

# HAMILTON LOGISTICS CENTER

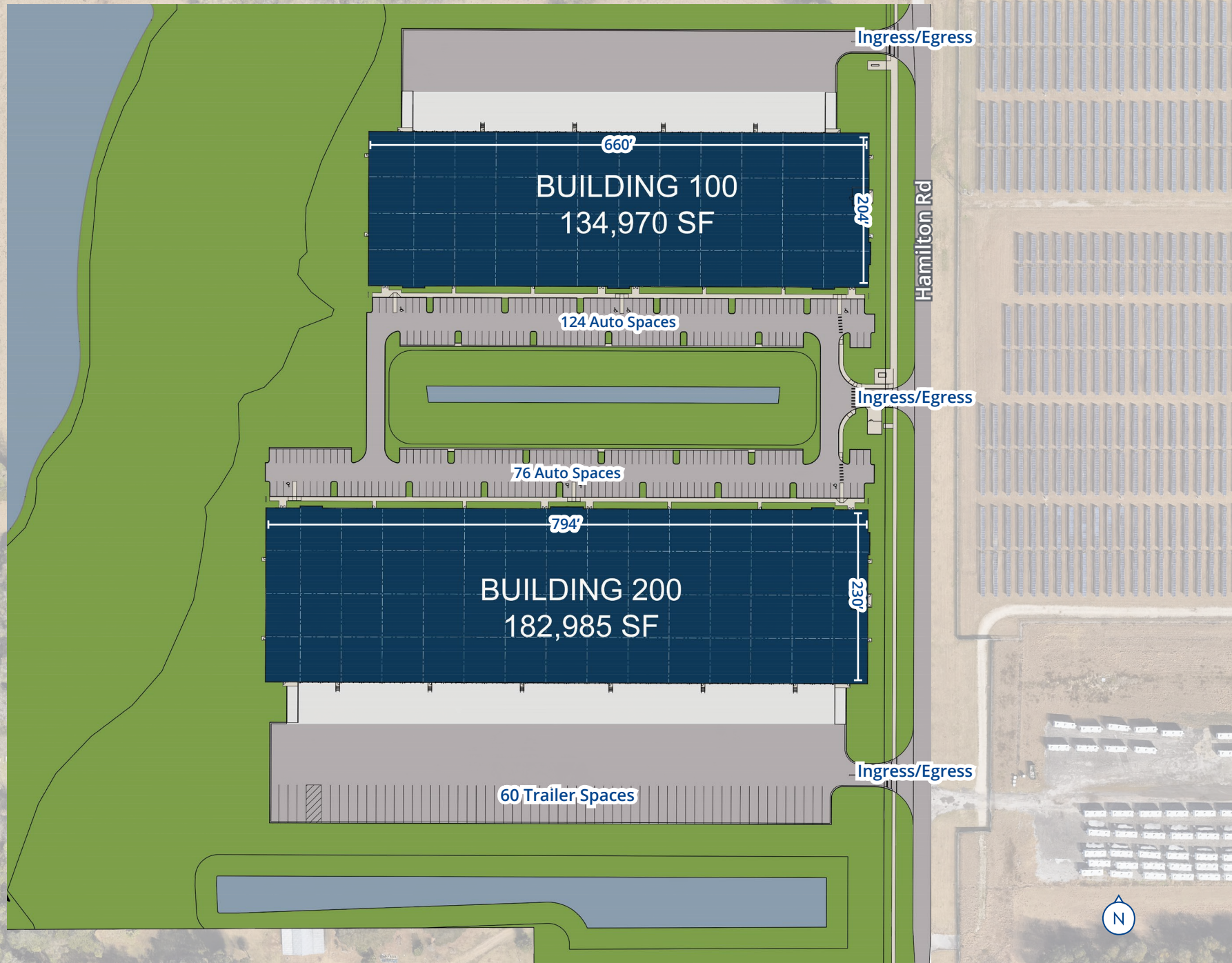
4141 Hamilton Road | Lakeland, FL 33811

±35,000 - ±317,955 SF Industrial for Lease

Speculative Development | Q1 2024 Construction Kick Off

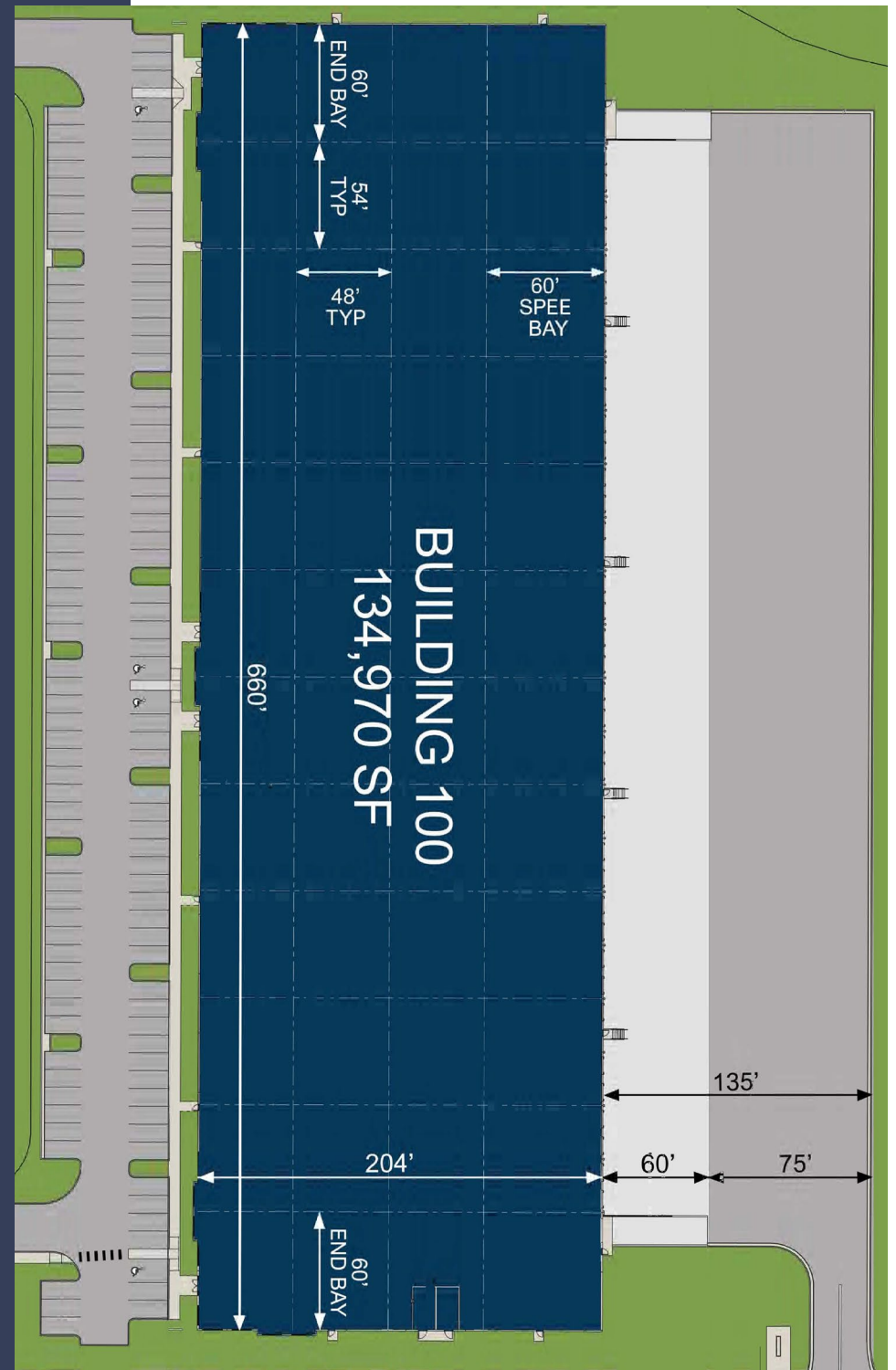


# Site Plan Kicking Off Construction in Q1 2024



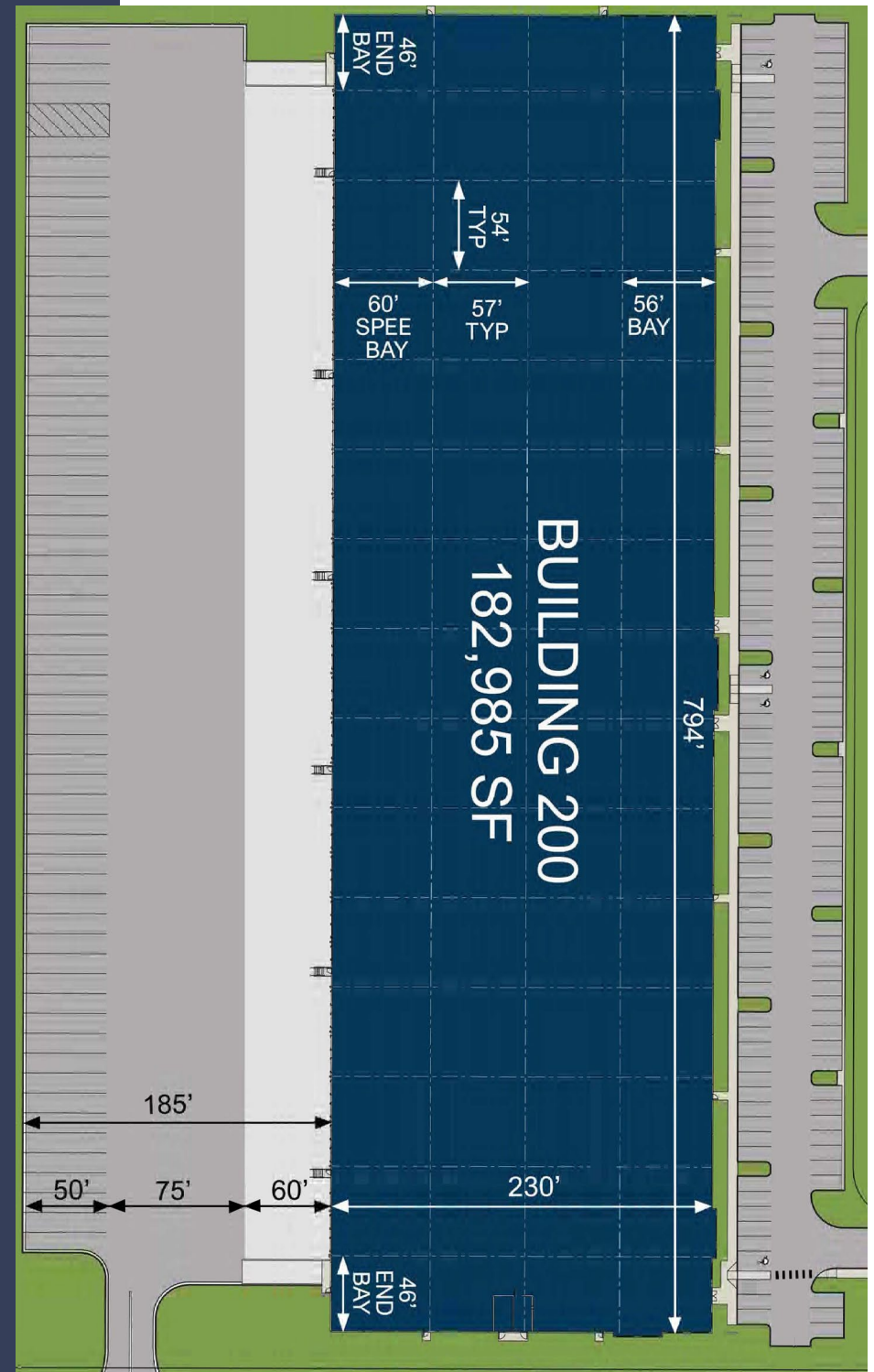
# Building 100

<b>Available Size:</b>	134,970 SF
<b>Minimum Divisible:</b>	±45,288 SF
<b>Availability:</b>	Q4 2024/Q1 2025
<b>Office:</b>	BTS
