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SCAN OR CLICK TO
VIEW VIRTUAL TOUR



AVAILABLE FOR LEASE

**IN THE HEART OF FLORIDA'S
FASTEST GROWING
INDUSTRIAL CORRIDOR**

**LAKESIDE LOGISTICS - PHASE II
3002 & 3010 CORONET RD
PLANT CITY, FL 33566**

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STOCKBRIDGE

FOUNDRY
COMMERCIAL

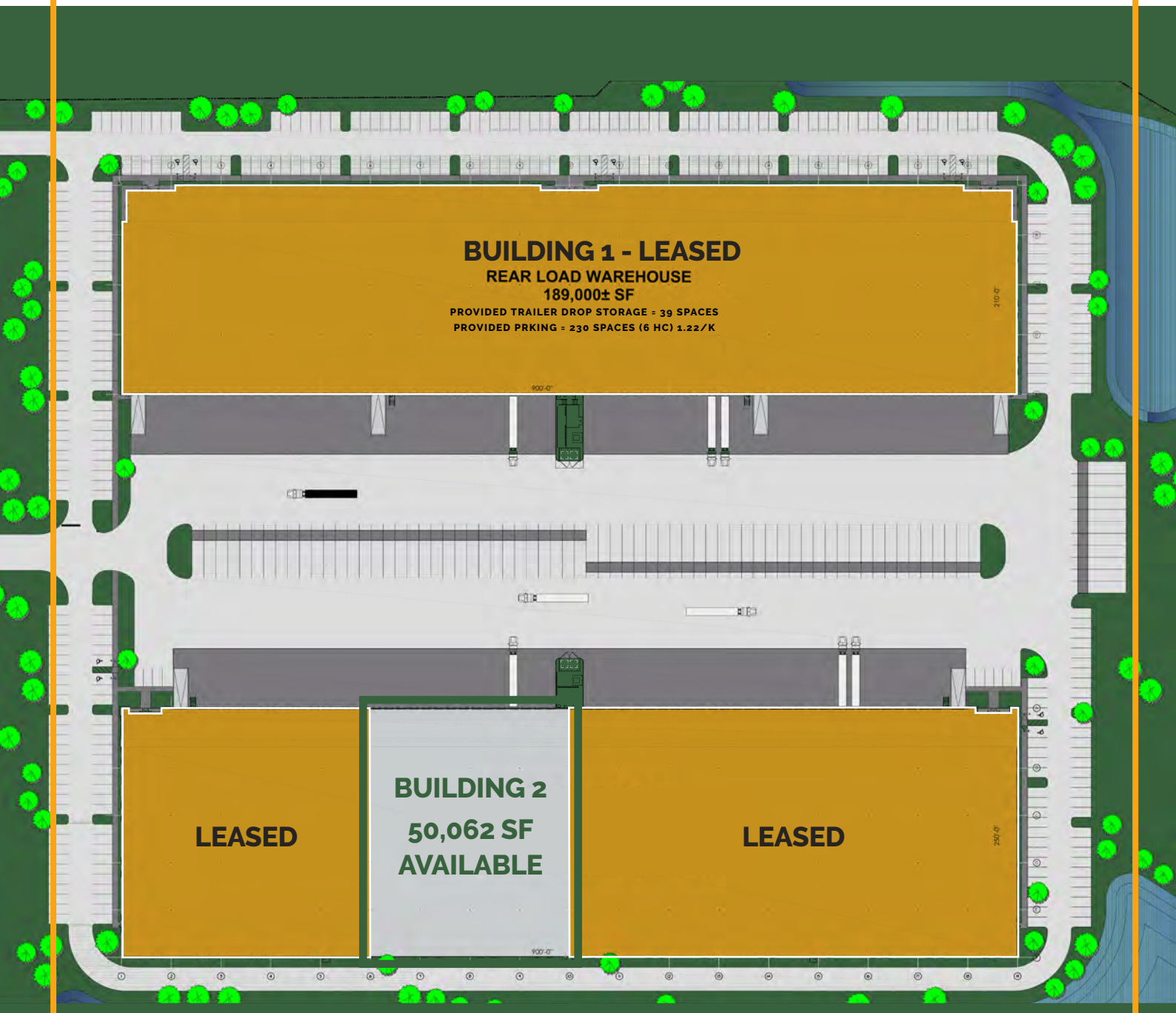
JLL

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

SITE PLAN OVERVIEW

KEY HIGHLIGHTS

- ▶ **414,000 SF TOTAL**
- ▶ **FRONT-LOAD AND REAR-LOAD CONFIGURATIONS**
- ▶ **BRAND NEW, CLASS A**
- ▶ **EXCELLENT INTERSTATE ACCESS**





