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SCAN OR CLICK TO
VIEW VIRTUAL TOUR



AVAILABLE FOR LEASE

IN THE HEART OF FLORIDA'S
FASTEST GROWING
INDUSTRIAL CORRIDOR

3002 & 3010 CORONET RD
PLANT CITY, FL

CONTACT US

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STOCKBRIDGE

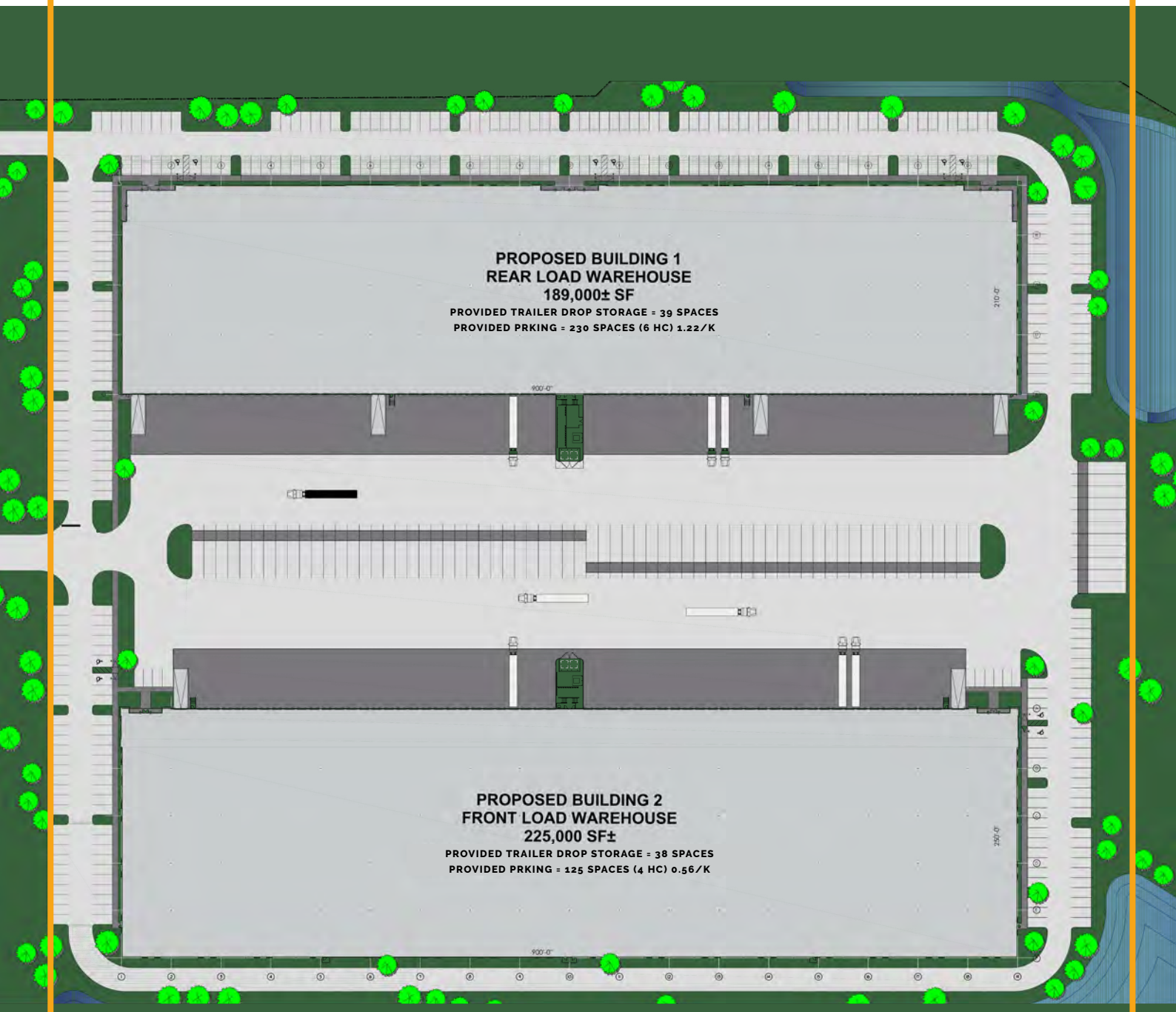
FOUNDRY
COMMERCIAL

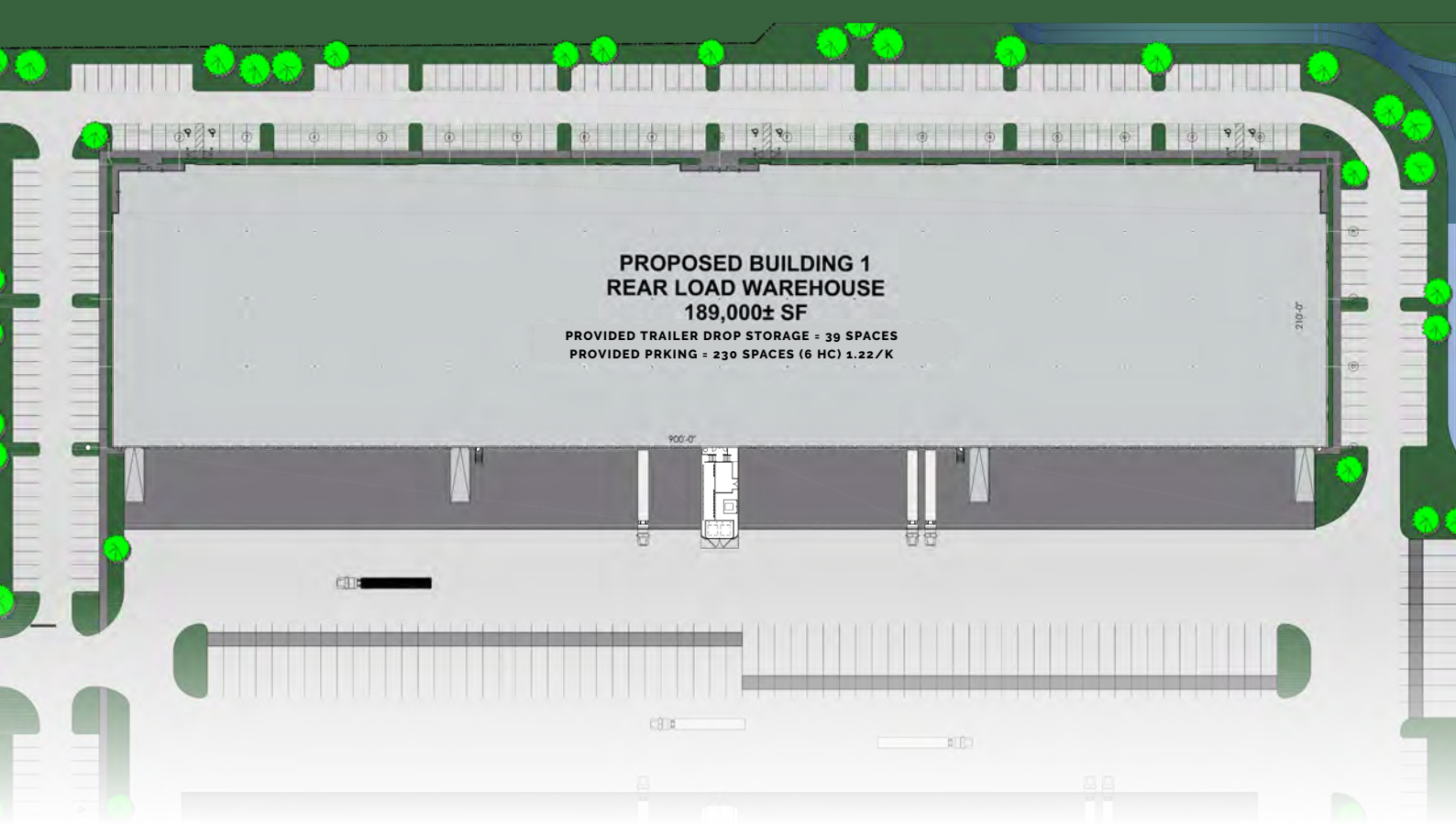
JLL®

SITE PLAN OVERVIEW

KEY HIGHLIGHTS

- ▶ 414,000 SF (DIVISIBLE TO 50,000 SF)
- ▶ FRONT-LOAD AND REAR-LOAD CONFIGURATIONS
- ▶ BRAND NEW, CLASS-A
- ▶ EXCELLENT INTERSTATE ACCESS



