

LAKE SIDE LOGISTICS

PLANT CITY

3251 HENDERSON WAY,
PLANT CITY, FL 33563

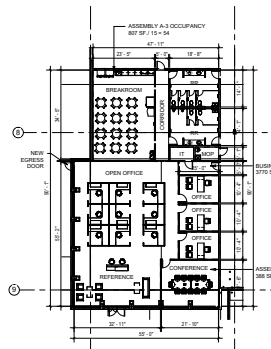
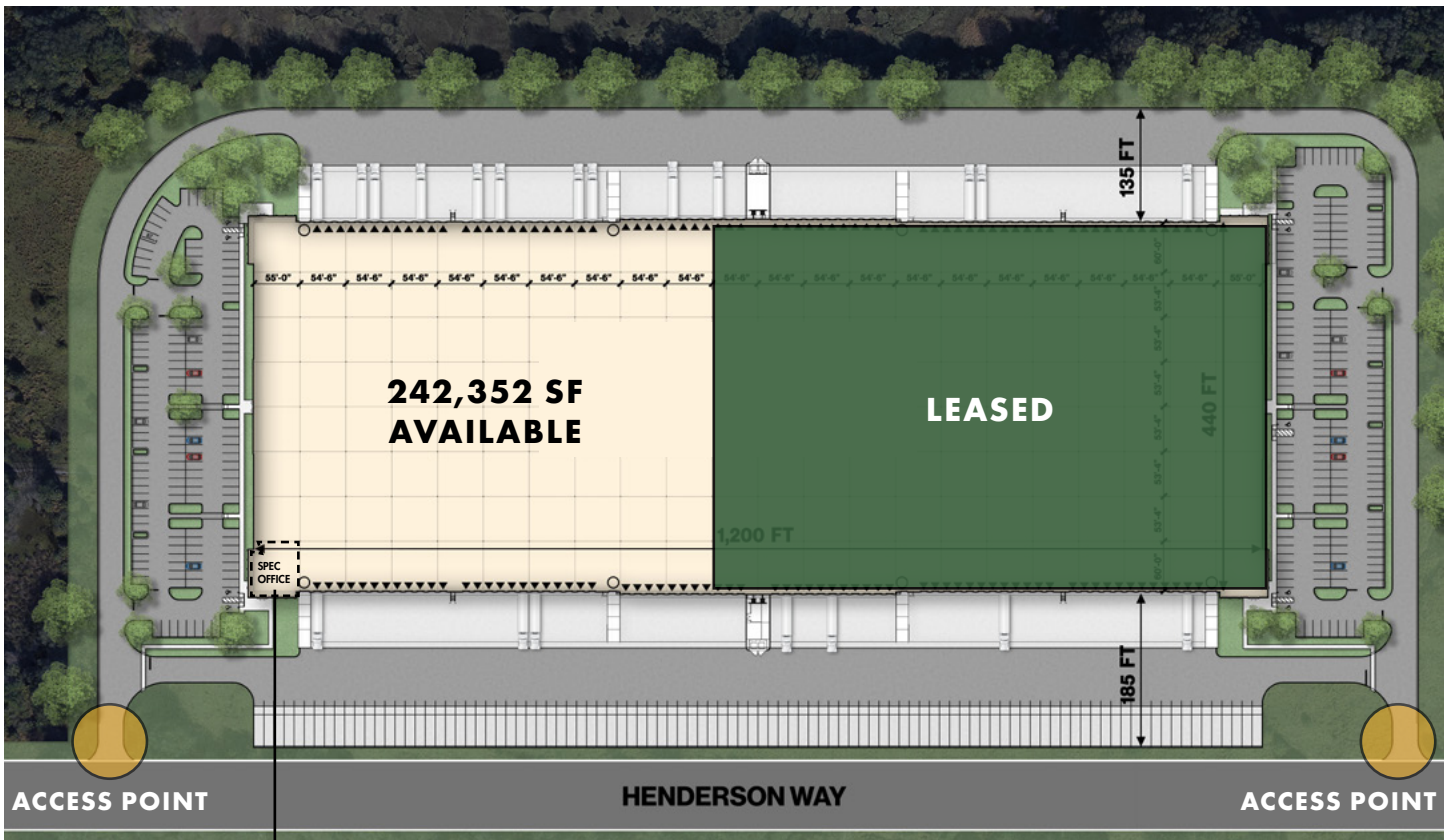


