



Mango I-4 Logistics Center



**Tampa's Premier Core
Logistics Hub**

**6337 Mango Road
Seffner, Florida**

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



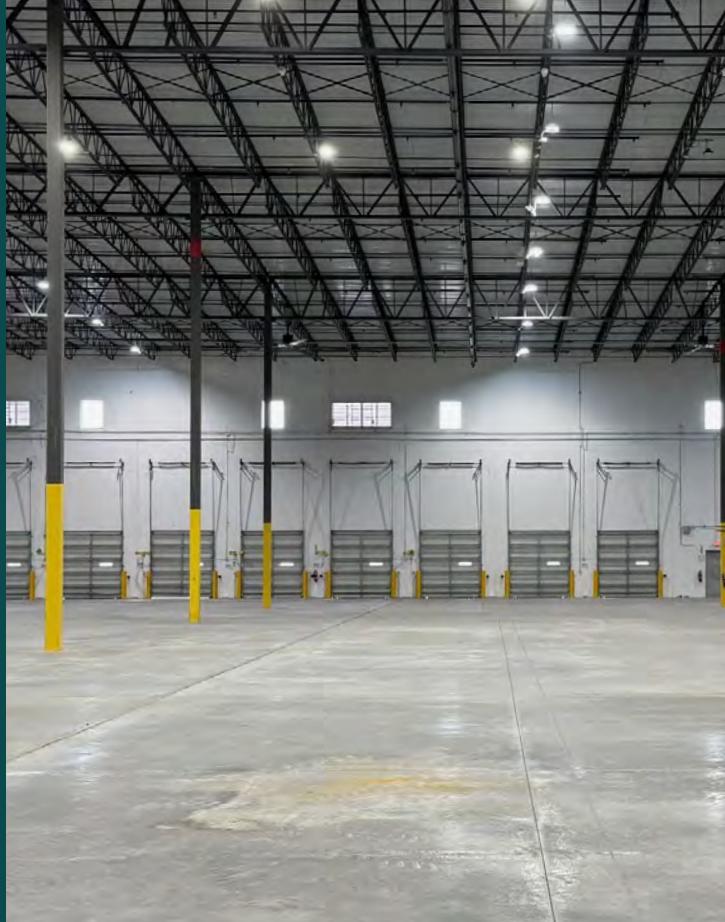
PROPERTY SPECIFICATIONS



Property Features

Construction year	2020
Clear height	36'
Building depth	310'
Loading	Rear-load
Dock-high doors	64 with 40 packages
Drive-in doors	2 ramps
Truck court depth	130'
Car parking spaces	352 (1.2 spaces: 1,000 SF)
Column spacing	54' x 50' with 60' speed bay
Power	3-phase 480V 2,400 amps
Lighting	LED; 20 foot candles based on open plan
Slab	6" thick
Fire sprinklers	ESFR
Auto Parking	296
Trailer storage	54 spaces
Truck apron	60' concrete
Windows	Clerestory per bay
Zoning	PD
Utilities	Fiber and phone – Frontier and Spectrum Electric – TECO Water and Sewer – Hillsborough County





AVAILABILITY HIGHLIGHTS



Building Total SF:
302,940



Available SF:
83,736



Loading:
18 dock-high doors, 18 levelers and seals, 14 swing arm lights



6 forklift charging station disconnects



Location:
Immediate access to I-4 (full interchange) and less than 2 miles to I-75



