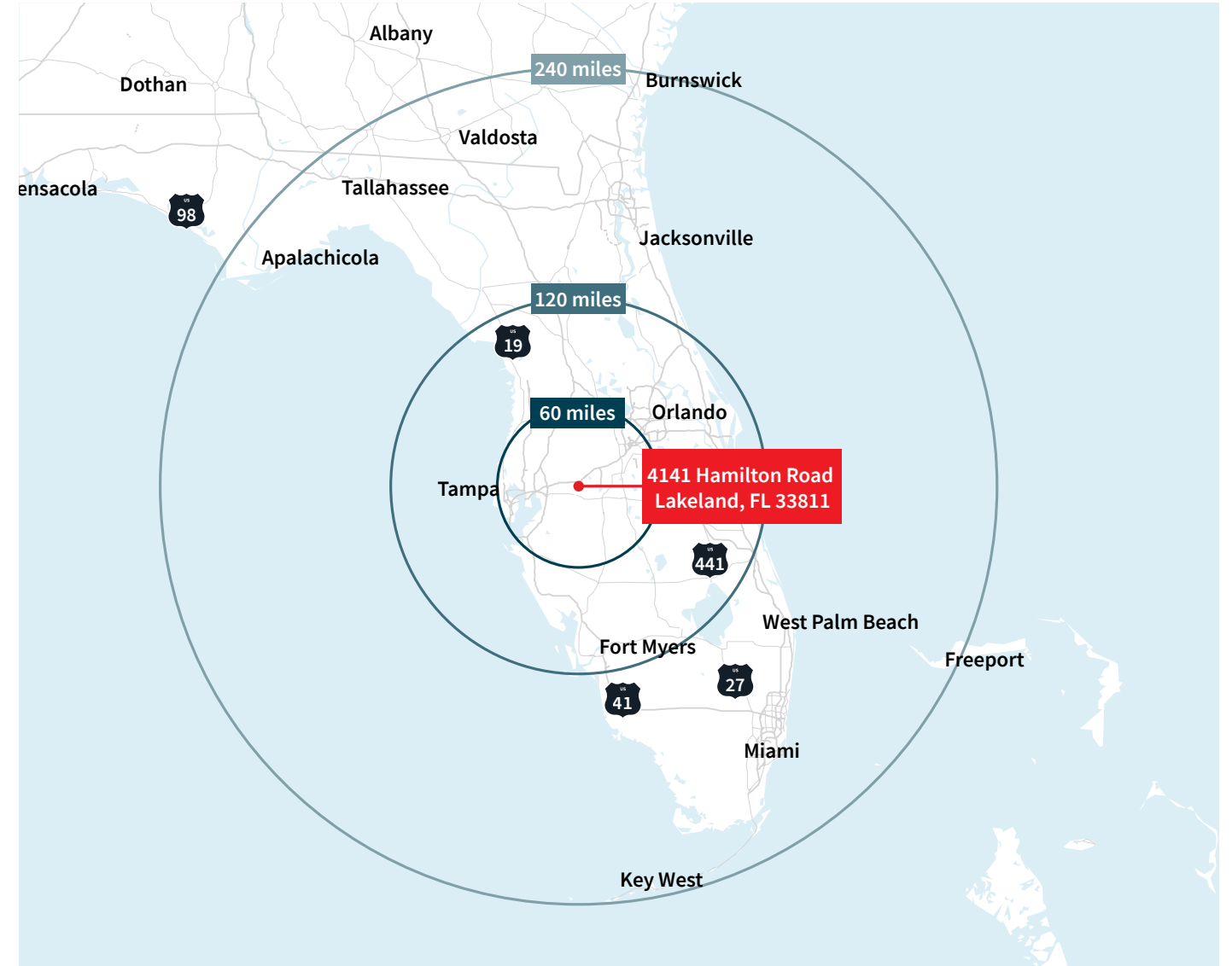
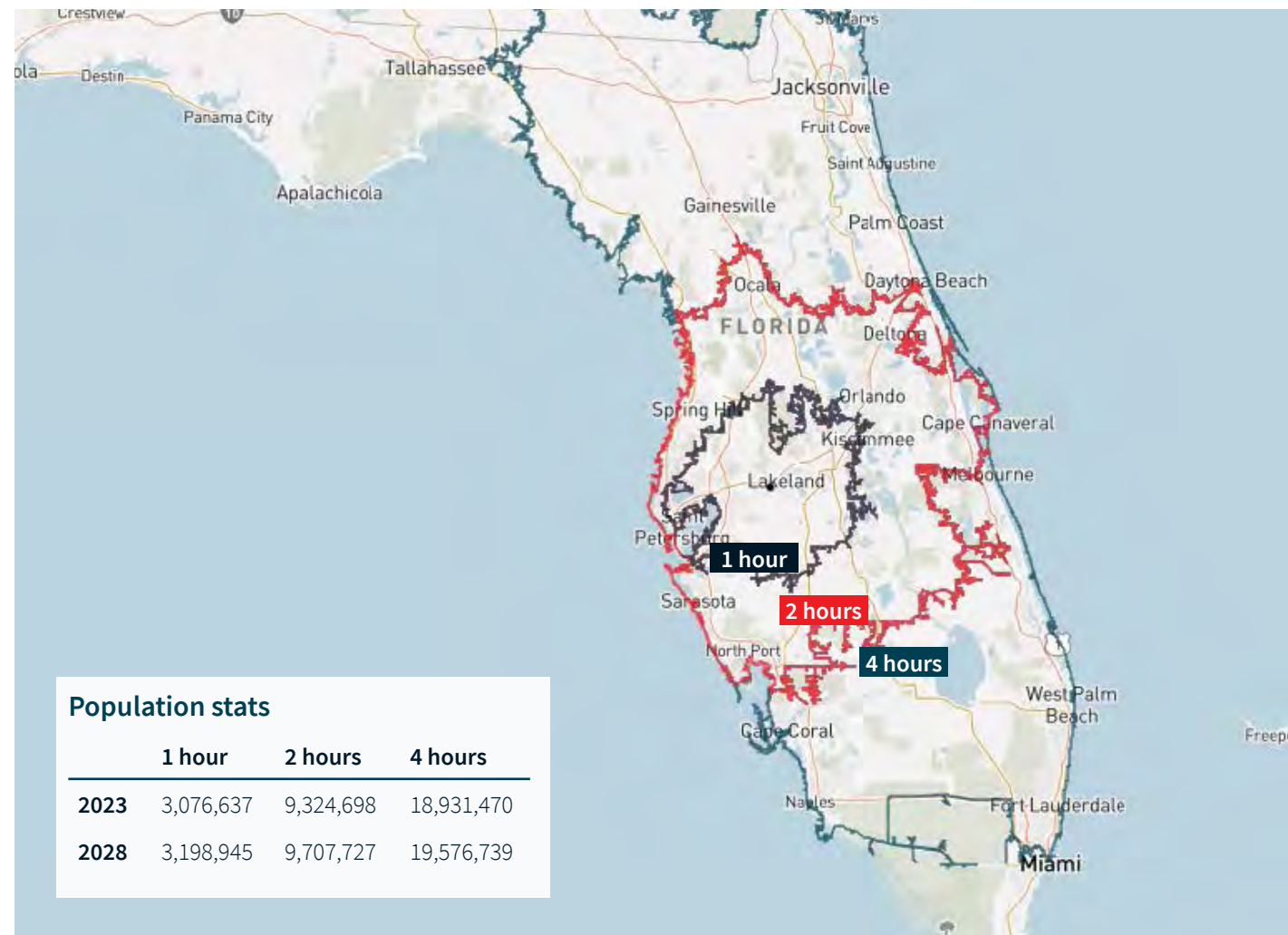
Building 200