- ✓ +/- 242,352 SF AVAILABLE NOW
- ✓ 1ST GENERATION
- ✓ CLASS A CROSSDOCK
- ✓ ACCESS TO I-4 AND SR-60

FOR LEASE

242,352 SF

LEASED BY **FOUNDRY**
COMMERCIAL



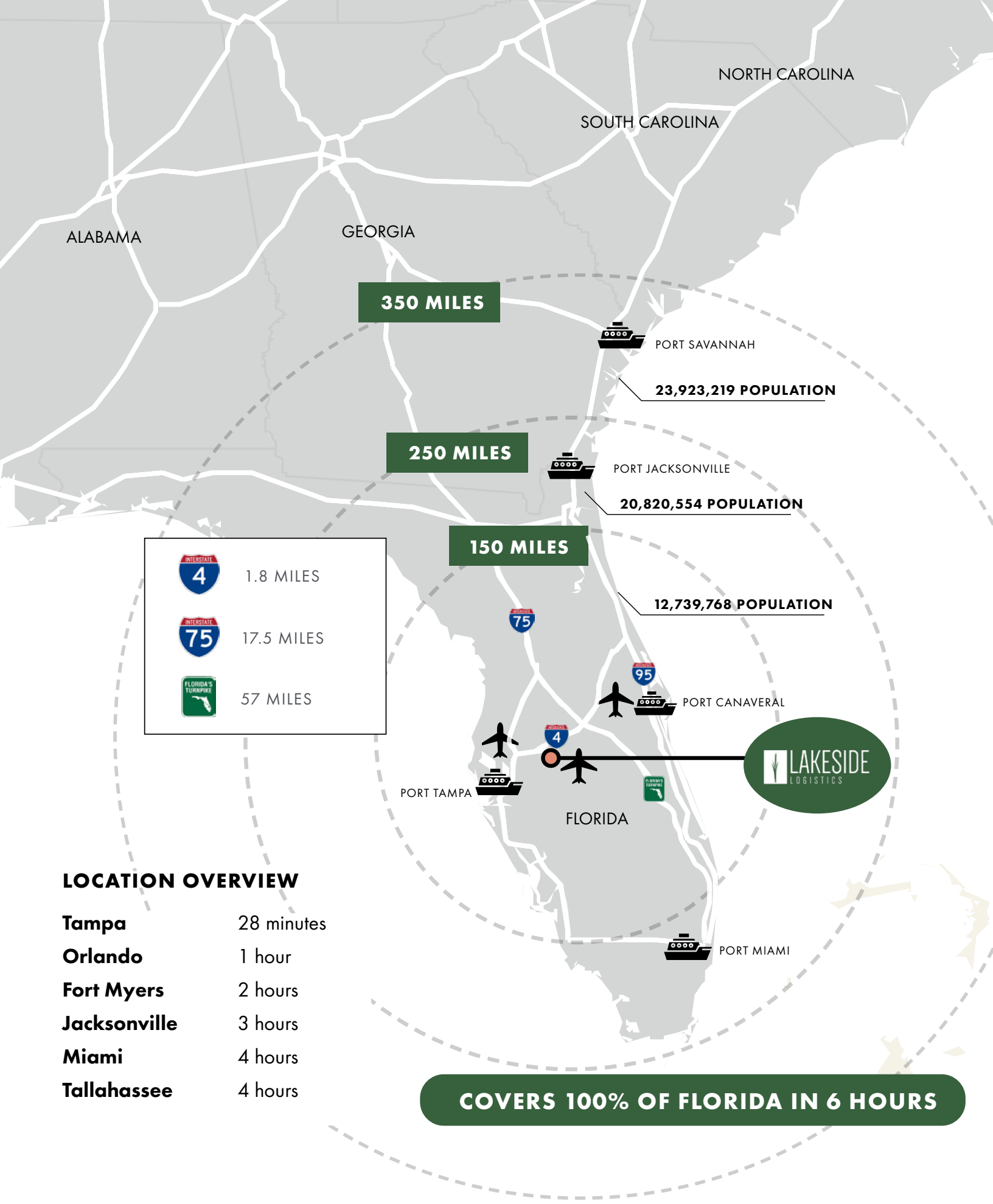
SPEC OFFICE

4,934 SF

PROPERTY HIGHLIGHTS

SF AVAILABLE	242,352 SF	OFF DOCK TRAILER DROPS	45 (12'x55')
OFFICE SF	4,935 SF	DOCK DOORS	64
CLEAR HEIGHT	36'	DRIVE-IN DOORS	2 (per side)
BUILDING TYPE	Cross Loading	PARKING SPACES	145
COLUMN SPACING	50' (w) x 47'6" (d)	POWER	800 amps, expandable up to 2,400 amps
CONCRETE SLAB	7" Reinforced	HIGH BAY LED LIGHTS	108
PIT LEVELERS	18		







