

**FOR
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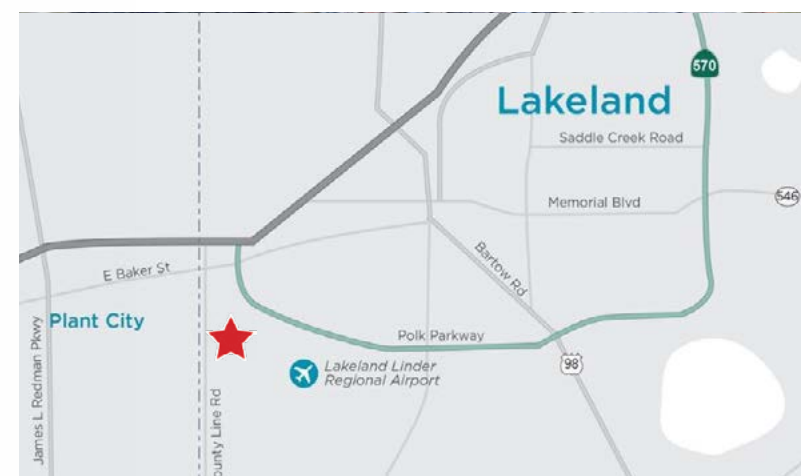
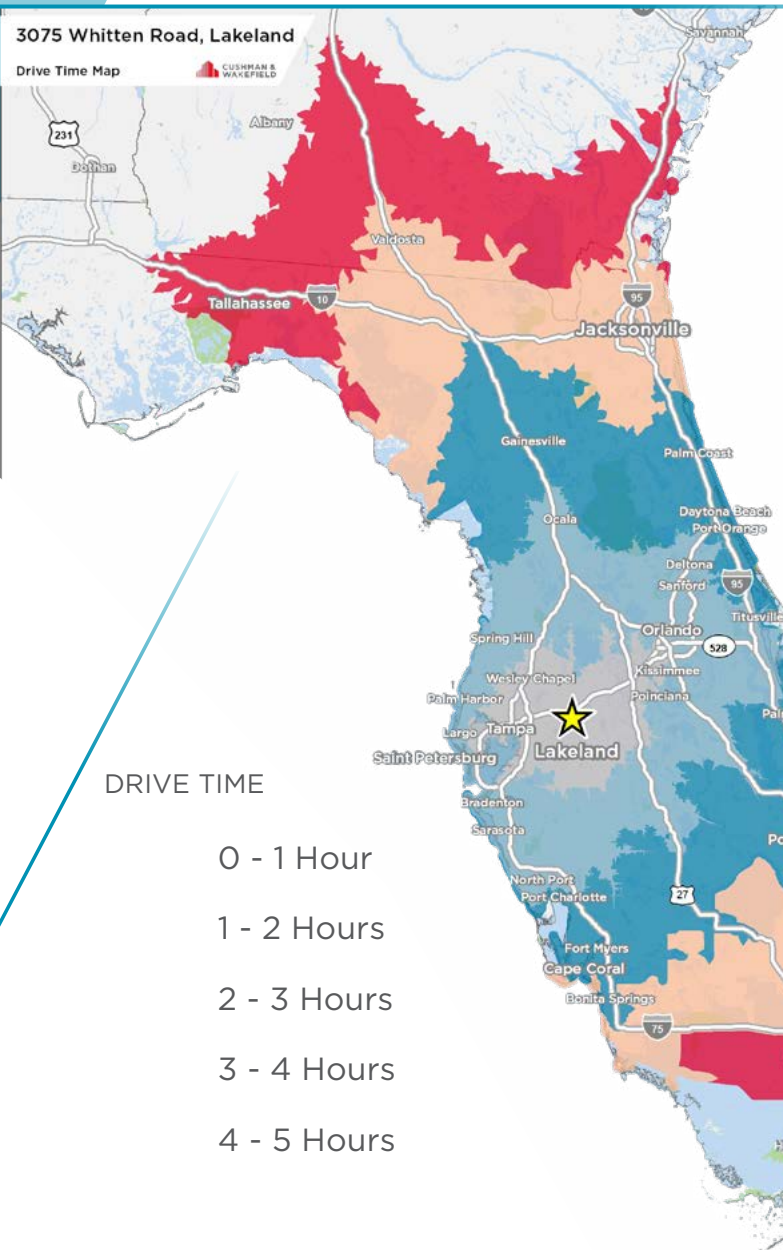
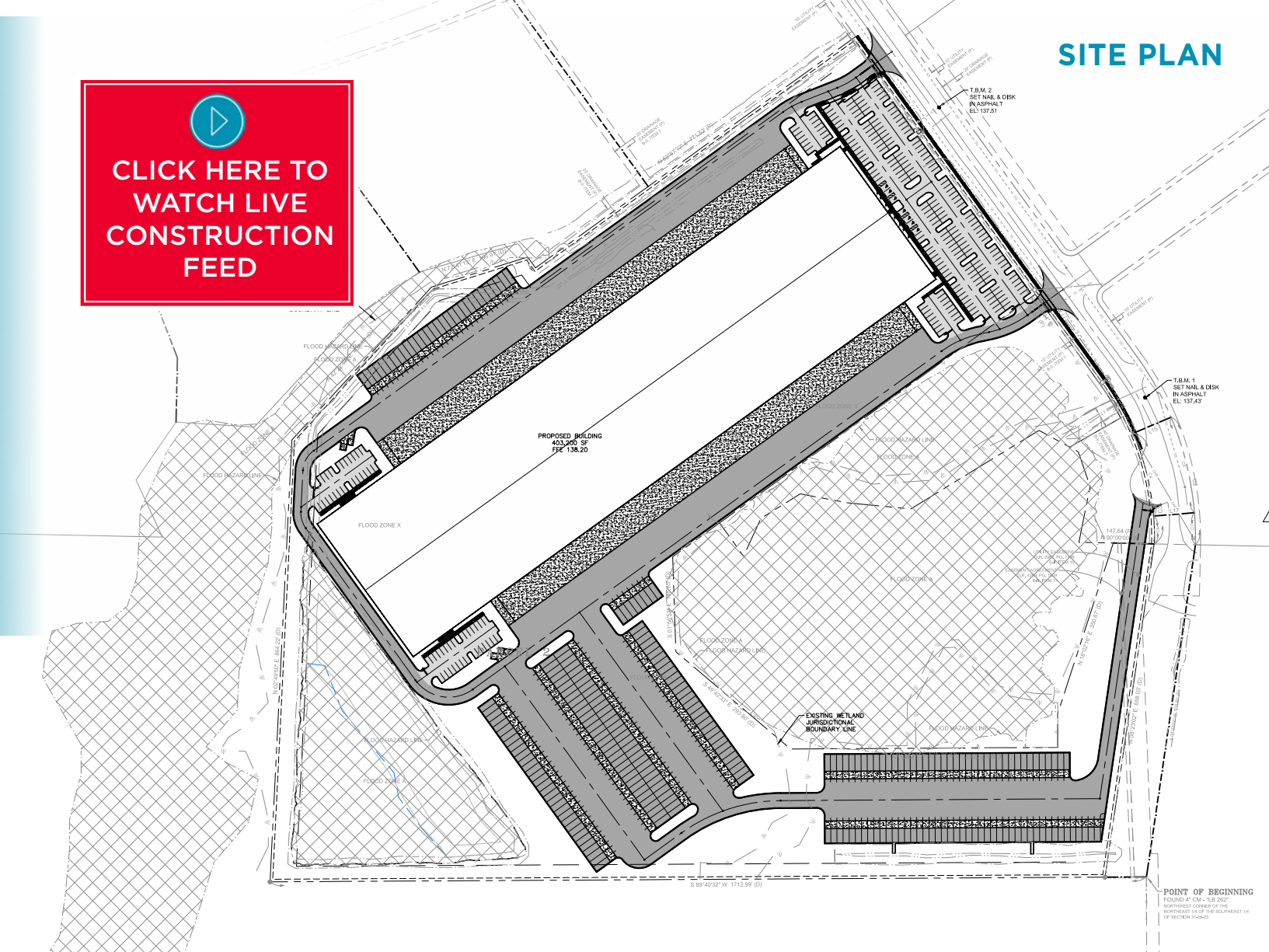
**LOGISTIX HUB
AT COUNTY LINE**



