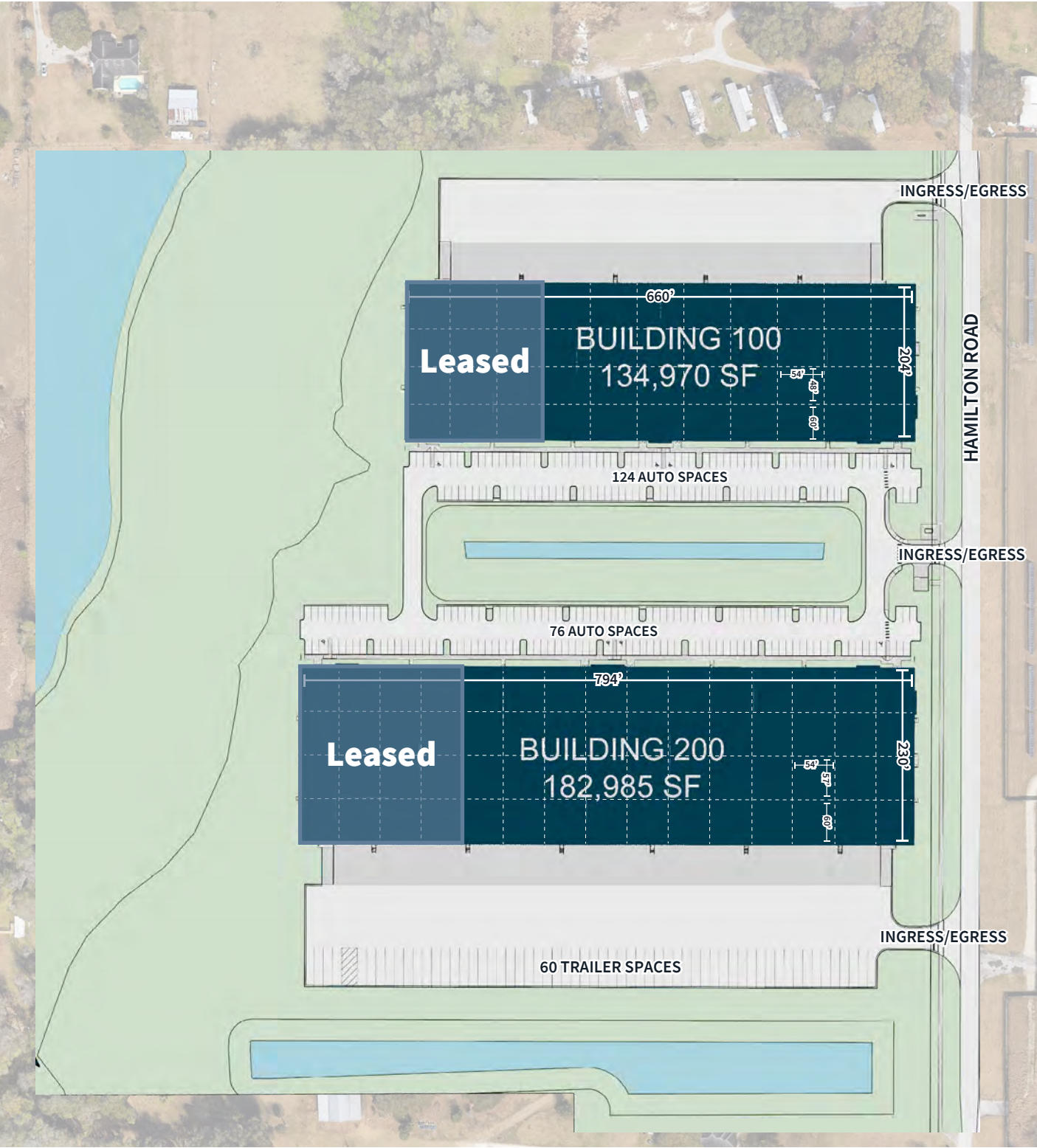


For lease or user sale

Hamilton Logistics Center

4141 Hamilton Road, Lakeland, FL 33811

±34,000 - ±235,376 SF



Building 100

Building size	134,970 SF
Available size	100,465 SF
Minimum divisible	±34,000 SF
Office	1,887 SF
Warehouse lighting	LED
Dock-high doors	36 doors (9' x 10') 4 doors with pitlevelers
Drive-in ramps	2 ramps (12' x 14' door)
Load type	Rear-load
Year built	Completed, 2025
Construction	Tilt-wall
Building dimensions	660' (w) x 204' (d)
Column spacing	54' (w) x 48' (d)
Speed bay	60'
Clear height	32'
Slab thickness	7"
Lighting	High-bay LED
Fire suppression	ESFR
Power	Four (4) 600 Amp 480v 3-Phase
Roof	TPO with LTTR R-15 insulation
Truck court depth	135'
Auto parking	120 spaces (0.92/1,000 SF ratio)
Trailer parking	None
Flood zone	A
Zoning	BPC-1

