

PACE

Logistics Center

805 PACE ROAD / AUBURNDALE / FLORIDA

±171,820 SF
AVAILABLE



PROPERTY SUMMARY

±171,820 SF WAREHOUSE AVAILABLE

Available Office SF:
2,704 SF

Building Design:
Cross-Dock

Available Space Dimensions:
450'D x 380'W

Dock Doors:
23 (9' x 10')
11 with pit levelers

Drive-In Doors:
2 (12' x 14')

Clear Height:
40'

Column Spacing:
54' x 55', typical

Electrical Service:
600 amps, 3 phase
Expandable

Auto Parking:
83

Trailer Parking:
39

Warehouse Lighting:
30fc LED on whips (open concept)

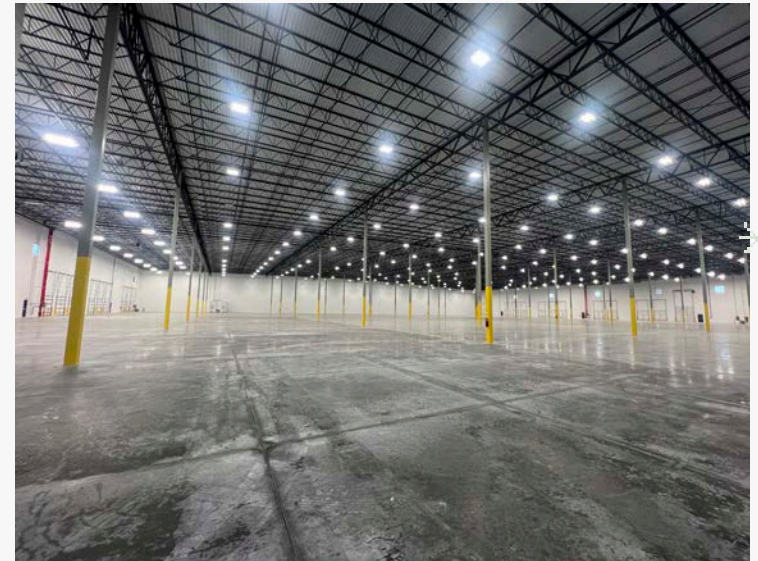
Fire Protection:
ESFR sprinkler
(K25 sprinkler heads)

