

I-4 CORRIDOR BTS OPPORTUNITY

UP TO $\pm 112K$ SQ FT AVAILABLE FOR SALE OR LEASE

**RELATED
FUND
MANAGEMENT**
AVAILABLE AS CO-TENANT WITH
RealCOLD
Cold Chain Unchained

5900 MT. OLIVE ROAD
POLK CITY, FLORIDA 33868
[GOOGLE MAPS](#)

BUILD-TO-SUIT DRY INDUSTRIAL | COLD STORAGE FACILITY



STRATEGIC LOCATION

The Interstate 4 corridor, stretching from Tampa to Orlando, is an ideal location for statewide distribution due to its central location. Polk County, which lies between these two cities, has emerged as one of the top secondary industrial markets in the nation. REALCOLD, positioned on this corridor, benefits greatly from being at the heart of these expanding metropolitan areas.

CONCEPTUAL RENDERING

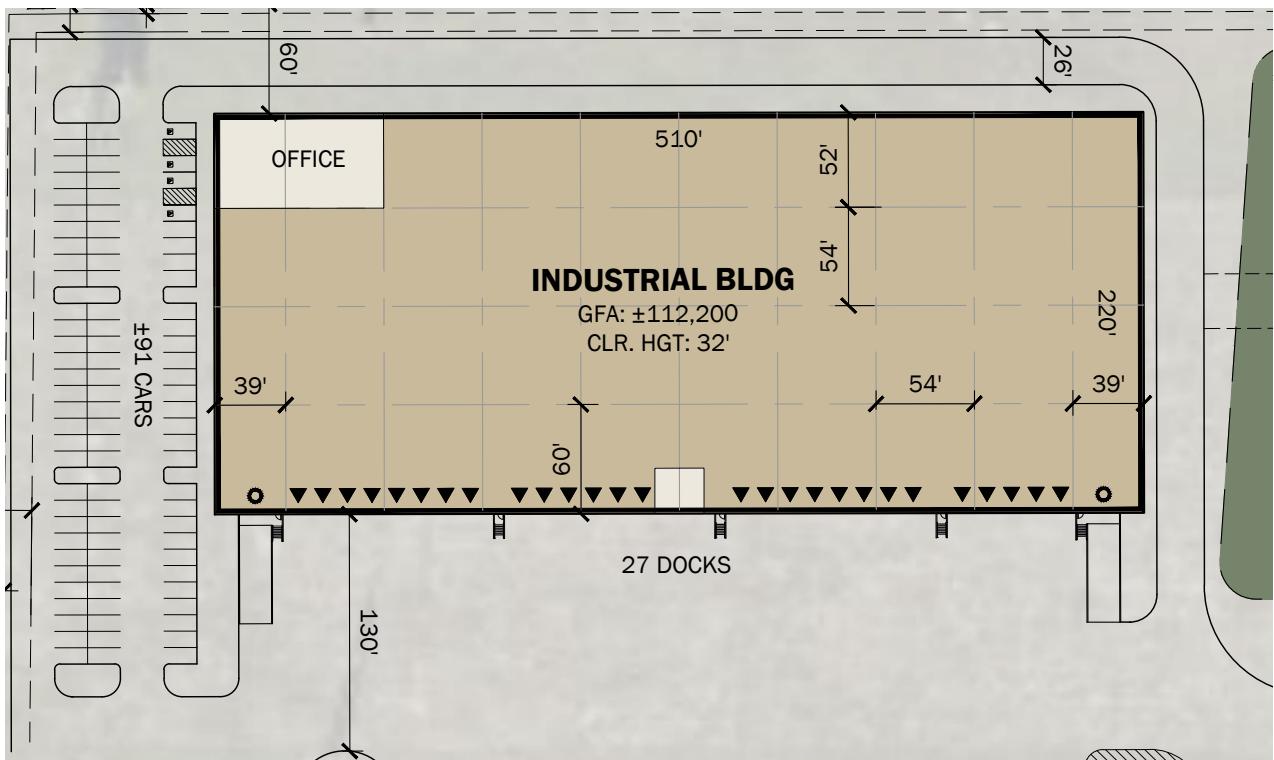




BUILD TO SUIT OPPORTUNITY

This build to suit facility is located in Lakeland, Florida. This site is a premier strategic asset in the heart of Florida. It is situated directly off of Interstate 4 providing access to Orlando, Tampa, Jacksonville, and Miami.