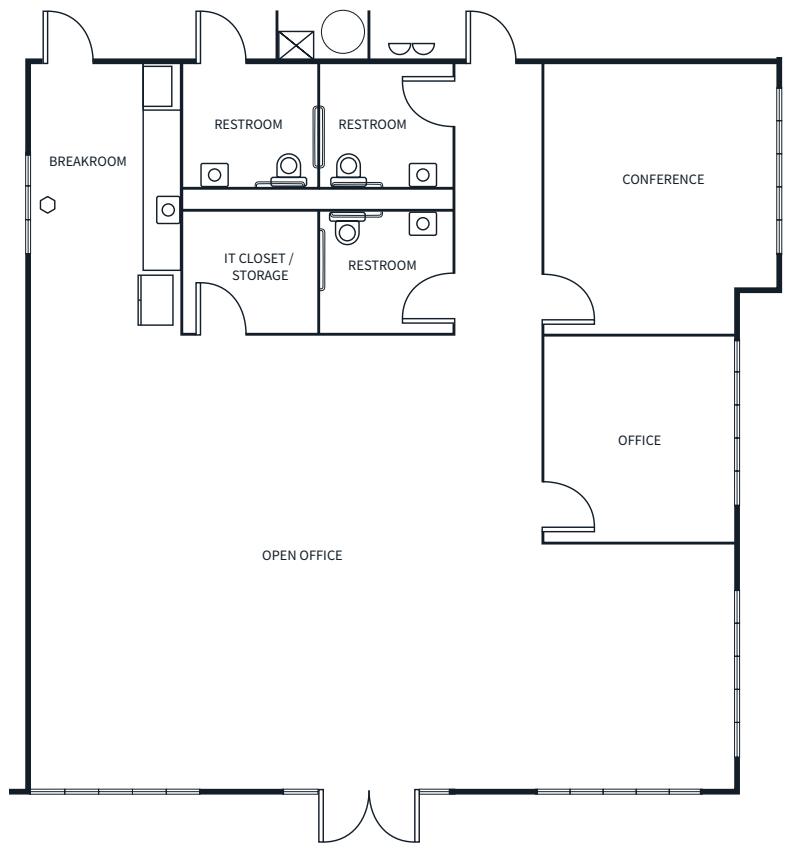
Building 200

Building size	182,985 SF
Available size	134,911 SF
Minimum divisible	±34,000 SF
Office	2,498
Warehouse lighting	LED
Dock-high positions	46 doors (9' x 10') 4 doors with pitlevelers
Drive-in ramps	2 ramps (12' x 14' door)
Load type	Rear-load
Year built	Completed, 2025
Construction	Tilt-wall
Building dimensions	794' (w) x 230' (d)
Column spacing	54' (w) x 57' (d)
Speed bay	60'
Clear height	32'
Slab thickness	7"
Lighting	High-bay LED
Fire suppression	ESFR
Power	Three (3) 600 Amp 480v 3-Phase
Roof	TPO with LTTR R-15 insulation
Truck court depth	190' (including 55' trailer parks)
Auto parking	146 spaces (0.81/1,000 SF ratio)
Trailer parking	60 spaces (3.28/10,000 SF ratio)
Flood zone	A
Zoning	BPC-1

