



CLARION PARTNERS

For Lease



Park Road & N. Frontage Road
(Exit 22)
Plant City, FL 33563



BUILDING HIGHLIGHTS

- Phase One:
 - Building 100 – 218,780 sf
 - Building 200 – 247,328 sf
- Phase Two: Delivery TBD
 - Building 300 – 169,000 sf
 - Building 400 – 224,640 sf

LOCATION

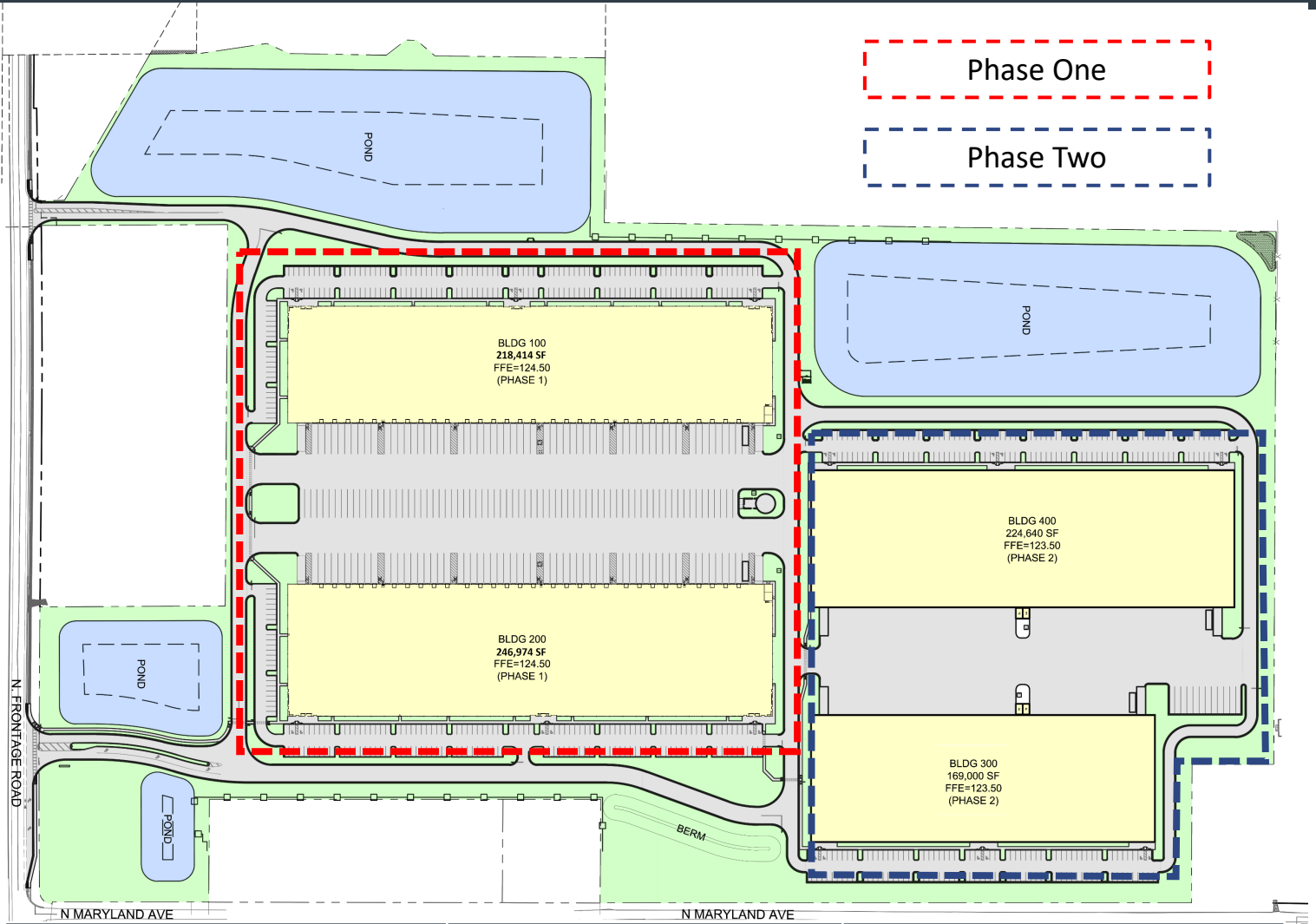
- Less than .5 miles to I-4 on ramp
- Excellent visibility to 127,000 cars per day
- Located approximately 16 minutes to I-75 (Tampa), 13 minutes to US Hwy 98 (Lakeland) and 52 minutes to Florida’s Turnpike (Orlando)