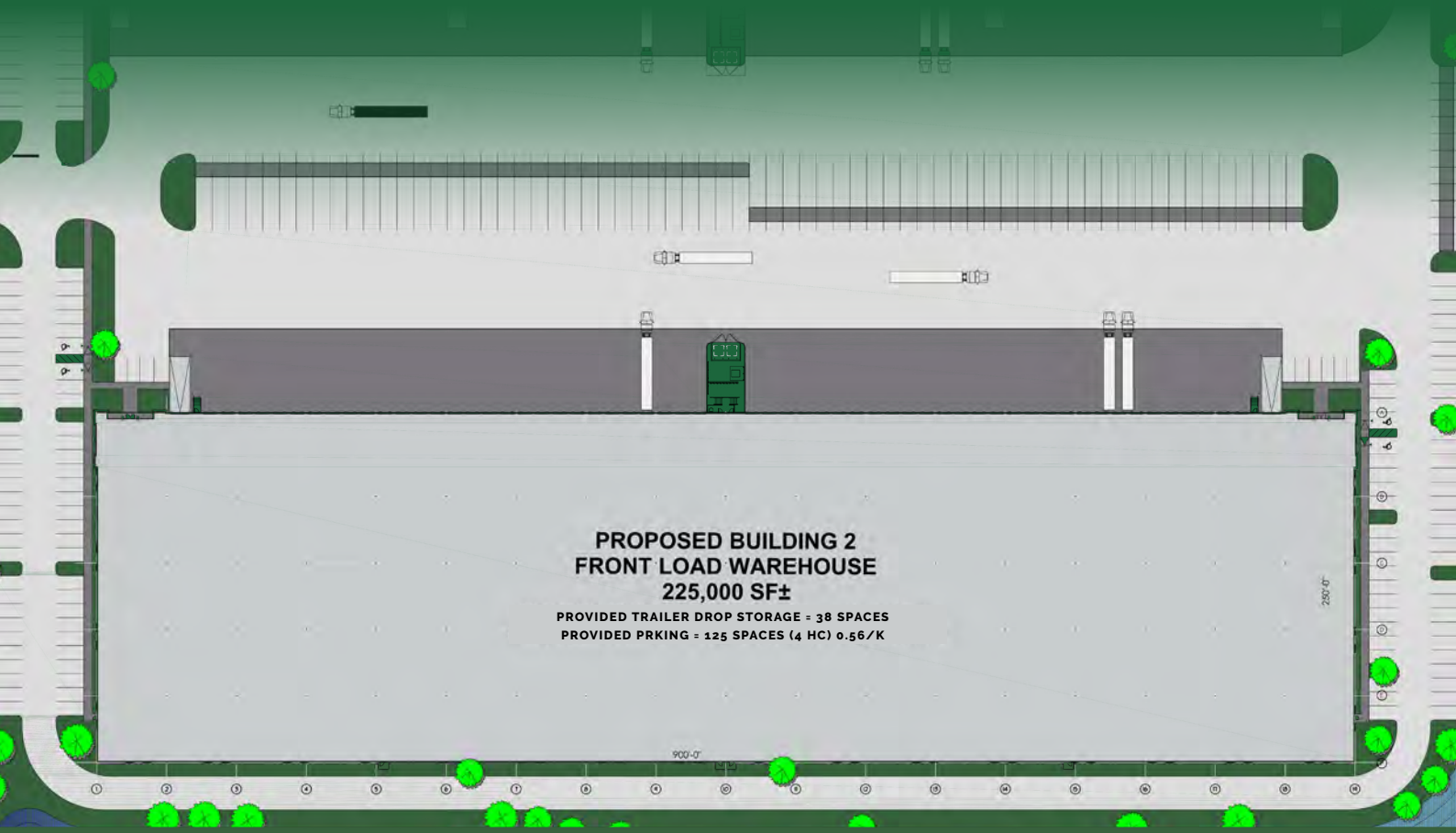


BUILDING ONE SPECIFICATIONS

| | |
|----------------------|--|
| 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