Building 100 Floor Plan



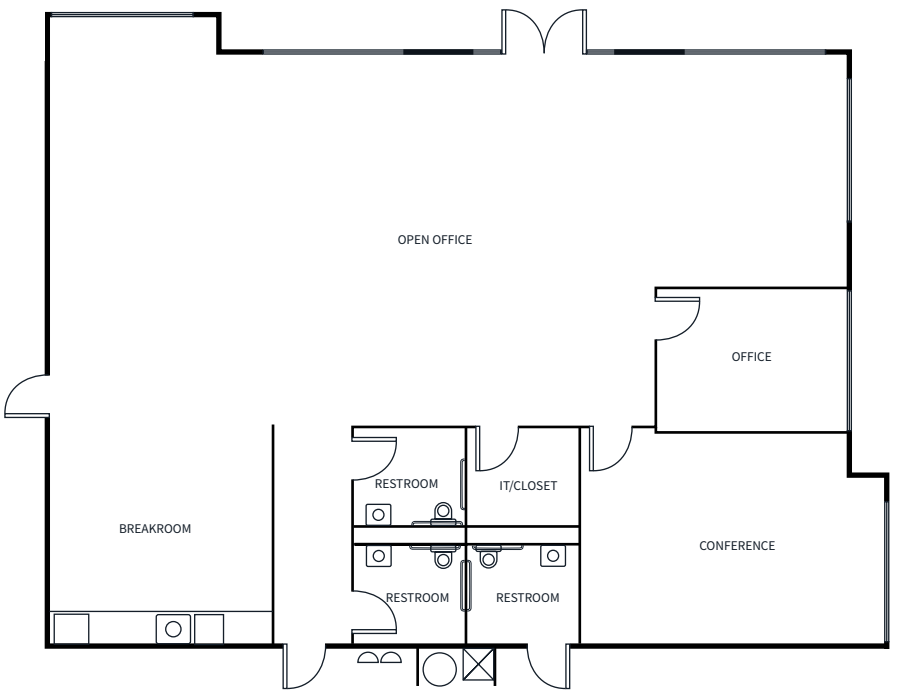
1,887 SF Office