Office SF:
2,500

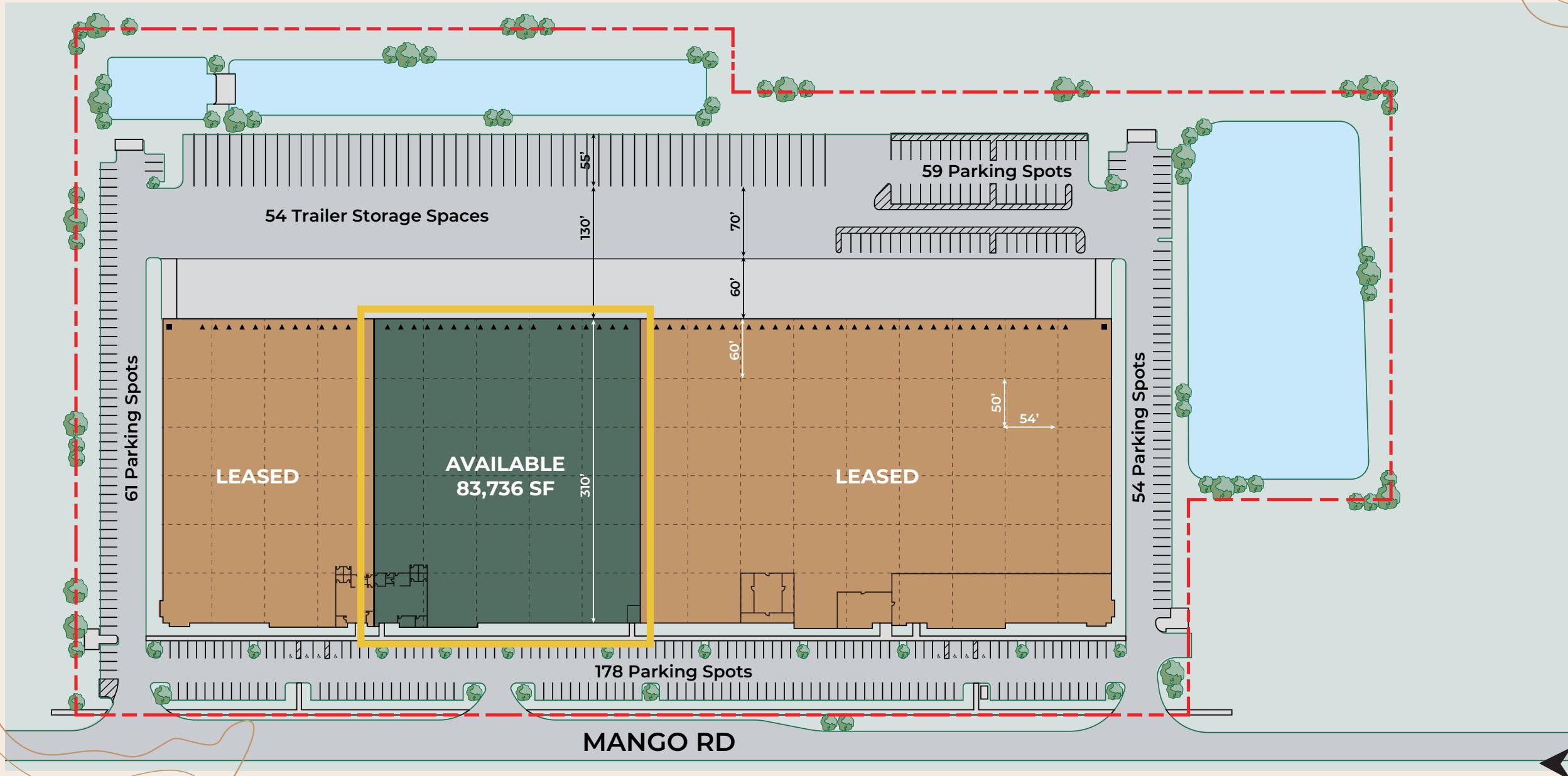


Parking:
125 car | 28 trailer



Fans:
4 HVLS in speed bay

SITE PLAN



PROPERTY IMAGES



ACCESS MAP

INTERSTATE-4 (I-4)

2 minutes | 0.5 miles

INTERSTATE-75 (I-75)

3 minutes | 1.7 miles

MLK JR. BLVD (SR-574)

6 minutes | 2.4 miles

U.S. ROUTE 301 (US-301)

