

2998 N. 62nd St. | Tampa, FL 33619



4WARD

LOGISTICS CENTER

Class A Industrial Space For Lease



John Dunphy, CCIM, SIOR
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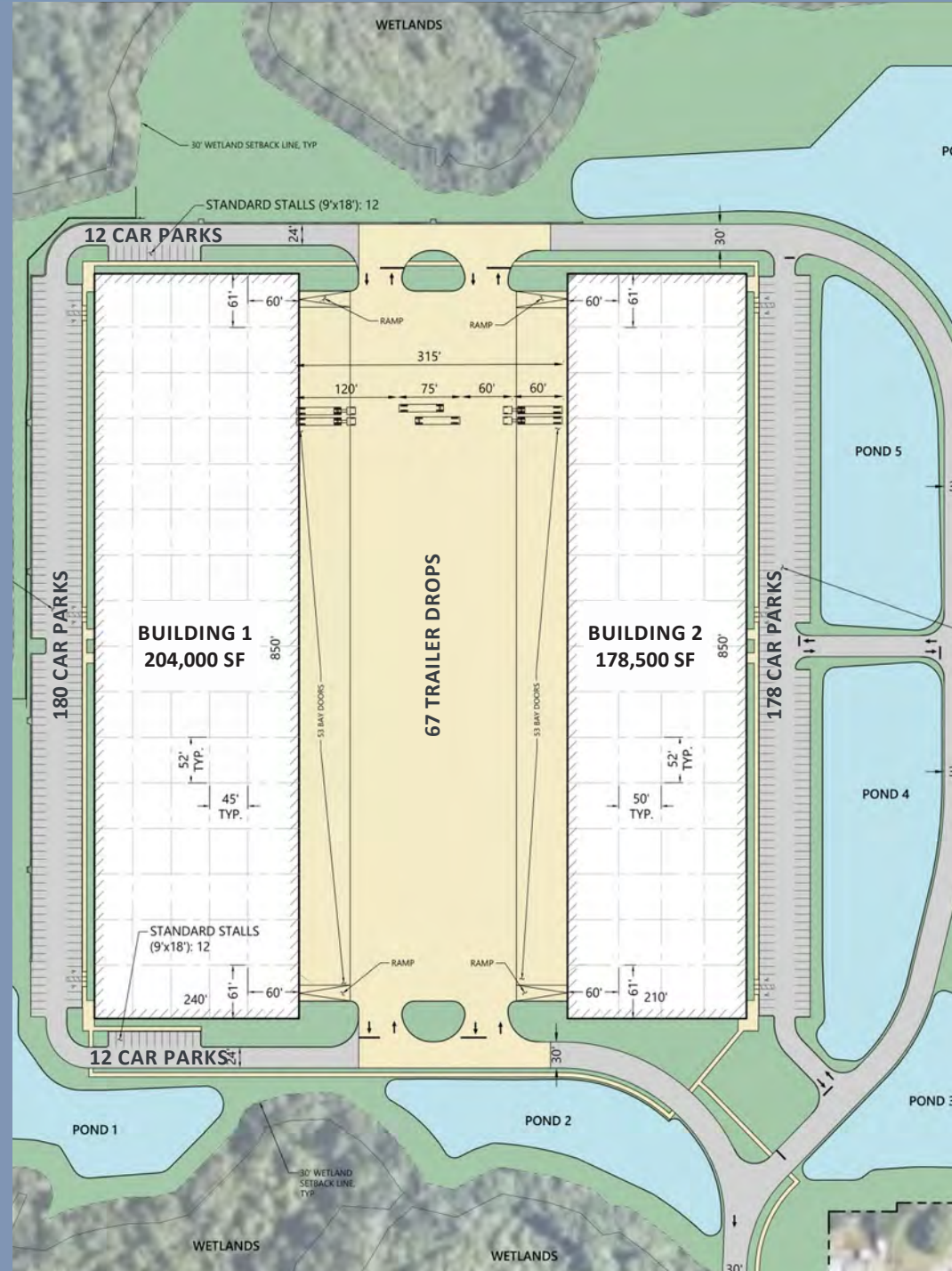
Harrison Plithers
Vice President
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Building One



