



# INTERSTATE 4 LOGISTIX HUB

8401 FLORIDA 33 | LAKELAND, FL 33809

±413,437 SF AVAILABLE NOW, CROSS-DOCK WAREHOUSE  
FULL BUILDING AVAILABLE DECEMBER 2025



INTERSTATE 4 AADT: 98,000



**Property Features:**

- » Building Size: 537,354 SF
- » Available Now: 413,437 SF
- » Office: Modifications To-Suit
- » Year Built: 2020
- » Clear Height: 36'
- » Column Spacing: 50' x 56'
- » Speed Bays: 60' x 56'
- » Building Dimensions: ± 470' x 1,146'
- » Floor Thickness: 7" Slab (4,000 psi)
- » Fire Protection: ESFR Sprinkler System
- » Power: 6,400 Total Amps @480V/3ph
- » Racking: Available, In-Rack Sprinklers



**Loading:**

- » Dock Doors: 104 (9' x 10')
- » Docks Expansion / Knock out Panels: 8
- » Drive-in Doors: 2 (12' x 14')



**Construction Overview:**

- » Constructions: CTU
- » Roof Type: TPO Membrane over R-10 Rigid Insulation



**Site Overview:**

- » Truck Court Depth: 185'
- » Truck Court: Concrete, Fenced
- » Car Parking: 197
- » Car Parking Ratio: 1.8/1,000
- » Trailer Parking: 87
- » Trailer Parking Ratio: 55' (1 Spot: 6,884 SF)
- » Detention: On Site