Available size	182,985 SF
Minimum divisible	±34,000 SF
Availability	Q4 2024
Office	BTS
Warehouse lighting	LED
Dock-high positions	46 doors (9' x 10')
Drive-in ramps	2 ramps (12' x 14' door)
Load type	Rear-load
Year built	Under construction
Construction	Tilt-wall
Building dimensions	794' (w) x 230' (d)

Column spacing	54' (w) x 57' (d)
Speed bay	60'
Clear height	32'
Slab thickness	7"
Fire suppression	ESFR
Roof	TPO with LTTR R-15 insulation
Truck court depth	190' (including 55' trailer parks)
Auto parking	148 spaces (0.81/1,000 SF ratio)
Trailer parking	60 spaces (3.28/10,000 SF ratio)
Flood zone	A
Zoning	BPC-1



Hamilton Logistics Center is located in a well-known distribution hub, surrounded by a variety of nationally recognized companies. Its central location off I-4 places it 30 miles west of Tampa and 60 miles east of Orlando. In addition, the area benefits from an abundant local labor pool.



Key distances

Lakeland Linder Int'l Airport	2.0 miles	CSX Intermodal Winter Haven	28.0 miles
Interstate 4	2.9 miles	Tampa	29.5 miles
Polk Parkway (570)	3.0 miles	Tampa Int'l Airport	35.5 miles
Highway 60	5.1 miles	Orlando Int'l Airport	60.0 miles
Interstate 75	19.0 miles	Orlando	60.7 miles
CSX Intermodal Tampa	26.8 miles	Ocala	113.0 miles

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