Building Two

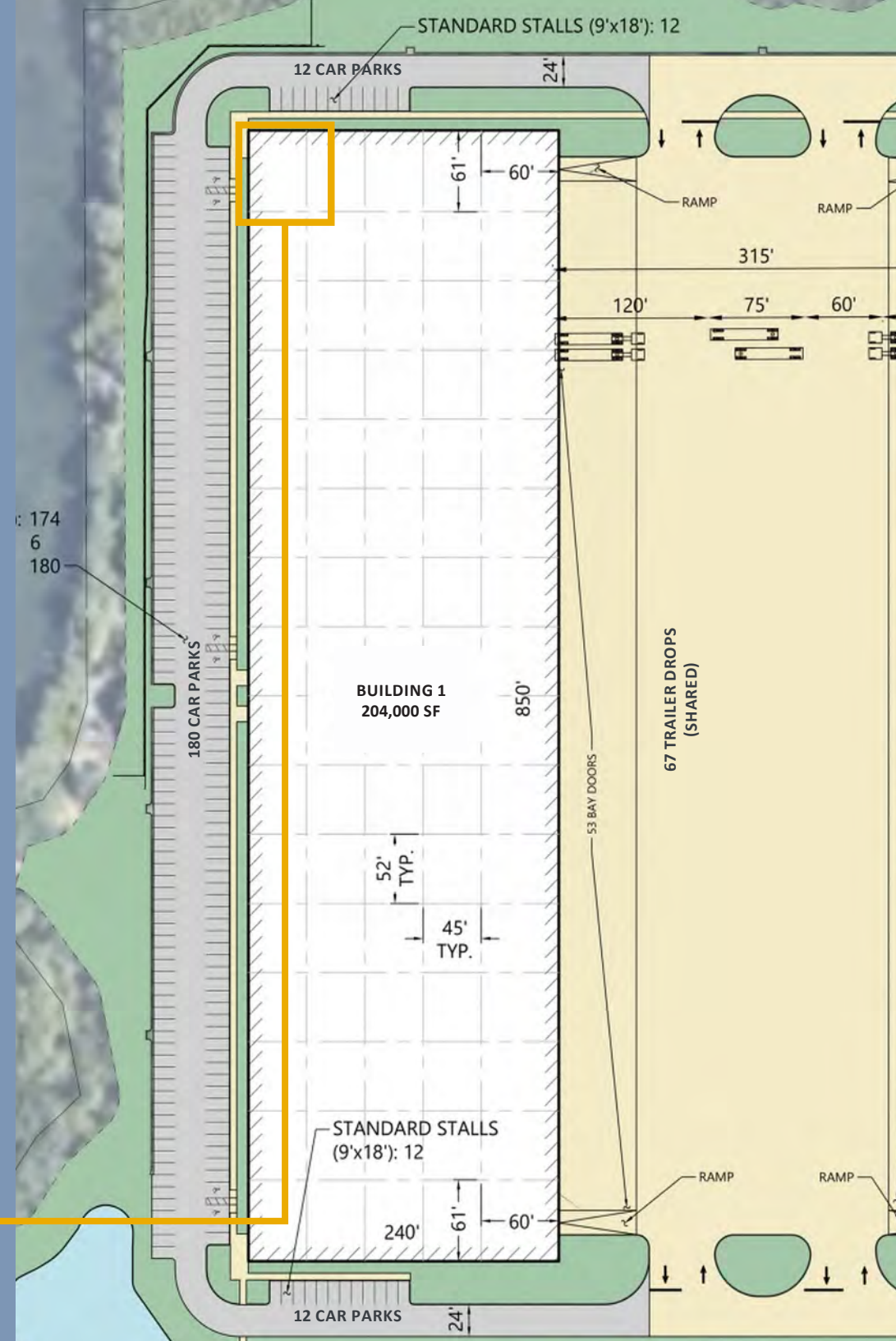




Building One

Building Size	204,000 SF
Office	1,894 SF
Building Dimensions	850'w x 240'd
Clear Height	36'
Loading	Rear-load
Dock-high Doors	53
Drive-in Doors	2
Column Spacing	52'w x 45'd, 60' speed bay
Power	2,800A, 3-phase
Car Parks	204
Trailer Drops	67 (park total)
Sprinkler System	ESFR
Lighting	LED
Delivery	3Q 2027