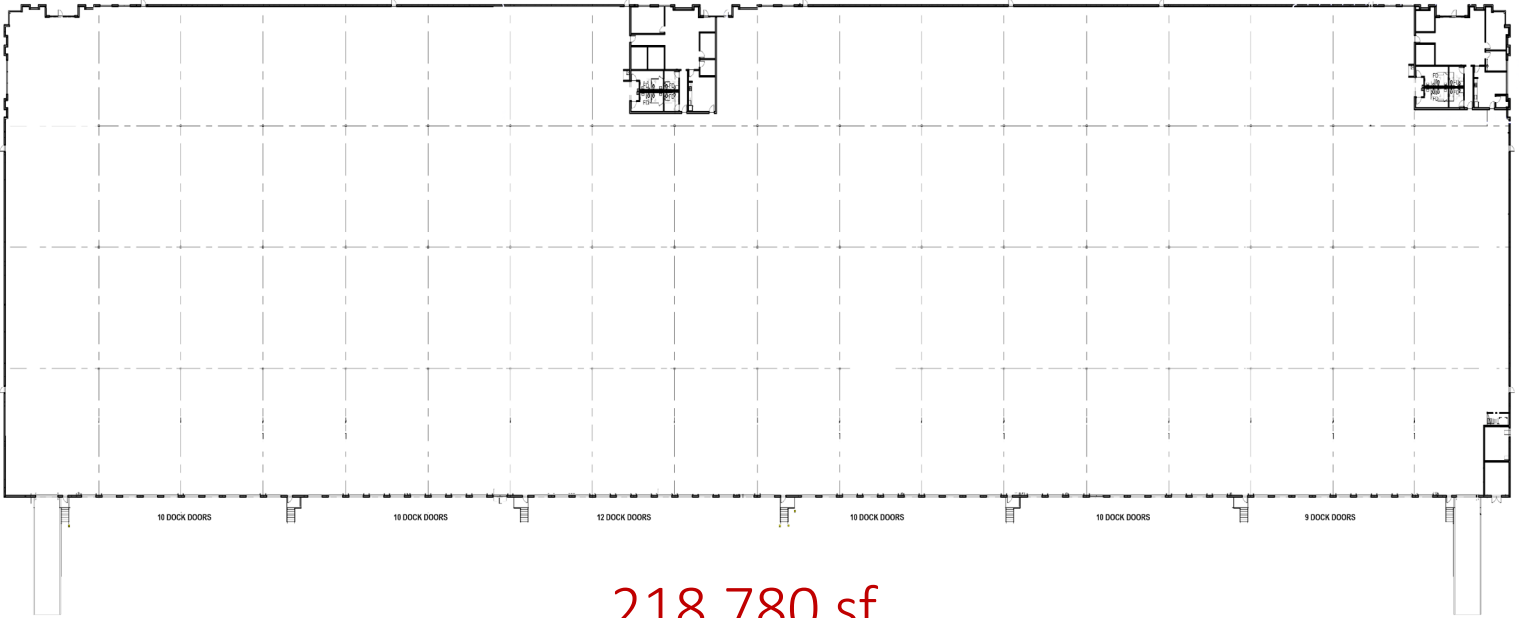


CLARION PARTNERS

Park 4 Logistics Center

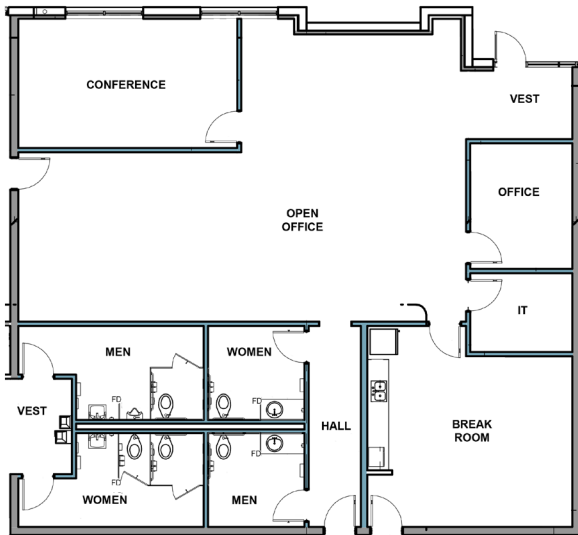


	Building 100	Building 200
Total Square Footage:	218,780	247,328
Clear Height:	32'	32'
Column Spacing:	56'-8" x 52'-0", 60' speed bays	50' x 52'-0", 60' speed bays
Building Depth:	230'	260'
Loading:	Rear	Rear
Truck Courts	315' (concrete)	315' (concrete)
Docks:	61 (9' x 10')	61 (9' x 10')
Trailer Spaces:	72 shared	72 shared
Car Parking:	191	187
Sprinkler:	ESFR	ESFR
Ramps:	2 (14' x 16')	2 (14' x 16')
Power:	1500 kVA Transformer	1000 kVA Transformer