TOTAL SF	112,200 SF
OFFICE SPACE	2,000 SF Offices
CLEAR HEIGHT	32'
AUTO PARKING	± 91
GRADE LEVEL DOORS	2
DOCK HIGH DOORS	27
LIGHTING	LED
AIR CONDITIONING	Site Ready
POWER	2,000 AMPS - Expandable



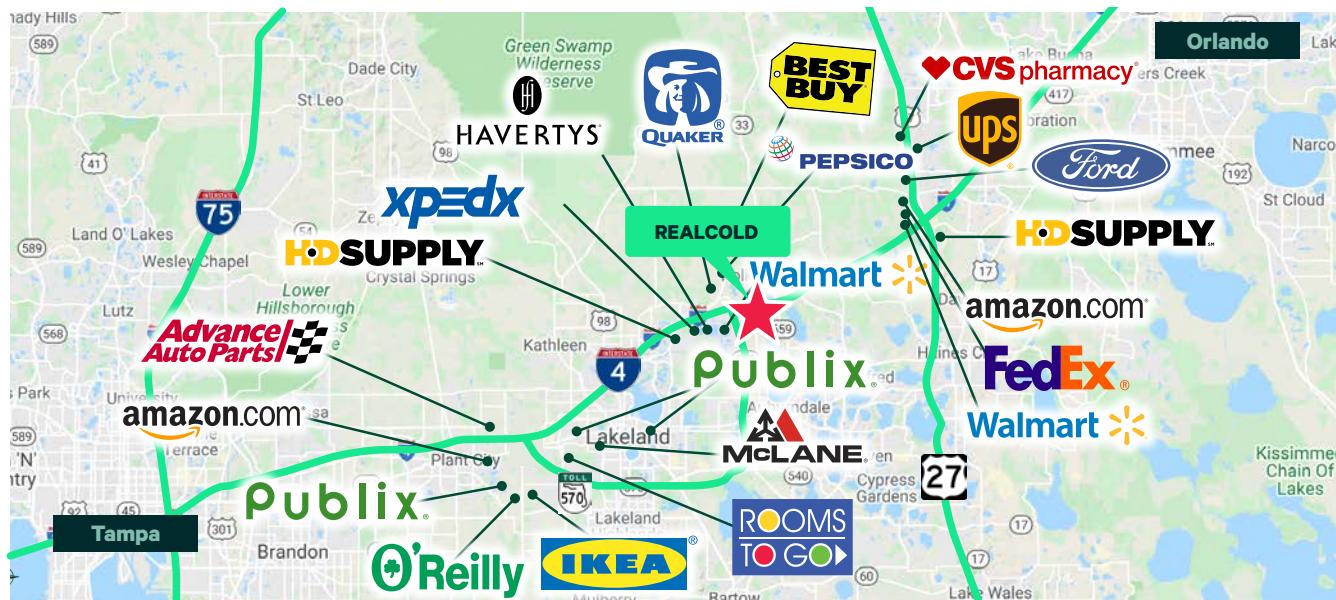


WHY LAKELAND / POLK COUNTY

THE CROSSROADS OF ORLANDO AND TAMPA

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a "To Florida, From Florida" strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County is situated between Orlando and Tampa and has become one of the hottest secondary industrial markets in the country. REALCOLD is truly "in the middle of it all" with its location on the Interstate 4 corridor between these two growing metro areas.