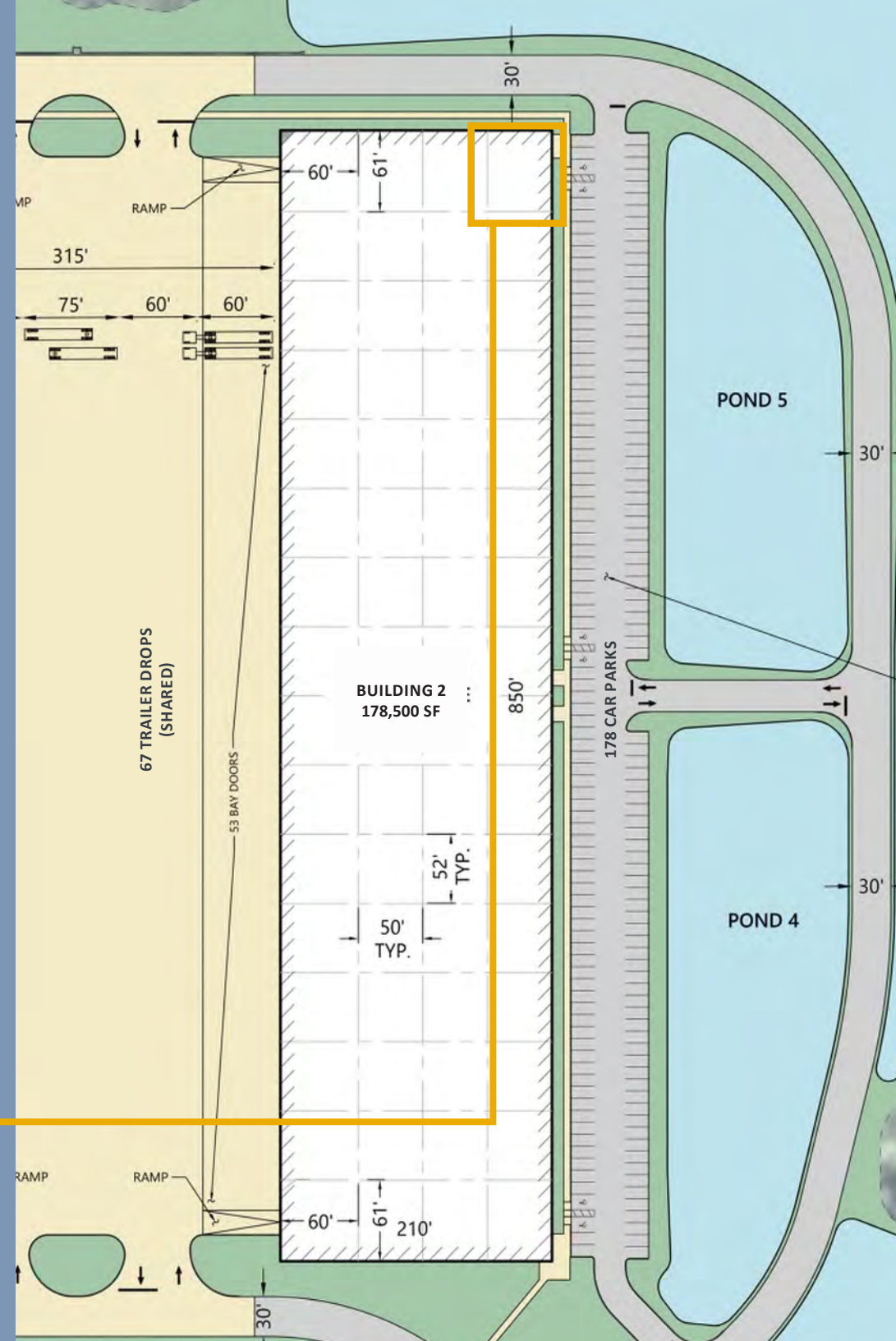
1,894 SF
Spec office



Building Two

Building Size	178,500 SF
Office	1,894 SF
Building Dimensions	850'w x 210'd
Clear Height	32'
Loading	Rear-load
Dock-high Doors	53
Drive-in Doors	2
Column Spacing	52'w x 50'd, 60' speed bay
Power	2,800A, 3-phase
Car Parks	178
Trailer Drops	67 (park total)
Sprinkler System	ESFR
Lighting	LED
Delivery	3Q 2027