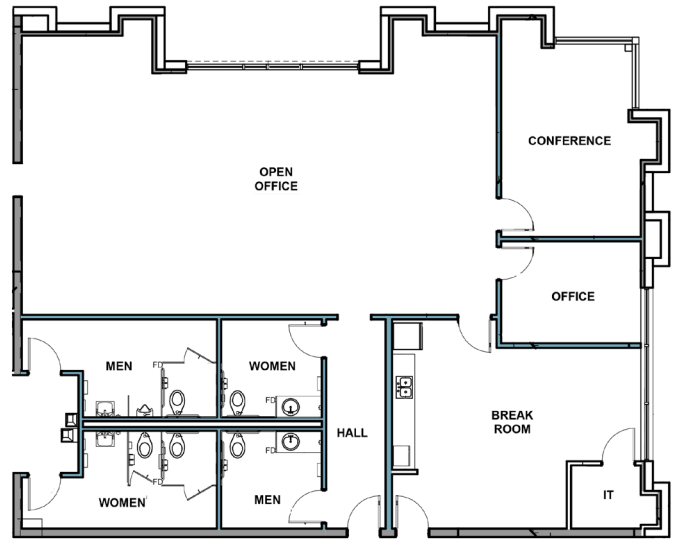
218,780 sf

Building 100



2,907 sf

Spec Office



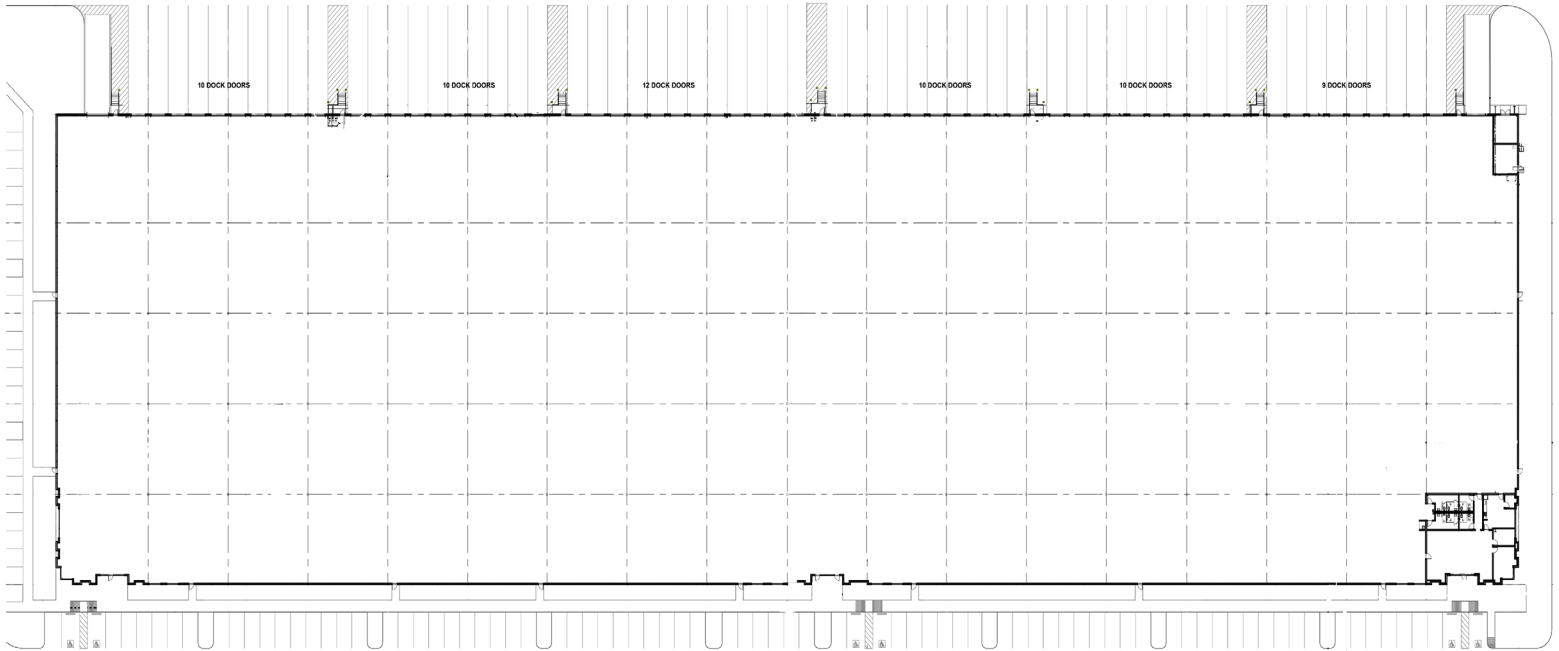
2,626 sf

Spec Office



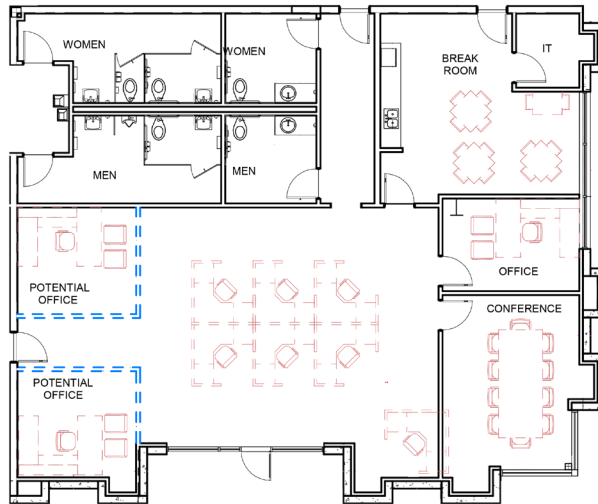
CLARION PARTNERS

Park 4 Logistics Center



247,328 sf

Building 200



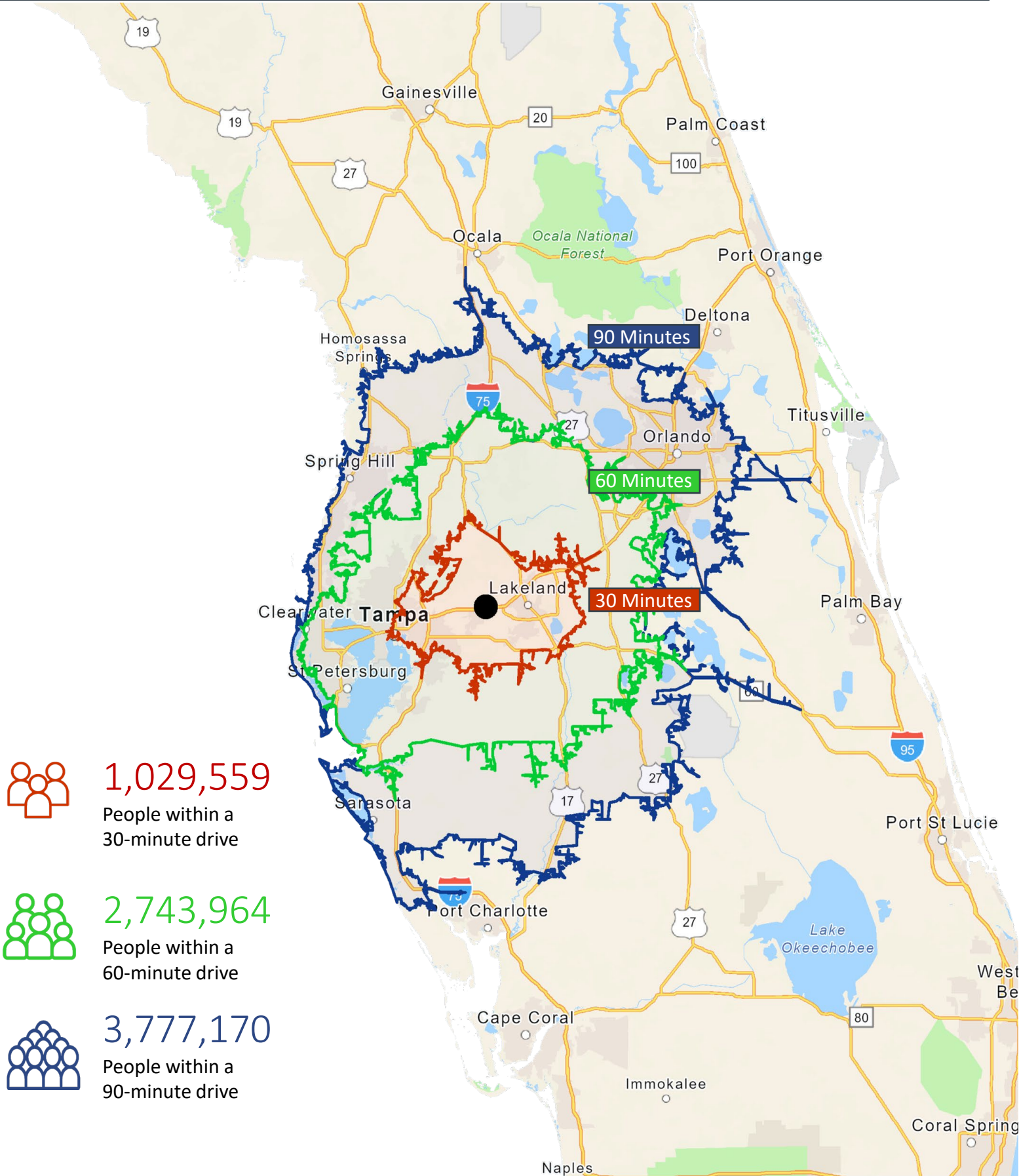
2,722 sf

Spec Office



CLARION PARTNERS

Park 4 Logistics Center



1,029,559

People within a 30-minute drive



2,743,964

People within a 60-minute drive



3,777,170

People within a 90-minute drive



CLARION PARTNERS

Park 4 Logistics Center



CLARION PARTNERS

www.clarionpartners.com



Developed by:



For more information on this opportunity, please contact



Clay Witherspoon - 813 444 0626
clay.witherspoon@avisonyoung.com

Laurie Hynes - 813 444 0621
laurie.hynes@avisonyoung.com

Tampa 26 Miles	Orlando 60 Miles	Ft. Myers 137 Miles	Jacksonville 199 Miles	Miami 238 Miles	Savannah 339 Miles	Atlanta 469 Miles
-------------------	---------------------	------------------------	---------------------------	--------------------	-----------------------	----------------------