

# 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 and  
less than 2 miles to I-75



Office SF:  
2,500

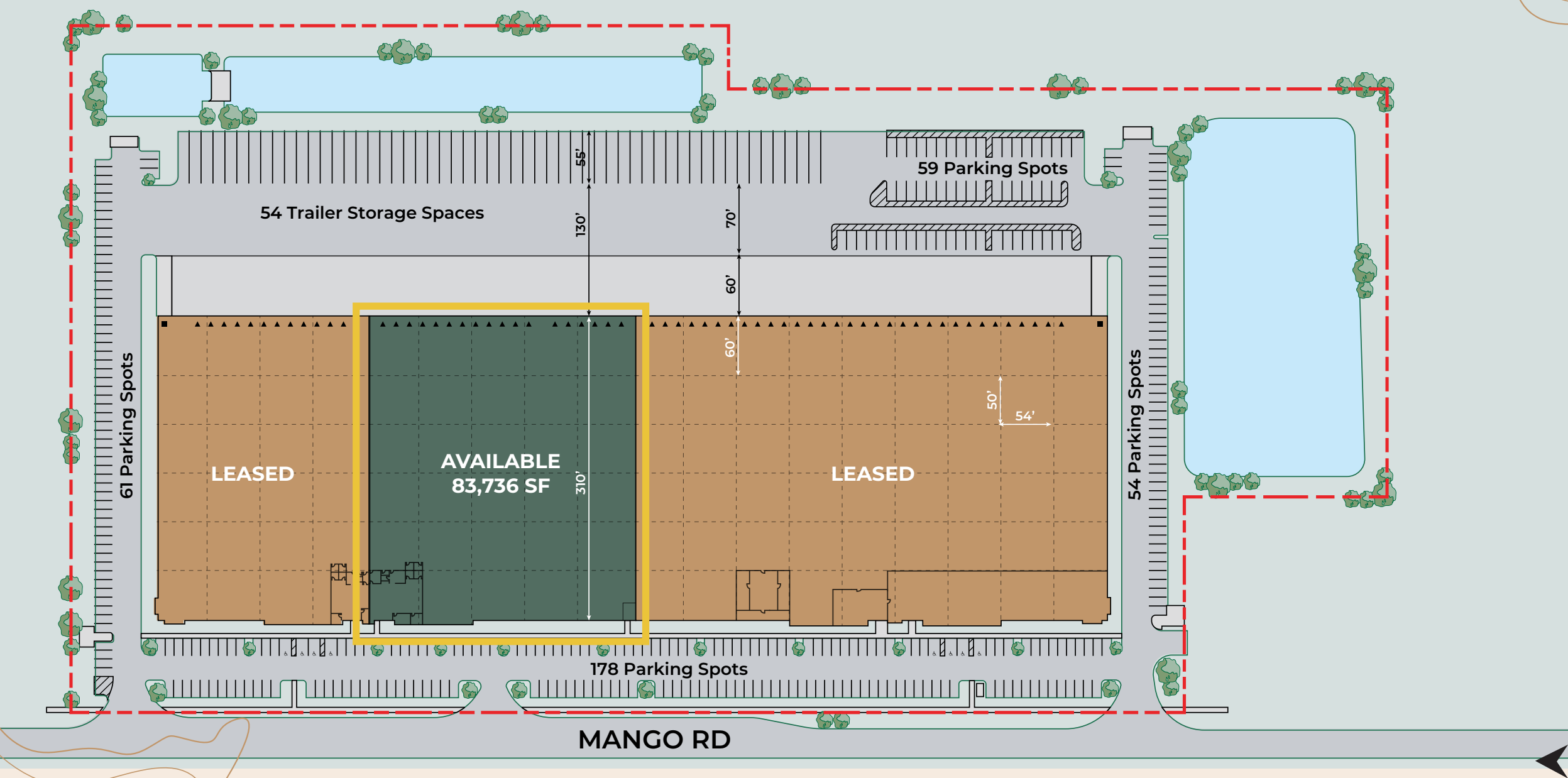


Parking:  
125 car | 28 trailer



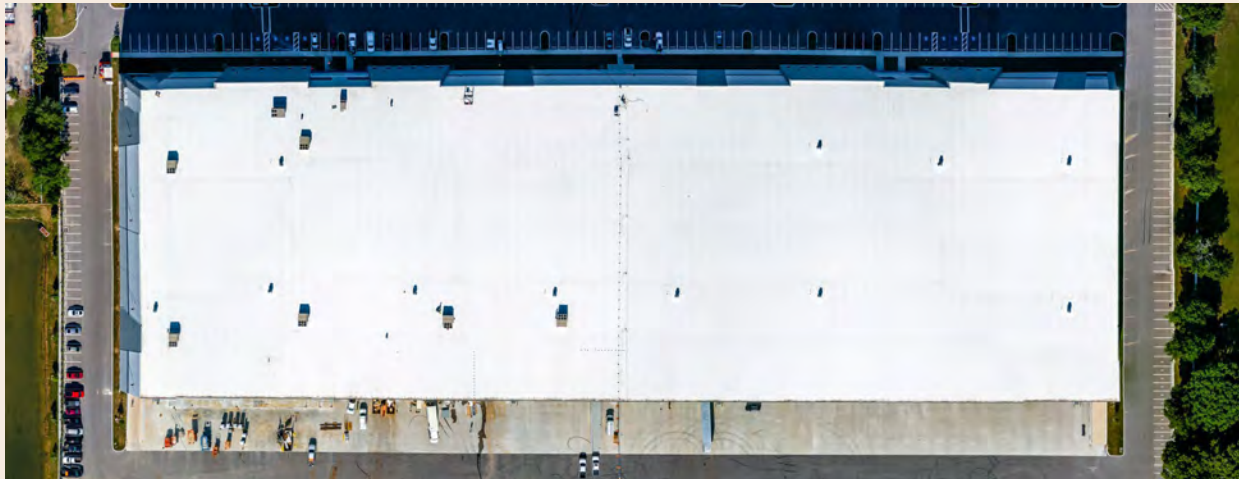
Fans:  