BUILDING ONE SPECIFICATIONS

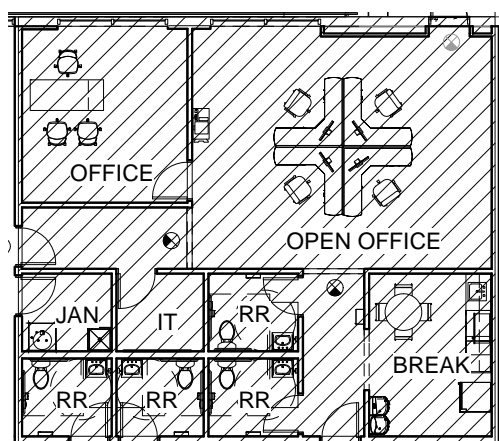
TOTAL SF	189,000
BUILDING TYPE	Tilt-wall
BUILDING DIMENSIONS	210' (D) x 900' (W)
CLEAR HEIGHT	32'
COLUMN SPACING	50' (D) x 50' (W), 60' speed bay
LOADING	Rear-load, 62 dock-high doors, 4 ramps
CONCRETE SLAB	6" reinforced
TRUCK COURT DEPTH	130'
TRAILER DROPS	39 (77 - total)
VEHICULAR PARKING	230 stalls
FIRE PROTECTION	ESFR
LIGHTING	LED
ELECTRICAL SERVICE	2000A, 480V, 3-phase (expandable to 4000A)

BUILDING TWO SPECIFICATIONS

TOTAL SF AVAILABLE	50,062
OFFICE SF	1,357
BUILDING TYPE	Tilt-wall
BUILDING DIMENSIONS	250' (D) x 900' (W)
CLEAR HEIGHT	32'
COLUMN SPACING	47' 6" (D) x 50' (W), 60' speed bay
LOADING	Front-load, 58 dock-high doors, 2 ramps

CONCRETE SLAB	6" reinforced
TRUCK COURT DEPTH	130'
TRAILER DROPS	38 (77 - total)
VEHICULAR PARKING	125 stalls
FIRE PROTECTION	ESFR
LIGHTING	LED
ELECTRICAL SERVICE	2000A, 480V, 3-phase (expandable to 4000A)