7 minutes | 4.0 miles

DOWNTOWN TAMPA

16 minutes | 10.0 miles

PORT TAMPA BAY

17 minutes | 11.5 miles



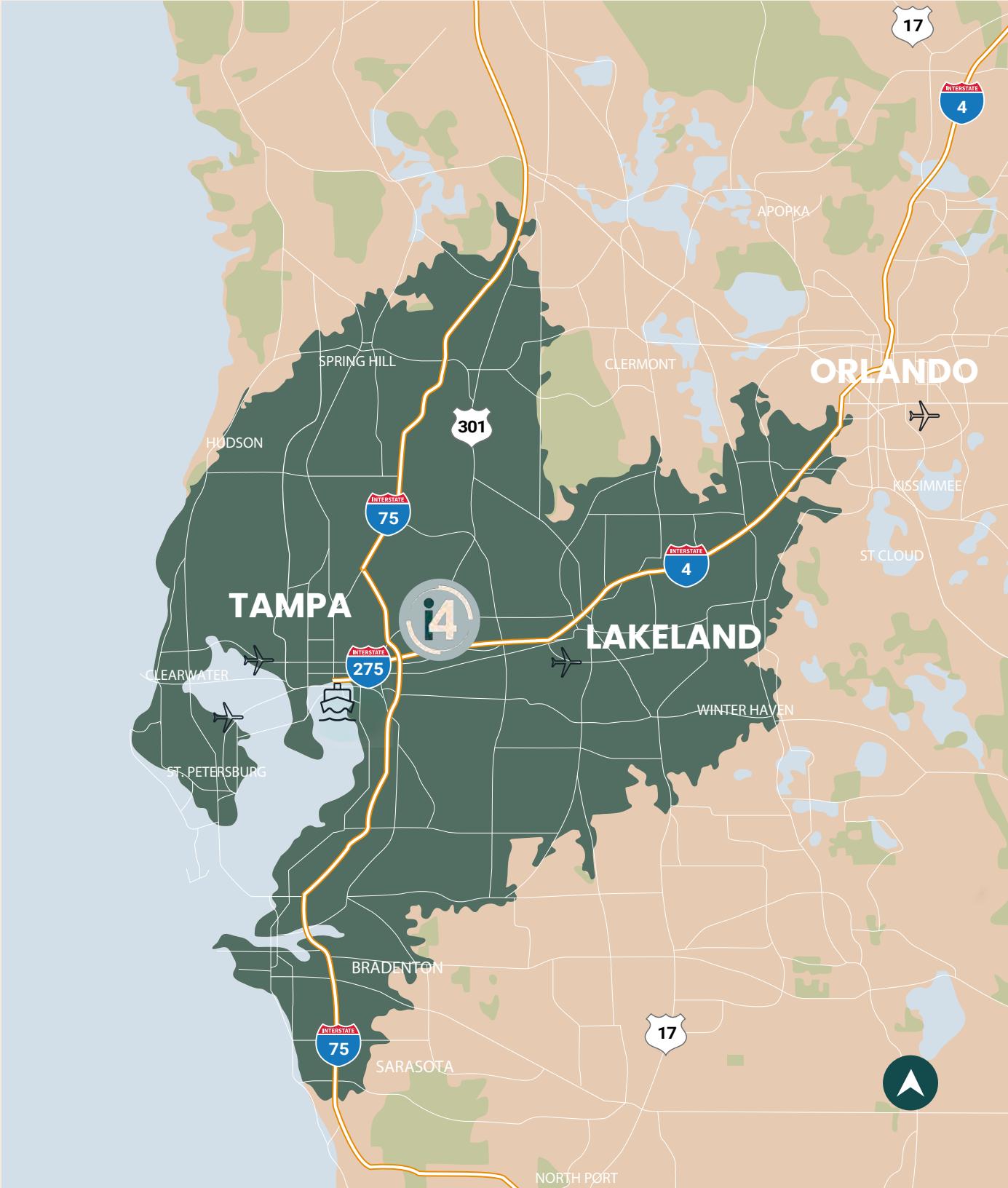
DRIVE TIME MAP

45 minute drive time

 3.1 M
2024 Population

 \$ 107,000
2024 Avg. HH Income

 \$ 448,800
2024 Avg. Occ. Housing Value





CONTACT INFO

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