1,894 SF
Spec office



Access



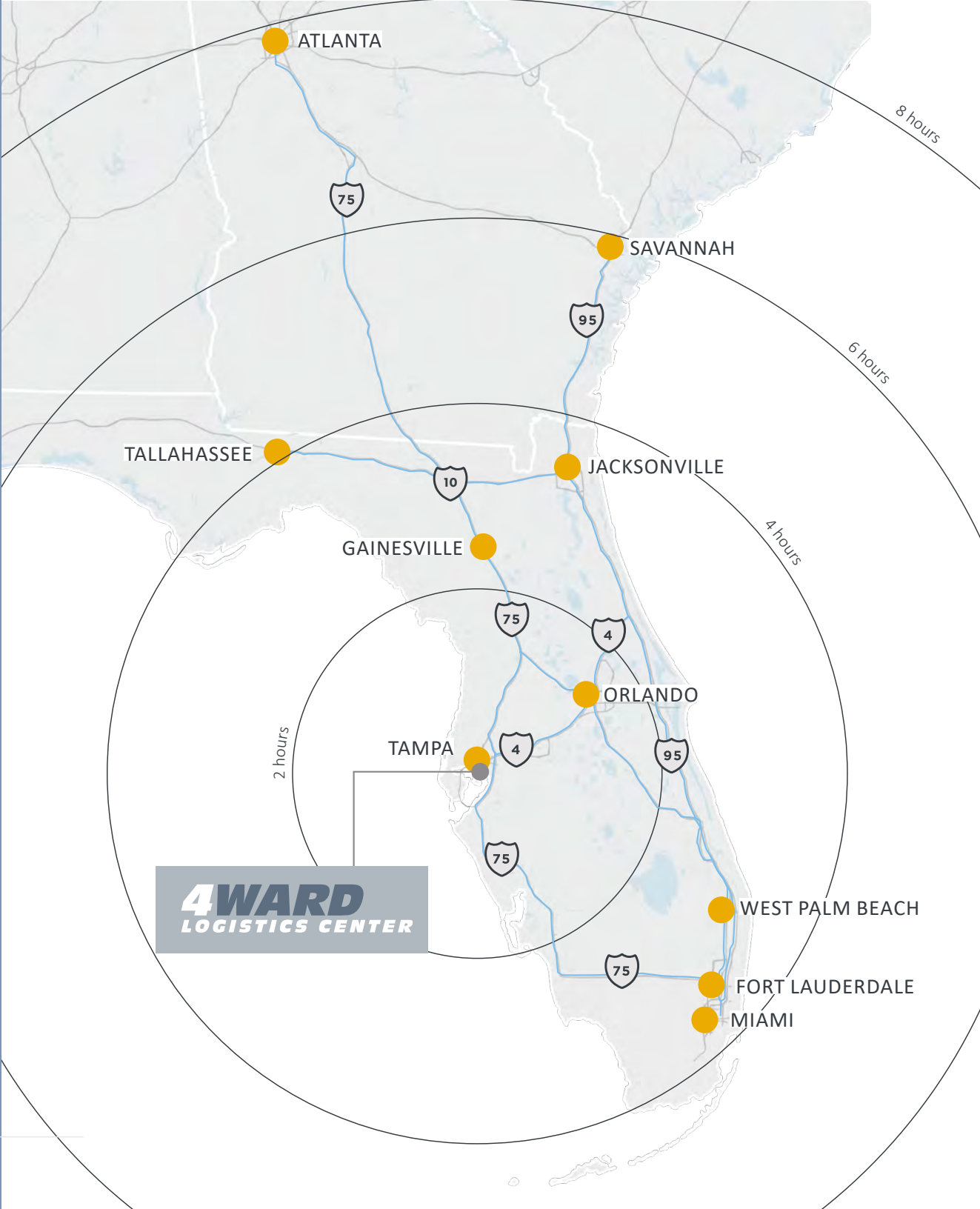
Strategic Location

Key Distances

Selmon Expressway	10 minutes	5 miles
Tampa	10 minutes	10 miles
Veterans Expressway	20 minutes	14 miles
Tampa Int'l Airport	20 minutes	12 miles
Orlando	60 minutes	62 miles
Jacksonville	3 hours	202 miles
Miami	4 hours	248 miles
Savannah	6 hours	342 miles
Atlanta	8 hours	468 miles

Demographics

Distance	'25 Population	'30 Population
30 minutes	1,147,531	1,208,503
60 minutes	3,979,046	4,238,598
90 minutes	6,803,202	7,335,354



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