I-4 CORRIDOR DEMOGRAPHICS



13 FORTUNE 500

Companies have absorbed 25 million SF of industrial inventory along the I-4 Corridor



OVER 5M

Residents can be reached within 60 minutes of Lakeside Logistics



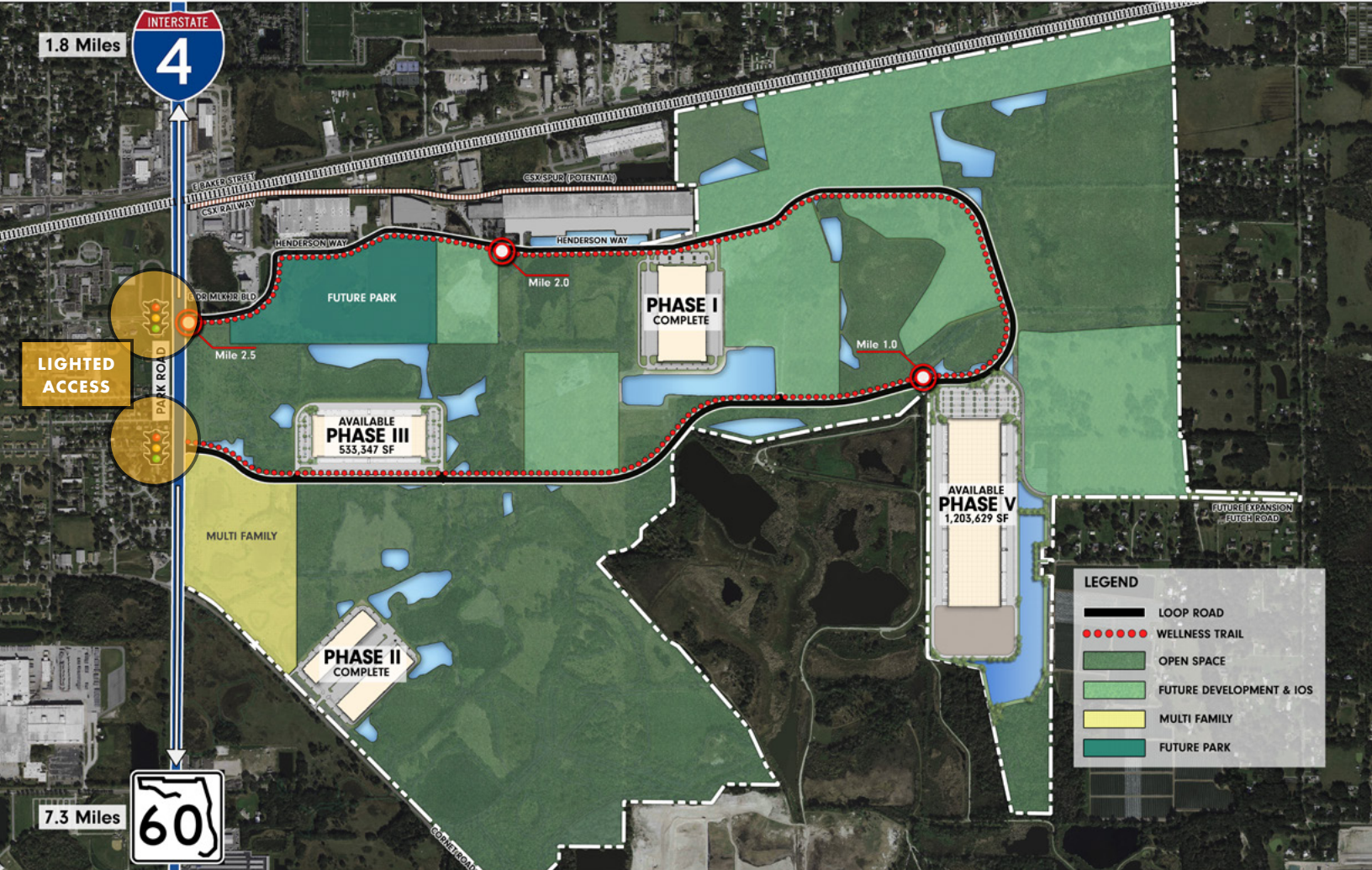
33,991

Qualified transportation and material moving workers reside within 30 minutes of Lakeside Logistics



207,849

Businesses located within 50 miles of Lakeside Logistics



AMENITIES

TRUCK SERVICES

1. Iron Maintenance Lakeland
2. Alert Tire Service Inc.
3. Breslin Auto Repair and Service
4. Mobil
5. Wawa
6. Speedlane
7. CircleK