4 HVLS in speed bay

# 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






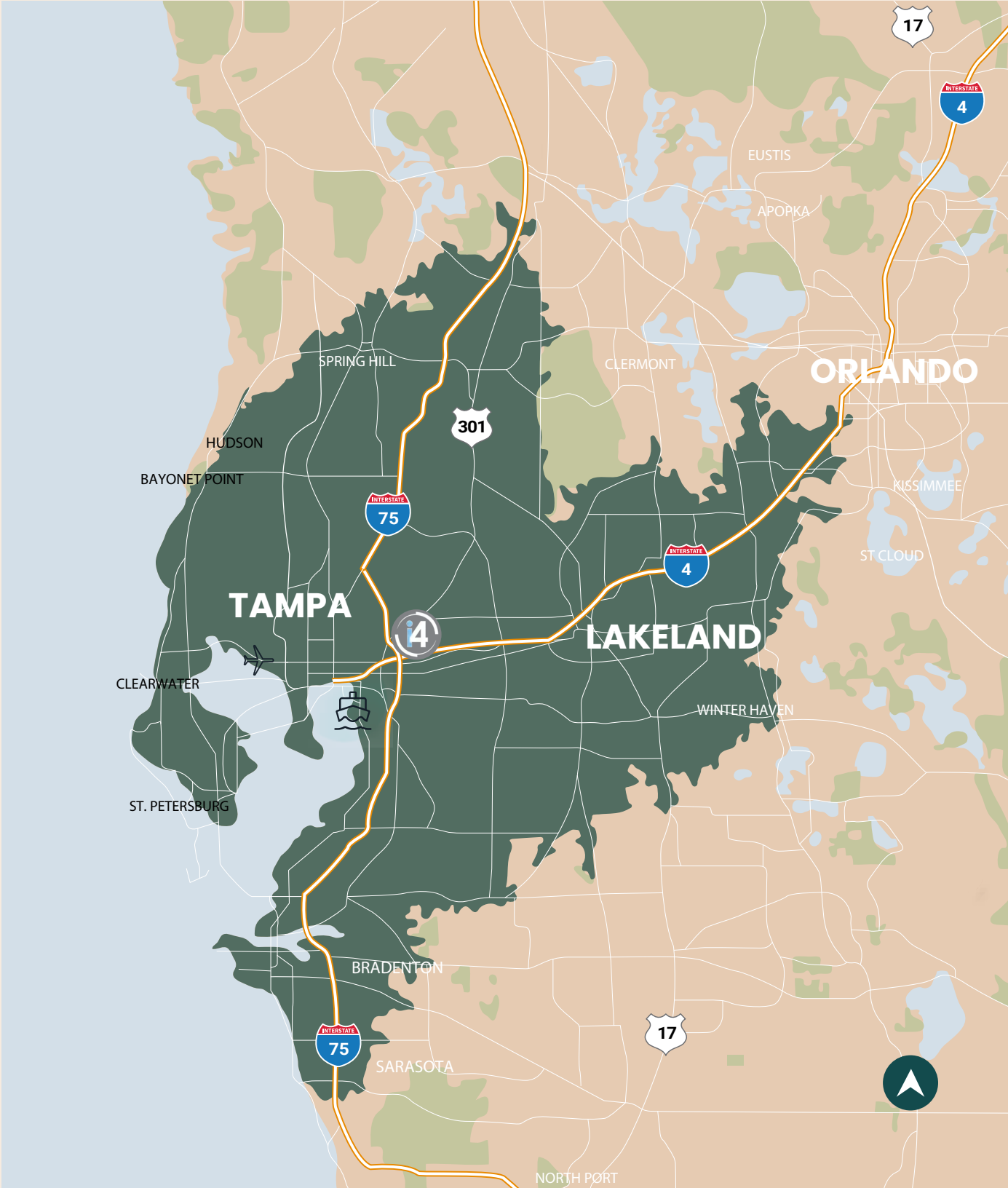


# DRIVE TIME MAP



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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