Slab:
7" slab - 4,000 lb PSI reinforced

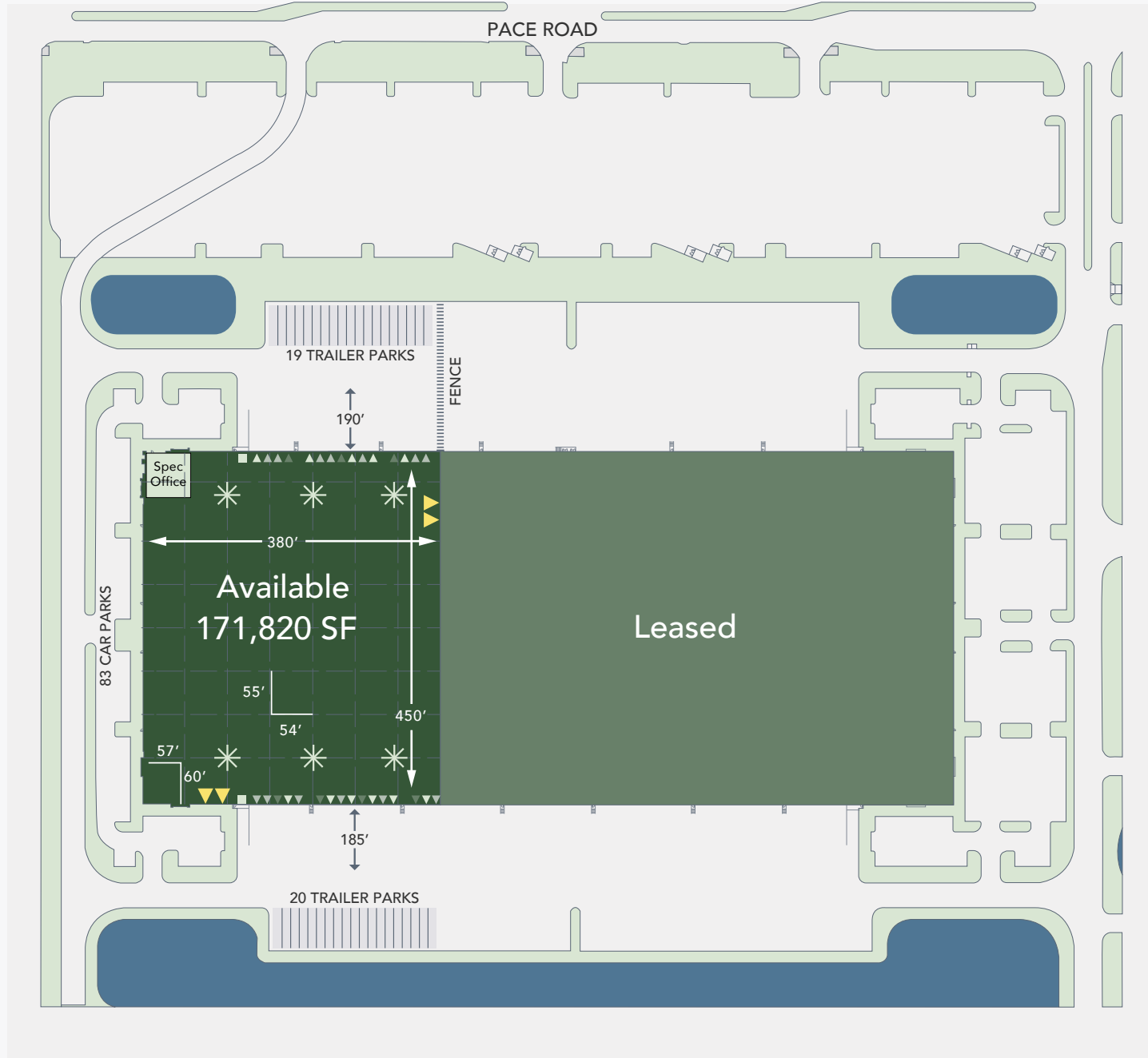
Roof:
60 mil TPO membrane

Truck Court Depth:
185'