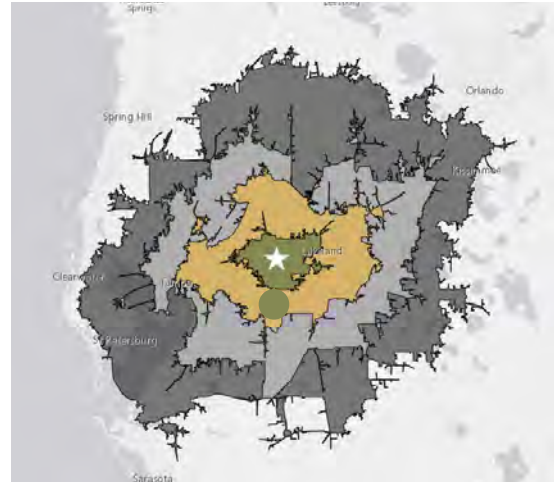
| | |
|----------------------|--|
| TOTAL SF: | 225,000 |
| BUILDING TYPE: | Tilt-wall |
| BUILDING DIMENSIONS: | 250' (D) x 900' (W) |
| CLEAR HEIGHT: | 32' |
| COLUMN SPACING: | 47' 6" (D) x 50' (W), 60' speed bay |
| LOADING: | Front-load, 58 dock-high doors, 2 ramps |
| CONCRETE SLAB: | 6" reinforced |
| 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) |