<b>Warehouse Lighting:</b>	LED
<b>Dock-High Positions:</b>	36 doors (9' x 10')
<b>Drive-In Ramps:</b>	2 ramps (12' x 14' door)
<b>Load Type:</b>	Rear-Load
<b>Year Built:</b>	Proposed
<b>Construction:</b>	Tilt-Wall
<b>Building Dimensions:</b>	660' (w) x 204' (d)
<b>Column Spacing:</b>	54' (w) x 48' (d)
<b>Speed Bay:</b>	60'
<b>Clear Height:</b>	32'
<b>Slab Thickness:</b>	7" reinforced steel
<b>Fire Suppression:</b>	ESFR
<b>Roof:</b>	TPO with LTTR R-20 insulation
<b>Truck Court Depth:</b>	135'
<b>Auto Parking:</b>	124 spaces (0.92/1,000 SF ratio)
<b>Trailer Parking:</b>	None
<b>Flood Zone:</b>	A
<b>Zoning:</b>	BPC-1



# Building 200

<b>Available Size:</b>	182,985 SF
<b>Minimum Divisible:</b>	±60,260 SF
<b>Availability:</b>	Q4 2024/Q1 2025
<b>Office:</b>	BTS
<b>Warehouse Lighting:</b>	LED
<b>Dock-High Positions:</b>	46 doors (9' x 10')
<b>Drive-In Ramps:</b>	2 ramps (12' x 14' door)
<b>Load Type:</b>	Rear-Load
<b>Year Built:</b>	Proposed
<b>Construction:</b>	Tilt-Wall
<b>Building Dimensions:</b>	794' (w) x 230' (d)
<b>Column Spacing:</b>	54' (w) x 57' (d)
<b>Speed Bay:</b>	60'
<b>Clear Height:</b>	32'
<b>Slab Thickness:</b>	7" reinforced steel
<b>Fire Suppression:</b>	ESFR
<b>Roof:</b>	TPO with LTTR R-20 insulation
<b>Truck Court Depth:</b>	190' (including 55' trailer parks)
<b>Auto Parking:</b>	148 spaces (0.81/1,000 SF ratio)
<b>Trailer Parking:</b>	60 spaces (3.28/10,000 SF ratio)
<b>Flood Zone:</b>	A
<b>Zoning:</b>	BPC-1