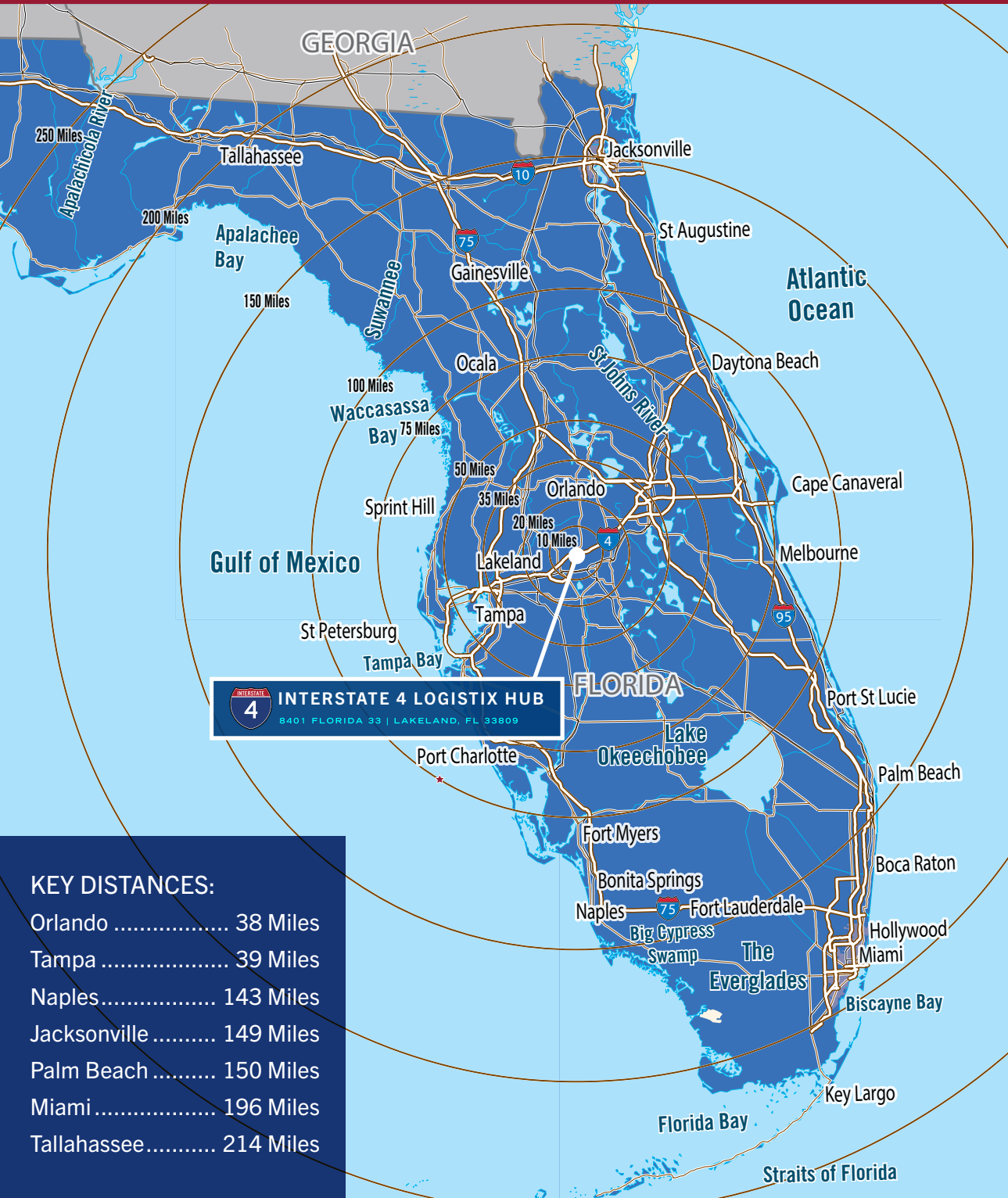


**Space Plan:**

[Click To View Space Plan](#)



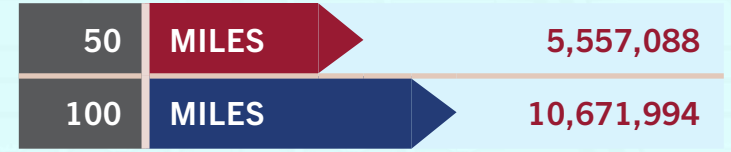
# DEMOGRAPHICS



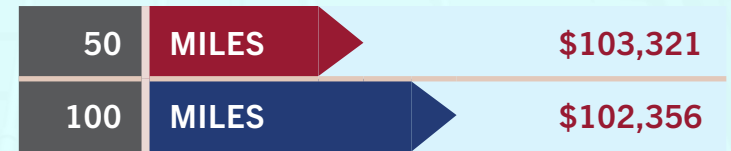
## KEY DISTANCES:

Orlando .....	38 Miles
Tampa .....	39 Miles
Naples .....	143 Miles
Jacksonville .....	149 Miles
Palm Beach .....	150 Miles
Miami .....	196 Miles
Tallahassee .....	214 Miles

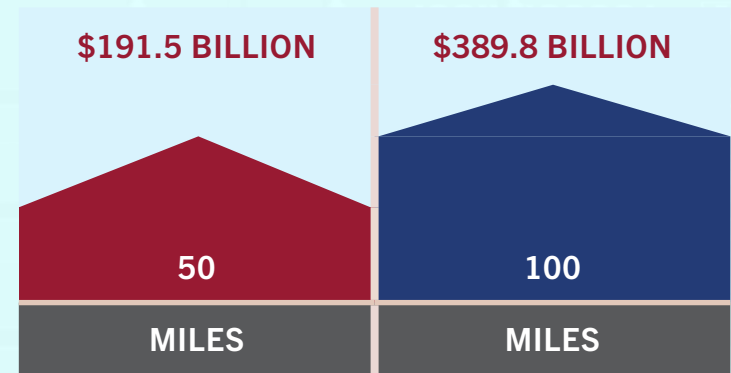
## POPULATION



## AVERAGE INCOMES



## CONSUMER HOUSEHOLD TOTAL EXPENDITURES



Source: CBRE Research Demographics 2024

# ABOUT XEBEC

## AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped or repositioned industrial real estate projects totaling nearly 11 million square feet, including 1.3 million square feet currently in various stages of development, and is a joint venture partner in planned logistics projects totaling over 12 million square feet.

Founders Randy Kendrick and John Lehr have led the company through multiple cycles of real estate investment to provide both private and institutional investors with risk-adjusted rates of return. This experience and that of the balance of Xebec's management team, coupled with its industry presence and national reach, provides a consistent stream of investment opportunities for investors across all risk-adjusted investment types.

From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

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