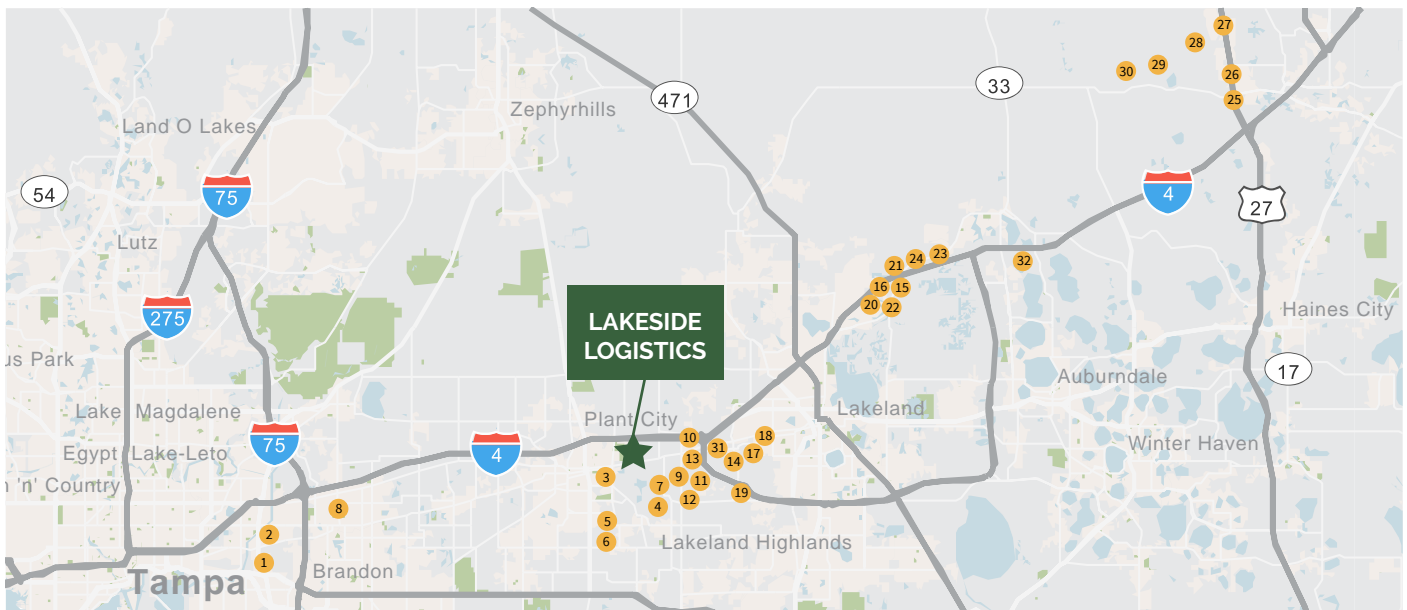
KEY REGIONAL DEMOGRAPHICS

AVERAGE COMMUTE TIMES

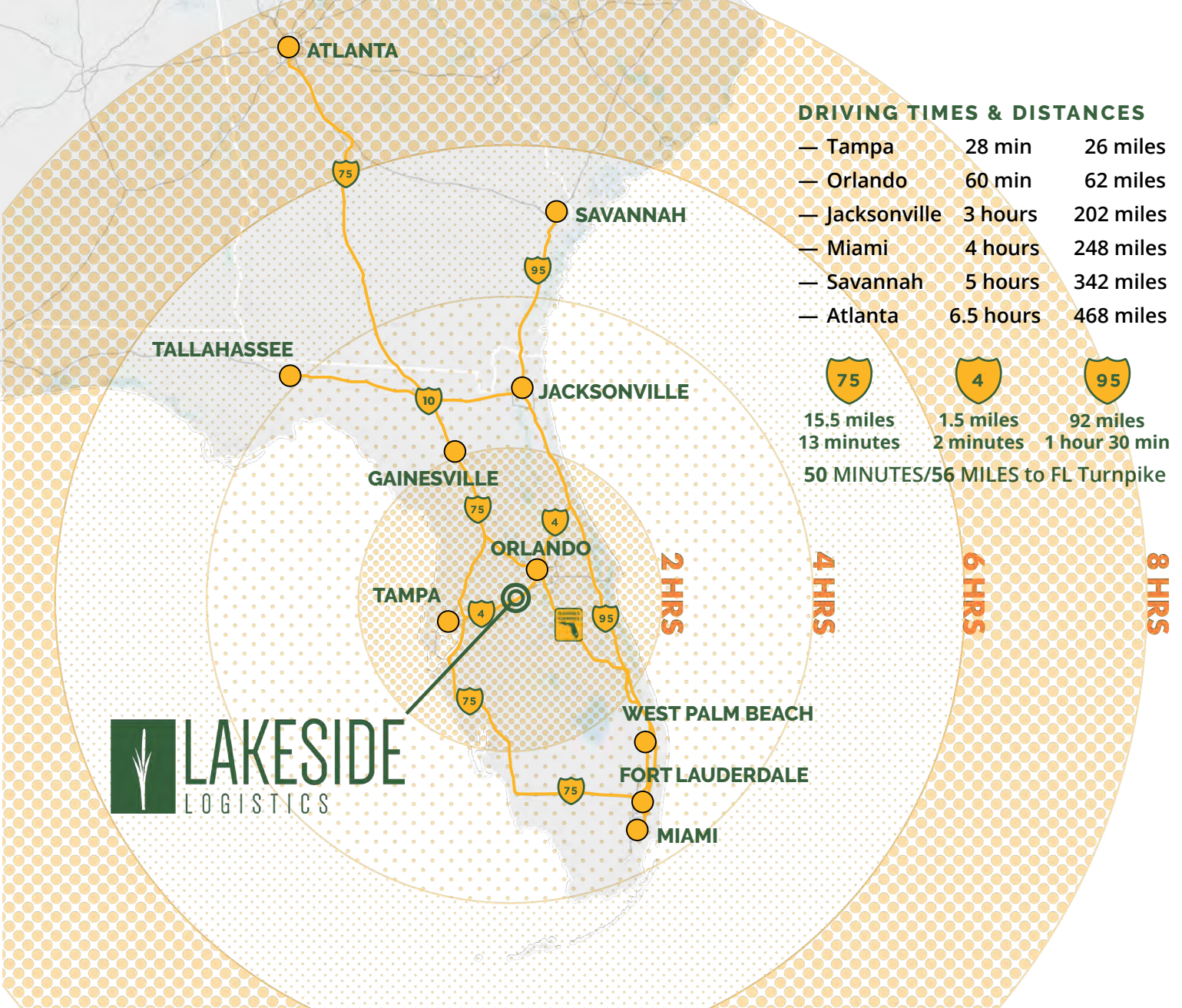
| | 15 MINUTES | 30 MINUTES | 45 MINUTES | 60 MINUTES |
|---|--------------|---------------|-----------------|-----------------|
| TOTAL POPULATION | 136,973 | 876,180 | 2,004,234 | 3,527,676 |
| WORKFORCE POTENTIAL (+16 YEARS) | 106,910 | 706,207 | 1,614,808 | 2,869,367 |
| HIGH SCHOOL+ EDUCATION (POP. 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 | 12. O'Reilly Auto Parts | 23. Best Buy |
| 2. Coca-Cola | 13. IKEA | 24. PepsiCo |
| 3. Gordon Food Service | 14. Rooms To Go | 25. CVS Pharmacy |
| 4. Home Depot Distribution | 15. HD Supply | 26. UPS |
| 5. International Paper Company | 16. Veritiv | 27. Ford |
| 6. Sysco | 17. McLane | 28. E-commerce Company |
| 7. Plastipak | 18. Publix | 29. FedEx |
| 8. NewSouth Windows | 19. Publix | 30. Walmart |
| 9. E-commerce Company | 20. Havertys | 31. Southern Wine & Spirits |
| 10. Advance Auto Parts | 21. Quaker | 32. E-commerce Company |
| 11. Publix | 22. Walmart | |