Building 200 Floor Plan

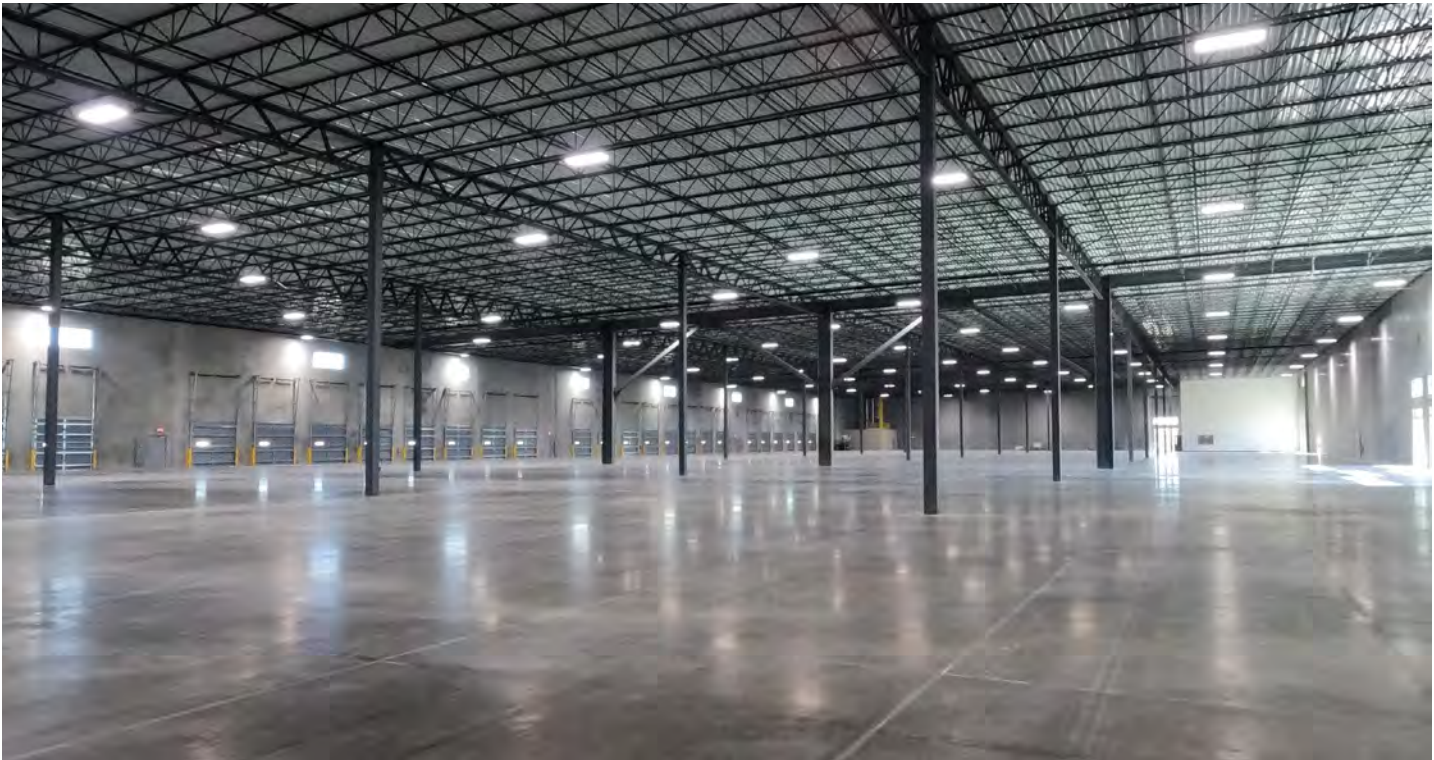
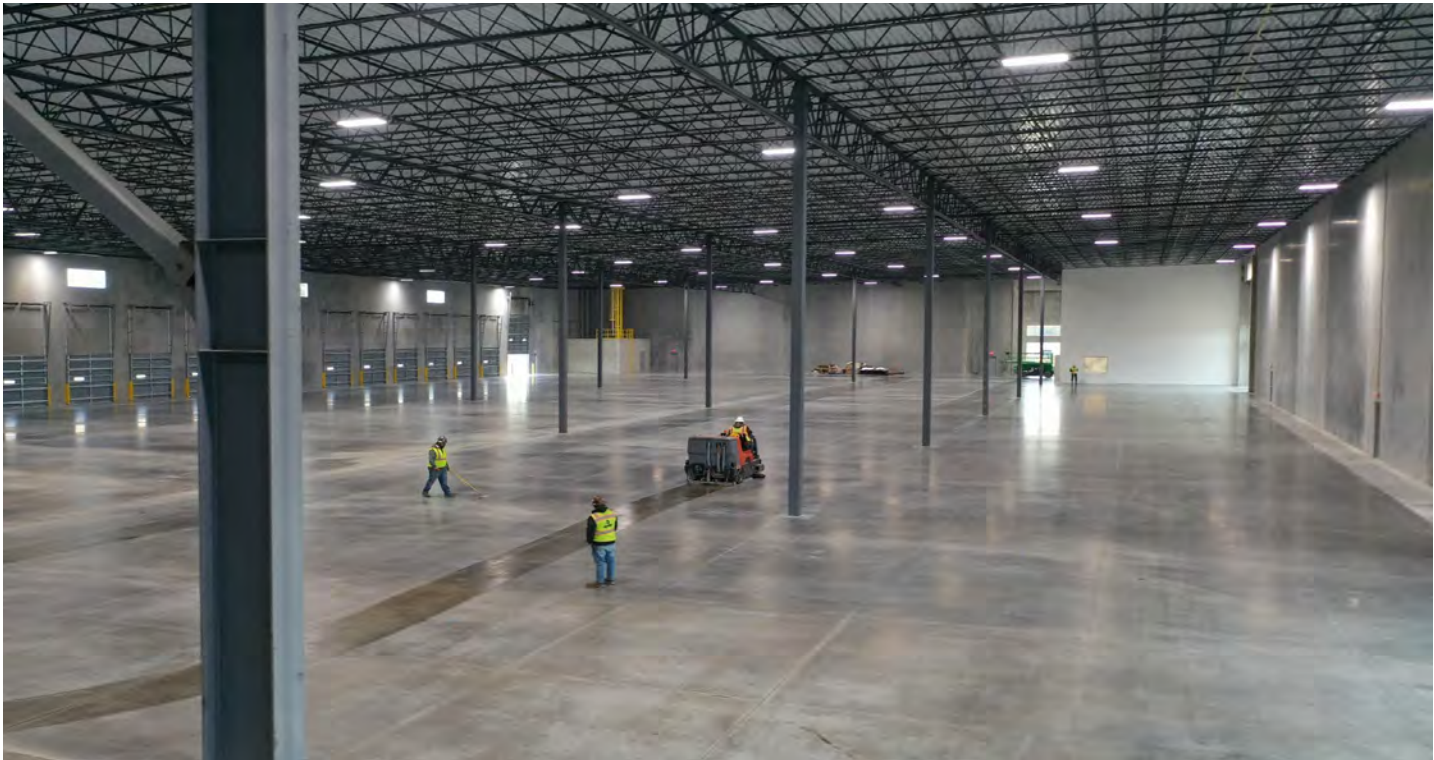