1,357 SF OFFICE SPACE



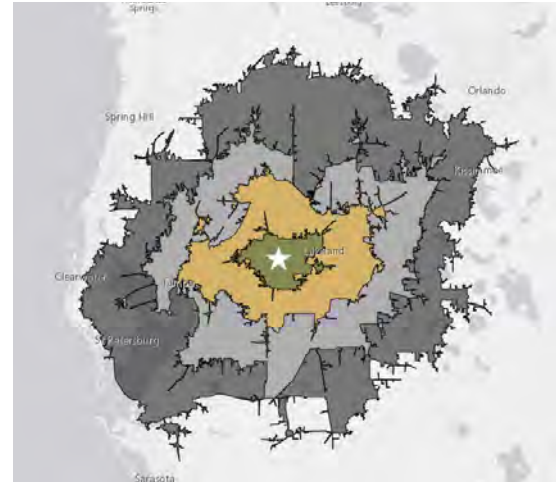
BUILDING 2
50,062 SF
AVAILABLE

LEASED

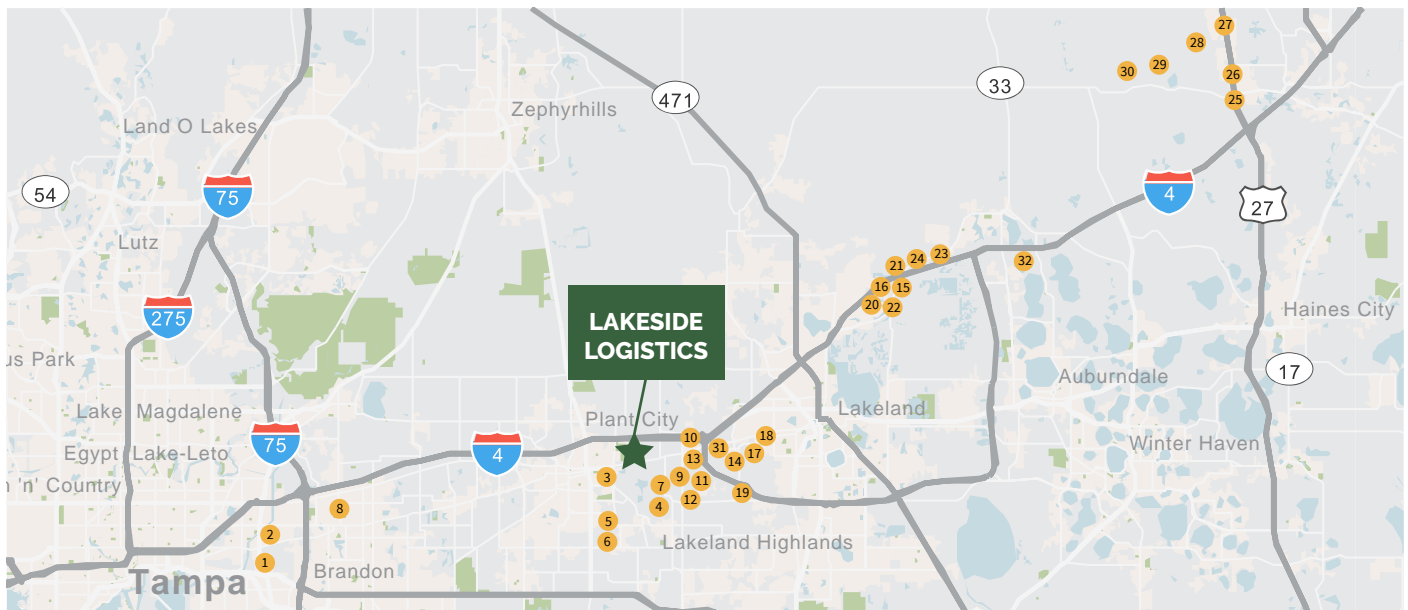
LEASED

KEY REGIONAL DEMOGRAPHICS

	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
TOTAL POPULATION	136,973	876,180	2,004,234	3,527,676
WORKFORCE POTENTIAL (+16 YEARS)	106,910	706,207	1,614,808	2,869,367
HIGH SCHOOL+ EDUCATION (POP. 25+ YEARS)	75,177 / 82%	523,426 / 87%	1,216,254 / 88%	2,204,270 / 89%
BLUE COLLAR / SERVICE WORKERS	27,307 / 48%	154,969 / 41%	345,742 / 38%	626,250 / 38%



LOCAL DISTRIBUTION CENTERS



- | | | |
|--------------------------------|--------------------|--------------------------------------|
| 1. Ace Hardware | 13. IKEA | 25. CVS Pharmacy |
| 2. Coca-Cola | 14. Rooms To Go | 26. UPS |
| 3. Gordon Food Service | 15. HD Supply | 27. Ford |
| 4. Home Depot Distribution | 16. Veritiv | 28. Amazon |
| 5. International Paper Company | 17. McLane | 29. FedEx |
| 6. Sysco | 18. Publix | 30. Retail Company |
| 7. Plastipak | 19. Publix | 31. Southern Glazer's Wine & Spirits |
| 8. NewSouth Windows | 20. Havertys | 32. Amazon |
| 9. Amazon | 21. PepsiCo | |
| 10. Advance Auto Parts | 22. Retail Company | |
| 11. Publix | 23. Best Buy | |
| 12. O'Reilly Auto Parts | 24. PepsiCo | |



LOCATION OVERVIEW

► 19.5 MILLION PEOPLE

LIVE WITHIN A 200-MILE RADIUS OF LAKESIDE LOGISTICS

► POLK, ORANGE & HILLSBOROUGH

LAKESIDE DIRECTLY SERVICES THE THREE FASTEST GROWING COUNTIES IN THE STATE OF FLORIDA

► OVER 900 ACRES

LAKESIDE LOGISTICS REPRESENTS 10% OF PLANT CITY'S LAND MASS AND UP TO 7 MILLION SF OF FUTURE DEVELOPMENT

► CLASS-A DEVELOPMENT

MODERN INDUSTRIAL PARK LOCATED ON HIGH-GROWTH I-4 CORRIDOR

► ACCESSIBILITY OPTIONS

2 I-4 INTERCHANGES WITHIN 4 MILES OFFER MULTIPLE ROUTES

► ECONOMIC INCENTIVES

LOCAL ECONOMIC DEVELOPMENT COUNCIL GROUPS PROVIDE INCENTIVE OPTIONS



Lakeside Logistics is a Class-A industrial park in the heart of Florida's fastest growing industrial corridor along I-4. Designed with modern users in mind, the Lakeside Logistics property represents a significant amount of Plant City's land mass and the project has widespread support and local economic development incentive options.



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