# Property Rendering



# Access to Property







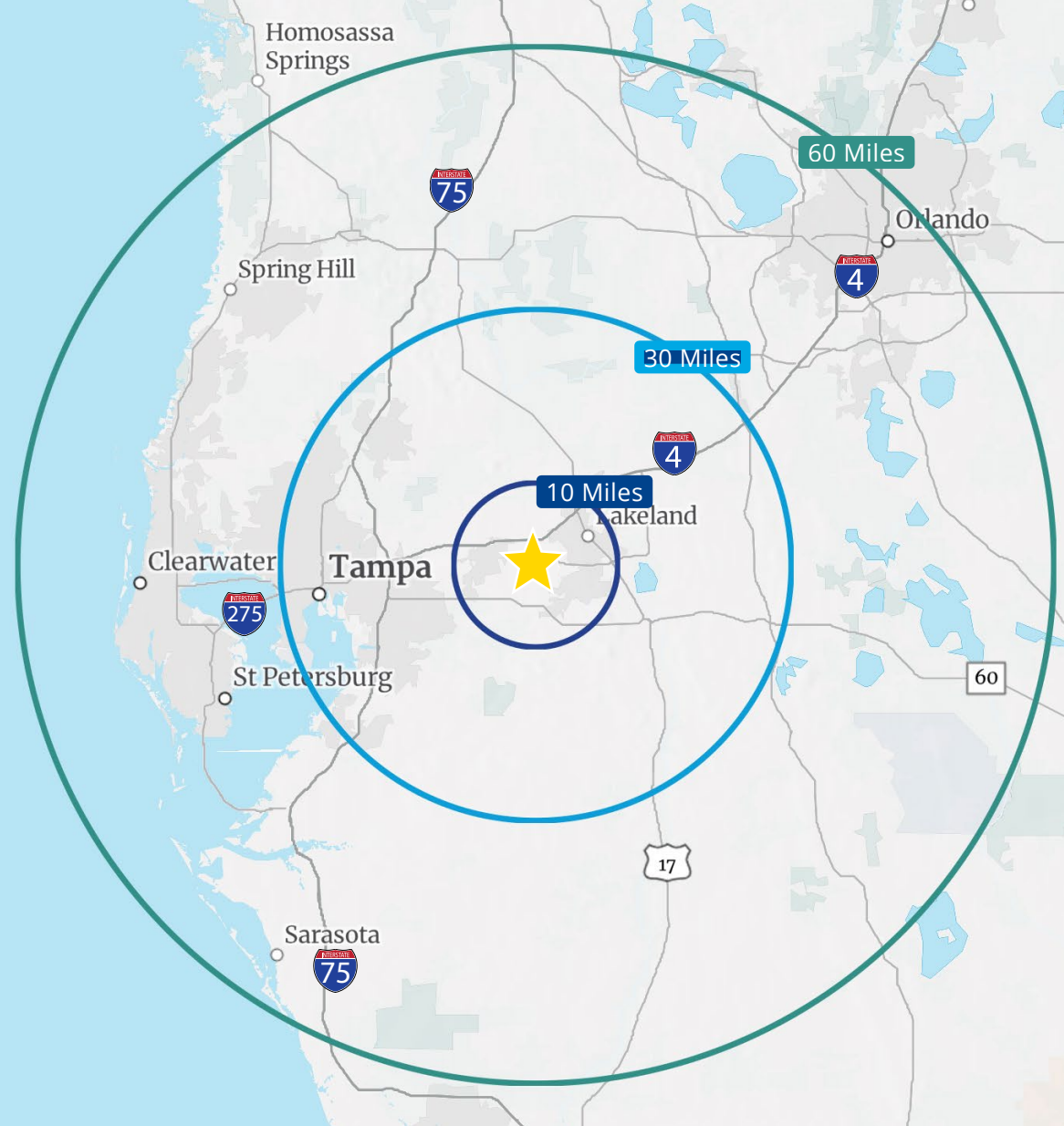
30 Miles West  
to **Tampa**

60 Miles East  
to **Orlando**

# Centrally Located off I-4

## Key Distances

	Polk Parkway	2.7 Miles
	Interstate 4	2.9 Miles
	Highway 60	5.1 Miles
	Interstate 75	19.0 Miles
	Lakeland Linder Int'l Airport	2.0 Miles
	Tampa Int'l Airport	35.5 Miles
	Orlando Int'l Airport	60.0 Miles
	Tampa	29.5 Miles
	Orlando	60.7 Miles
	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles



## Major MSAs 2022 Population

  
**3,219,514**  
*Tampa*

  
**859,760**  
*Sarasota-Bradenton*

  
**753,520**  
*Lakeland*

  
**2,691,925**  
*Orlando*

# Established Distribution Location



WellDyne Rx IP+  
WELLGISTICS  
WHOLESALE PHARMACEUTICAL DISTRIBUTION  
DSI Acquisitions Corp.

TESLA Sysco

stryker  
CHEP  
A Brambles Company  
Plastipak  
Packaging Inc.  
LaSalle Bristol  
CARPENTER  
PECO  
PALLET  
Advance  
Auto Parts

Full Interchange

PHILLIPS  
PET FOOD & SUPPLIES  
Country  
Malt  
Group

IKEA

Southern Glazers  
WINE & SPIRITS

KNIGHT  
TRANSPORTATION

CHEP  
A Brambles Company

Save  
a lot  
food stores

amazon

Publix

ROOMS  
TO GO

Saddle Creek  
ACE  
Hardware

Purina

MOTION  
INDUSTRIES  
Tredit  
ADVANCED  
WORKVANS  
WILLIAMS-SONOMA

O'Reilly  
AUTO PARTS

MOTION  
INDUSTRIES  
KENDA  
AMERICANA  
TIRE AND WHEEL

Sleep  
INTERNATIONAL  
Plastipak  
Packaging Inc.  
MLMC  
Nestle  
Waters

Hamilton  
Logistics Center

Lakeland Linder  
International Airport

amazon  
Prime Air

AXIS  
REDISTRIBUTION  
Loggatt & Nutt







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# Up to 317,955 SF Industrial for Lease | Kicking Off Construction Q1 2024



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