2,498 SF Office



4141 Hamilton Road | Lakeland, FL 33811

Building photos

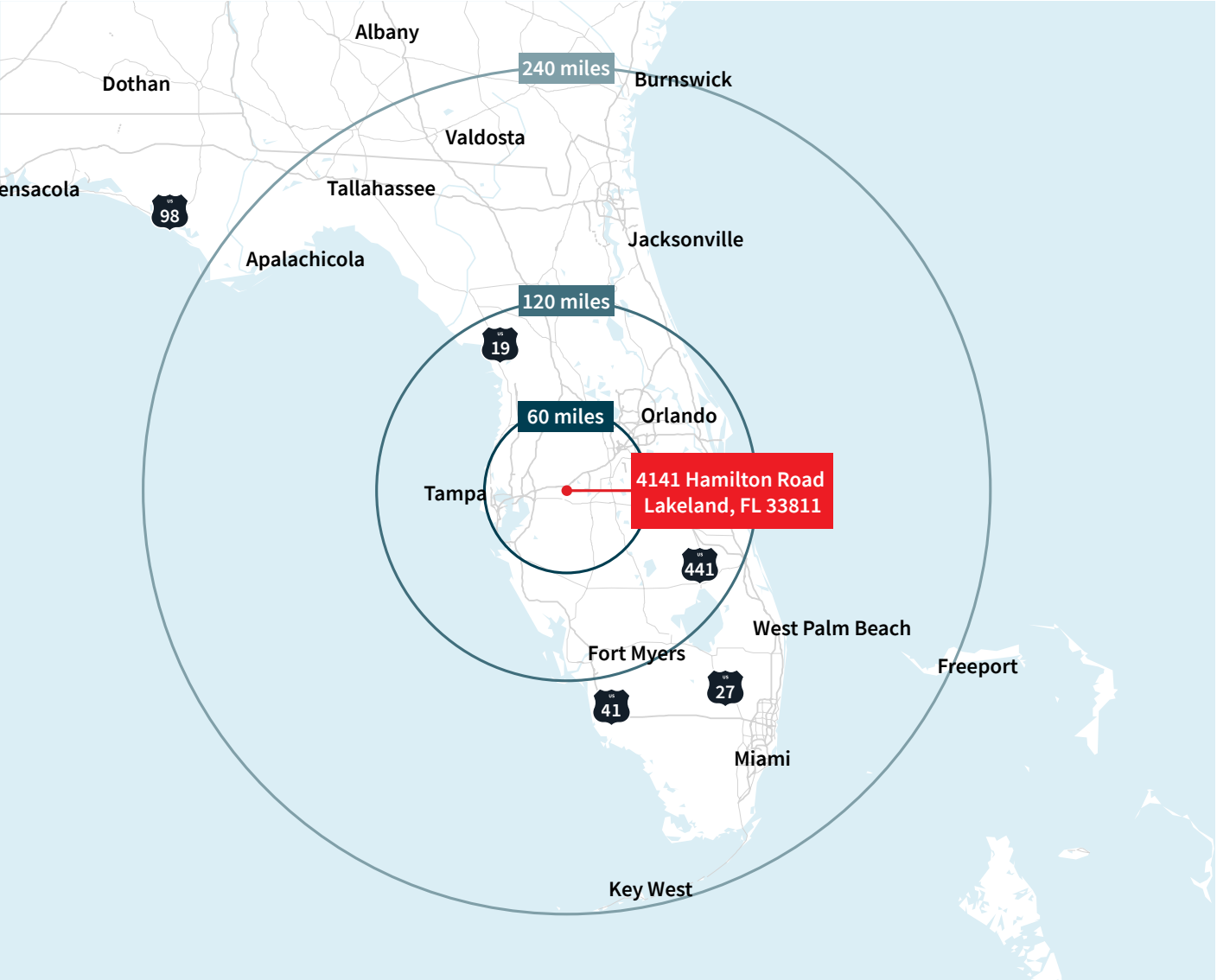
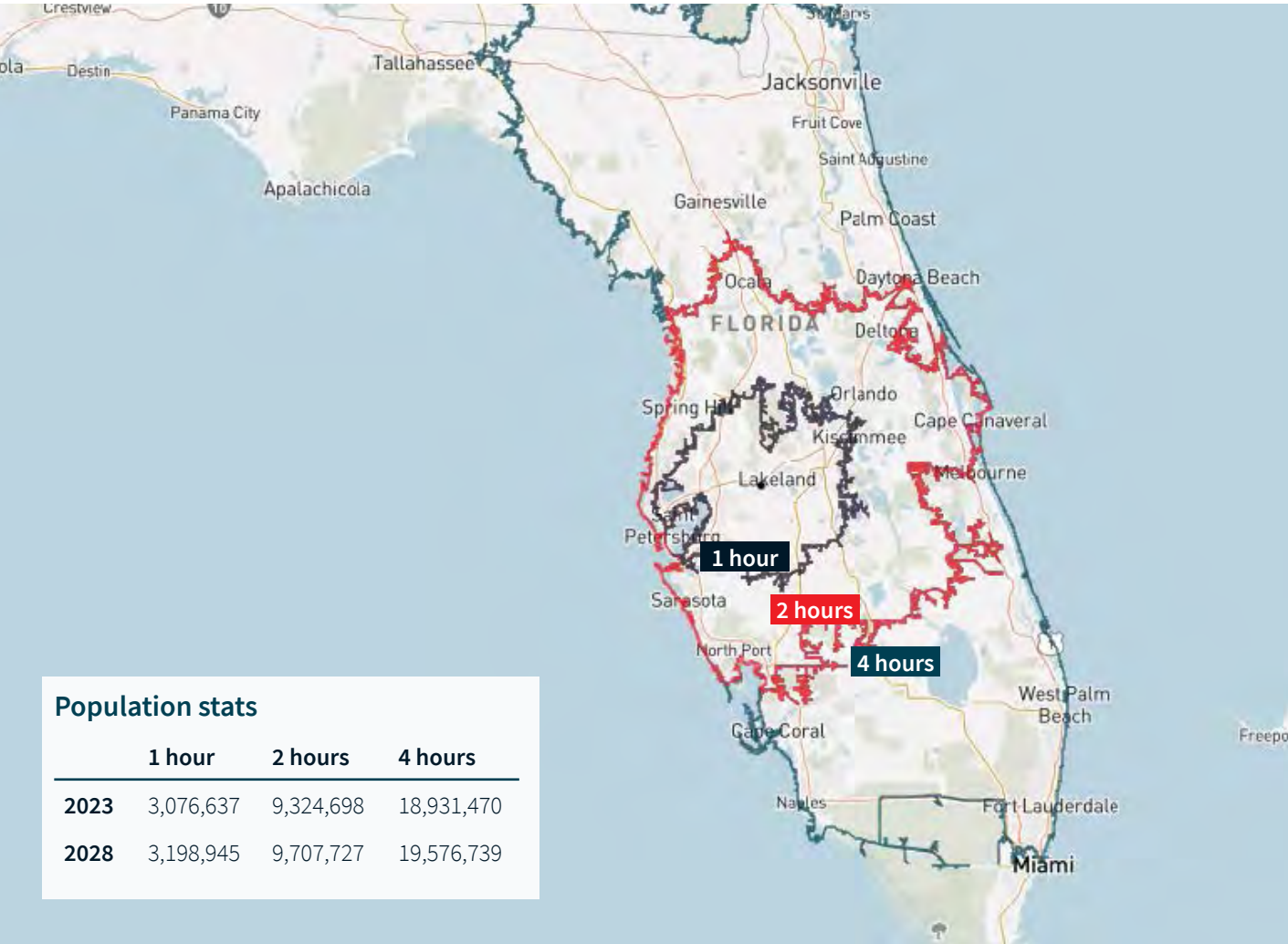


4141 Hamilton Road | Lakeland, FL 33811



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Hamilton Logistics Center is located in a well-known distribution hub, surrounded by a variety of nationally recognized companies. Its central location off I-4 places it 30 miles west of Tampa and 60 miles east of Orlando. In addition, the area benefits from an abundant local labor pool.



Key distances

Lakeland Linder Int'l Airport	2.0 miles	CSX Intermodal Winter Haven	28.0 miles
Interstate 4	2.9 miles	Tampa	29.5 miles
Polk Parkway (570)	3.0 miles	Tampa Int'l Airport	35.5 miles
Highway 60	5.1 miles	Orlando Int'l Airport	60.0 miles
Interstate 75	19.0 miles	Orlando	60.7 miles
CSX Intermodal Tampa	26.8 miles	Ocala	113.0 miles

For lease or user sale

Hamilton Logistics Center

4141 Hamilton Road

Lakeland, FL 33811

±34,000 - ±317,955 SF



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