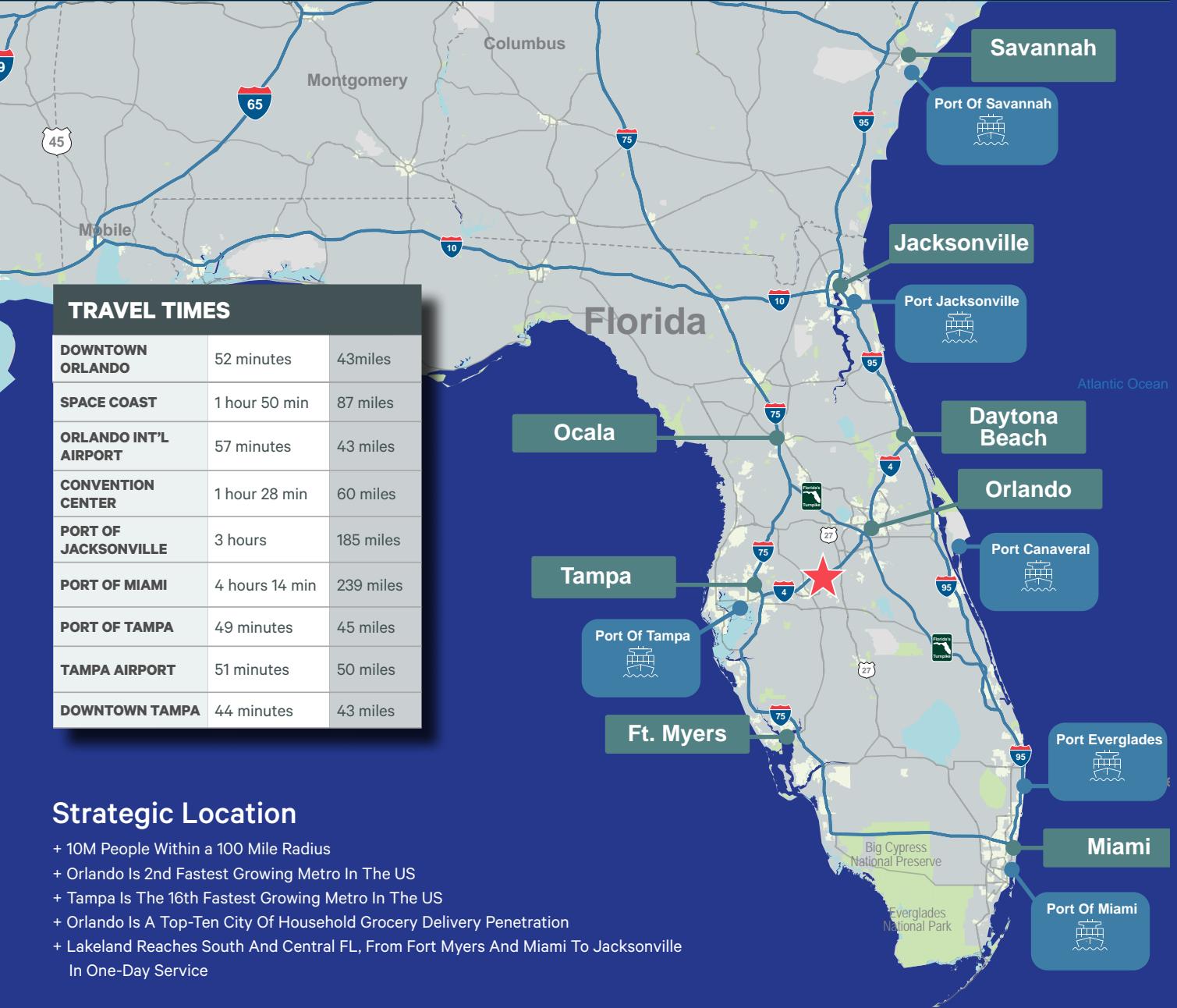
REGIONAL DISTRIBUTION CENTERS



+ Transportation Costs - Bridgewater Commerce Center provides immediate access to Interstate 4 and the Polk Parkway in one of the fastest growing industrial markets in the country.

+ Labor Costs and Availability - Polk County enjoys a diverse workforce ready to meet the demands of warehouse/distribution firms looking to locate at Bridgewater Commerce Center.

+ Functional Utility - Bridgewater Commerce Center was built with the sophisticated supply chain user in mind. With features including 36' clear height and trailer storage (with additional adjacent off site trailer storage possible) as well as office already built out making each building move-in ready, Bridgewater Commerce Center stands ready to serve today's warehouse user with a state-of-the-art design.



Strategic Location

- + 10M People Within a 100 Mile Radius
- + Orlando Is 2nd Fastest Growing Metro In The US
- + Tampa Is The 16th Fastest Growing Metro In The US
- + Orlando Is A Top-Ten City Of Household Grocery Delivery Penetration
- + Lakeland Reaches South And Central FL, From Fort Myers And Miami To Jacksonville In One-Day Service

Key Distances

+ 8-hour drive to 45.5 million people	+ 16 miles to Lake Lakeland Linder Int'l Airport	+ 191 miles to Jacksonville
+ Immediate access to I-4 interchange	+ 44 miles to Tampa	+ 445 miles to Atlanta, GA
+ Adjacent to Florida State Hwy 33	+ 57 miles to Orlando Int'l Airport	+ 425 miles to Charleston, SC
+ 4.8 miles to the Polk Parkway/570	+ 52 miles to Downtown Orlando	+ 87 miles to Space Coast
+ 10.8 mile to Downtown Lakeland	+ 237 miles to Miami	+ Fronting Interstate 4 At Exit 38

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