Fans:
6 existing HVLS fans



BUILDING SITE PLAN



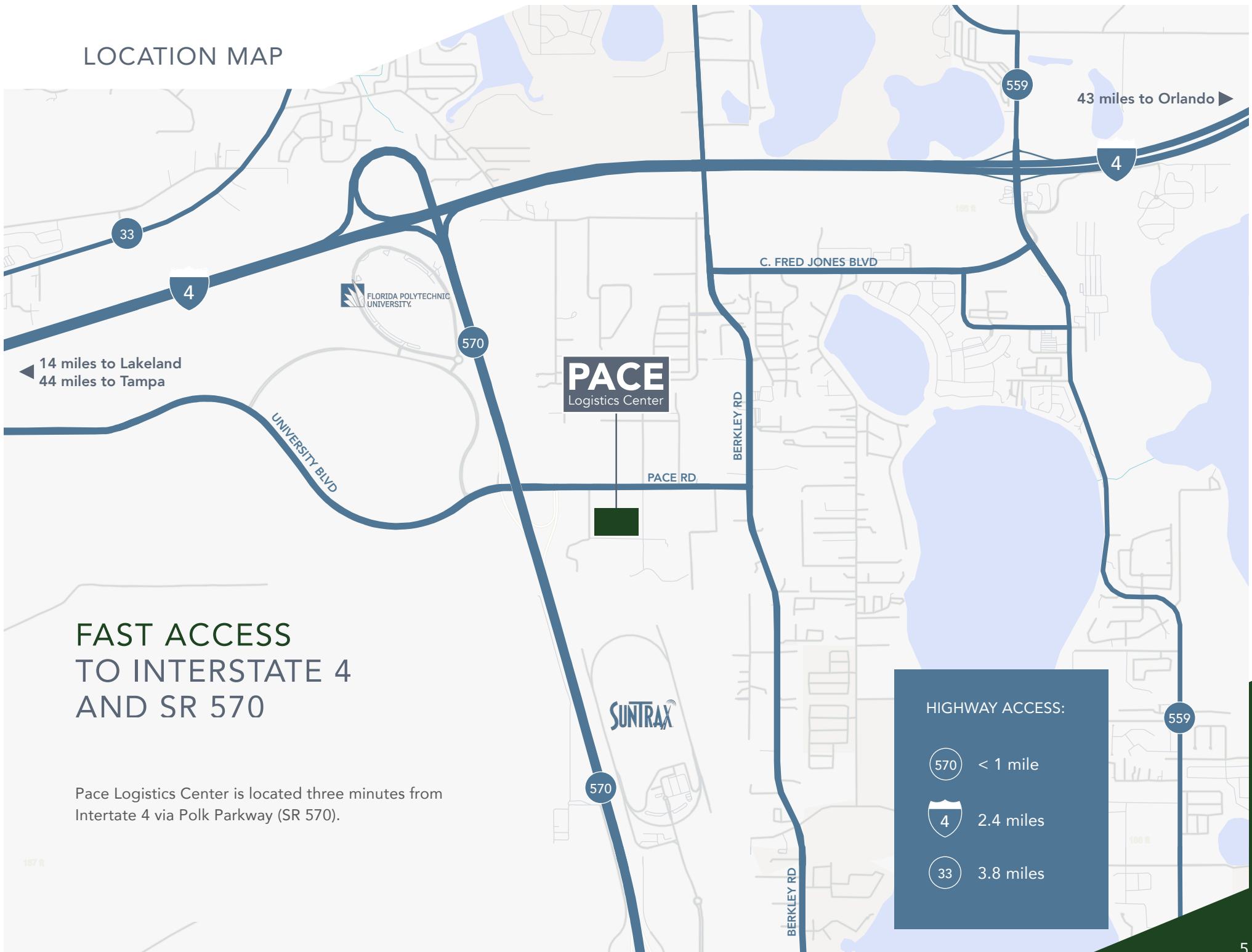
SPACE SITE PLAN



- Existing Dock High Doors - 23 ▲
- Existing w/ Pit Levelers - 11 ▲
- Potential Knock-outs - 8 ▲
- Ramp Doors - 2 ■
- Remote Restrooms - 2 ▲
- HVLS Fans - 6 *



LOCATION MAP



FAST ACCESS TO INTERSTATE 4 AND SR 570

Pace Logistics Center is located three minutes from Interstate 4 via Polk Parkway (SR 570).