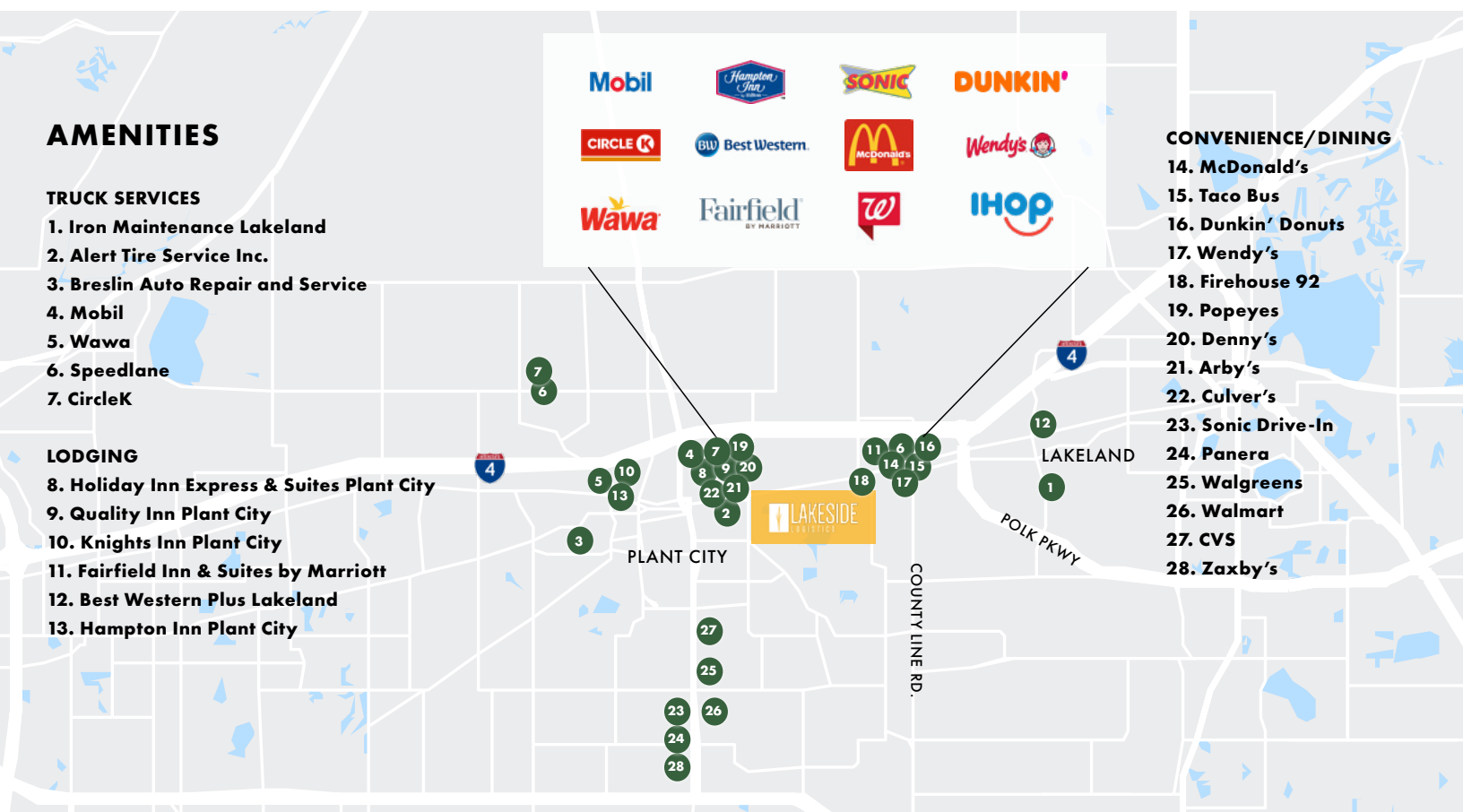
LODGING

8. Holiday Inn Express & Suites Plant City
9. Quality Inn Plant City
10. Knights Inn Plant City
11. Fairfield Inn & Suites by Marriott
12. Best Western Plus Lakeland
13. Hampton Inn Plant City



CONVENIENCE/DINING

14. McDonald's
15. Taco Bus
16. Dunkin' Donuts
17. Wendy's
18. Firehouse 92
19. Popeyes
20. Denny's
21. Arby's
22. Culver's
23. Sonic Drive-In
24. Panera
25. Walgreens
26. Walmart
27. CVS
28. Zaxby's



CONTACT INFORMATION

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