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

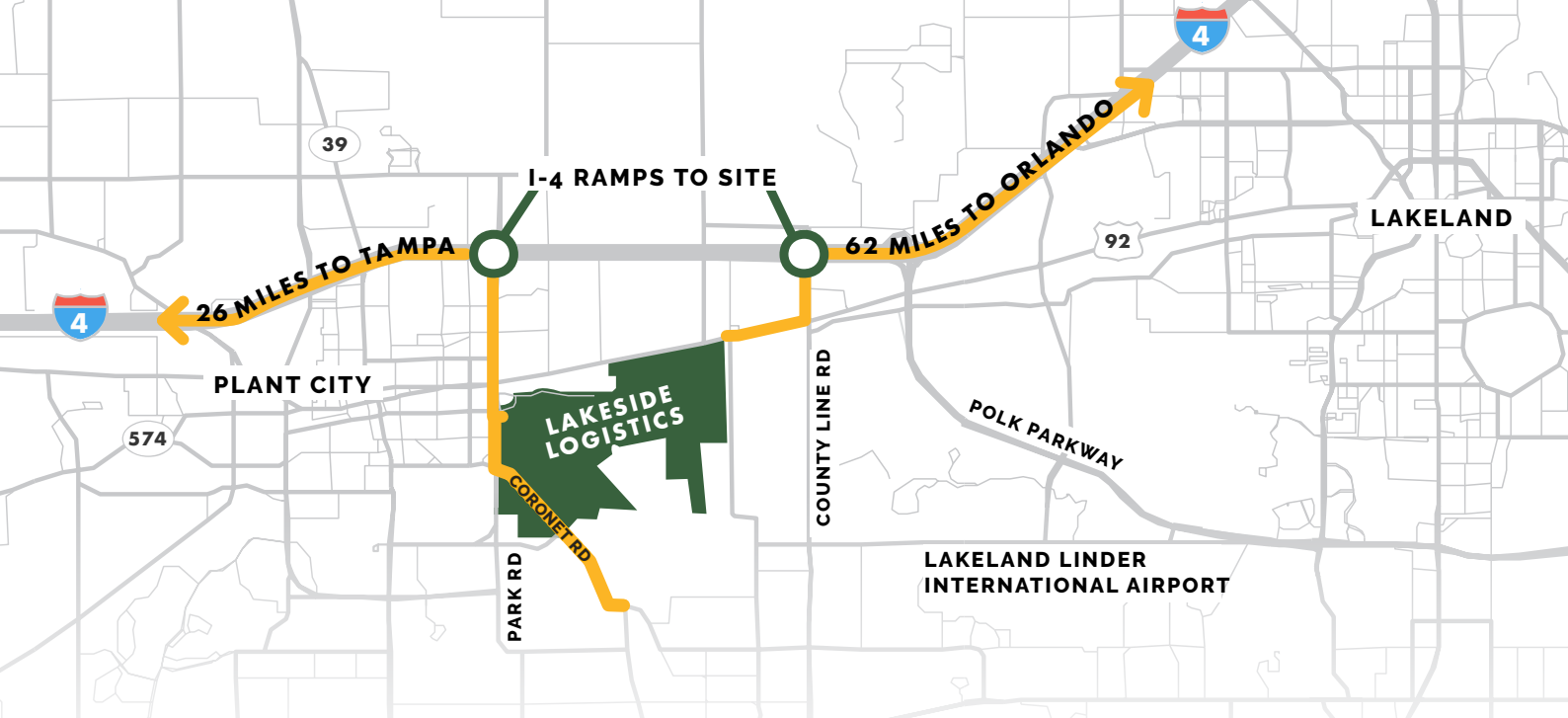
MODERN INDUSTRIAL PARK LOCATED ON HIGH-GROWTH I-4 CORRIDOR

► 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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