CORPORATE NEIGHBORS

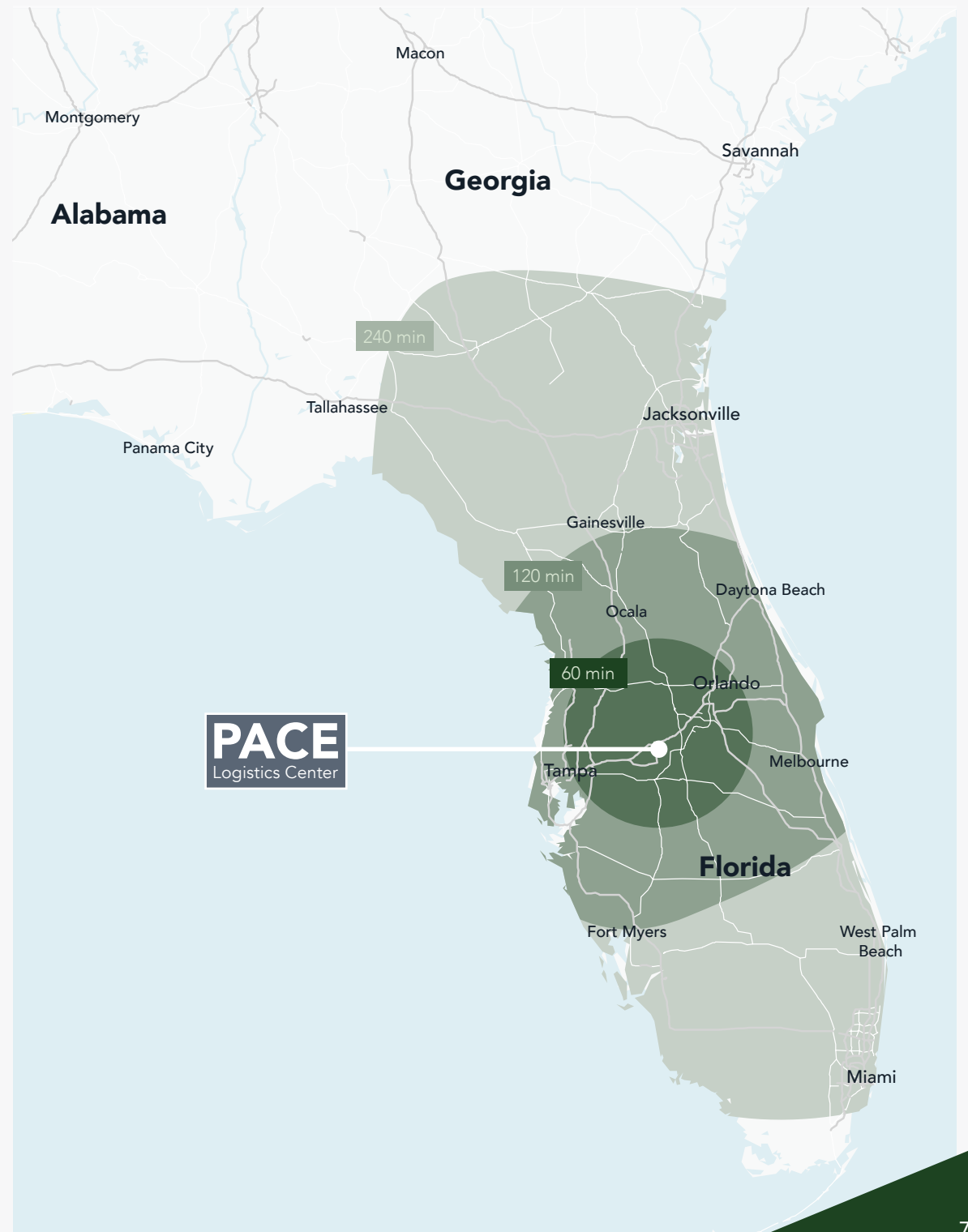


AN ESTABLISHED
BUSINESS LOCATION
HOME TO BIG BRANDS

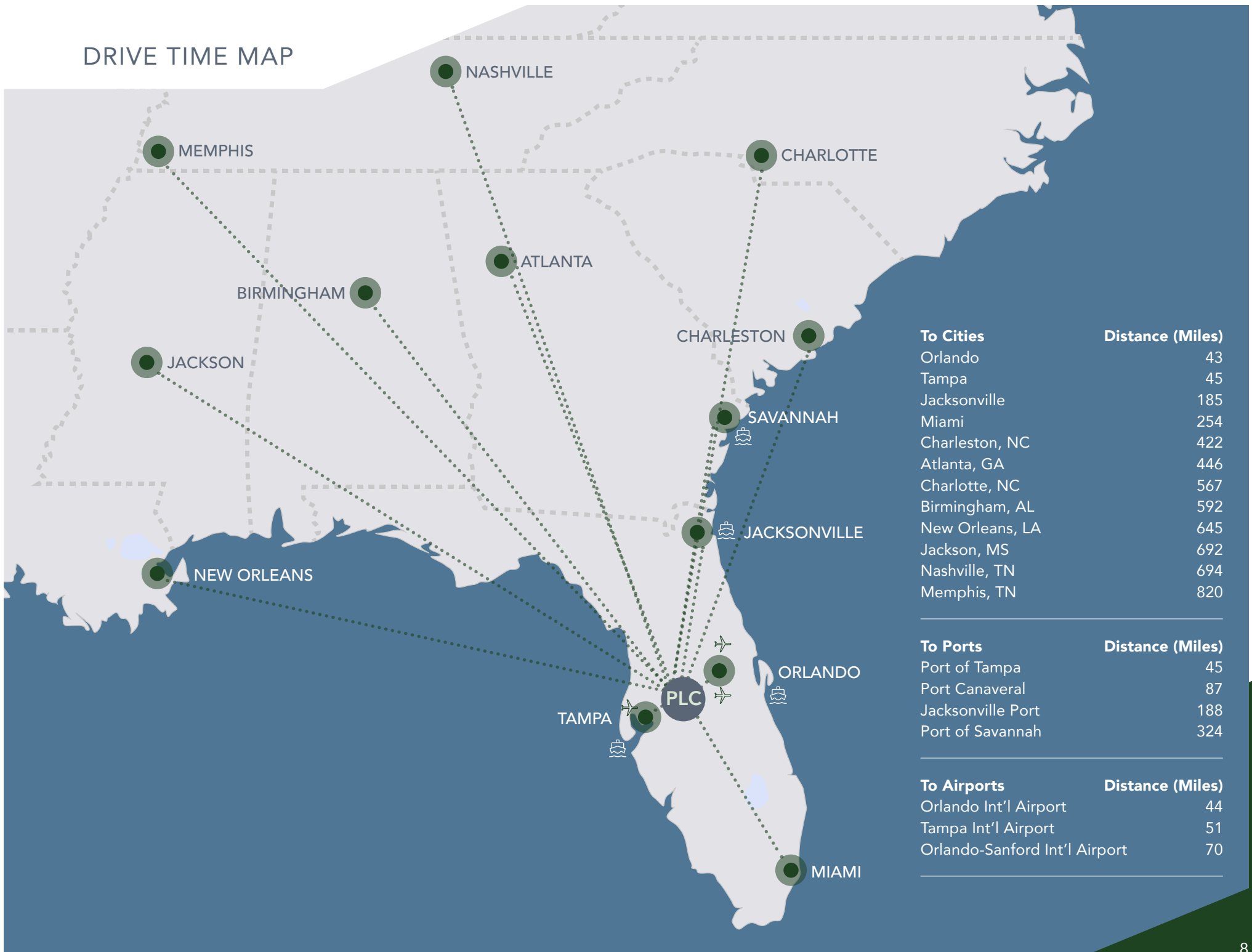
DEMOGRAPHICS

A POPULATION OF
4,076,601 WITHIN A
60 MINUTE DRIVE TIME

	60 min	120 min	240 min
Total Population	4,076,601	10,212,672	19,713,452
Total Households	1,518,058	4,126,259	7,907,514
Average HH Income	\$101,406	\$102,472	\$104,529
Total Businesses	163,881	414,510	894,807
Total Employees	1,764,988	4,001,745	7,993,098



DRIVE TIME MAP



PACE

Logistics Center



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