PROPERTY FEATURES

- Estimated Delivery: April 1, 2021
- 404,040 square-foot cross-dock warehouse
- Site Area: 39.92 acres
- Clear Height: 36'
- Column Spacing: 50' x 56'
- Speed Bays: 60' x 56'
- Dock-High Doors: 118
- Drive-In Doors: 4
- Dock Levelers/Pits: Based on Tenant Need
- Building Dimensions: 1260' x 320'
- Floor Thickness: 7" Thick 4000psi Concrete Slab on Compacted Grade
- Warehouse Ventilation: Based on Tenant Need, Louver Knock Out Panels Installed
- Interior Lighting: To suit
- Power: 1600 amps of 277 / 480-volt
- Construction: Concrete Tilt-up, Steel columns, joists
- Roof Type: Metal Deck Roof System
- Truck Court: 175'
- Trailer Parking Spaces: 253 Off Dock
- Auto Parking Spaces: 273 @ .68/1,000 SF
- Paving: Heavy-Duty Pavement in Truck Court, Reinforced Concrete in Loading Dock Areas and Light Duty in Car Parking Areas
- ESFR Sprinkler System
- Fencing: Based on Tenant Need
- Detention On Site

SITE PLAN

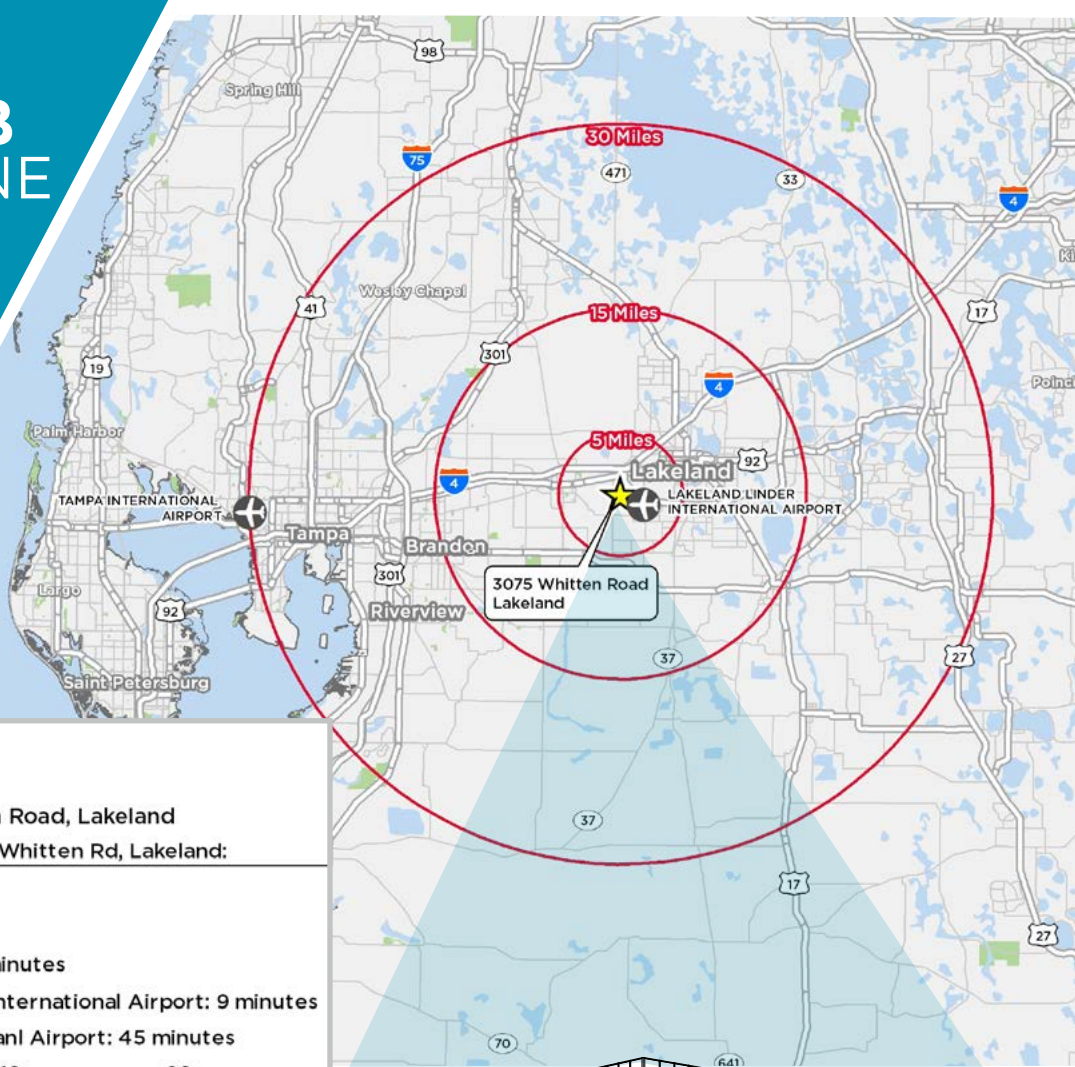


- Direct highway access to Tampa and Orlando via Interstate-4, only 2.8 Miles away
- Over 785,000 people live within a 45-minute drive
- Lakeland Airport is 4.4 Miles from site
- 3 Seaports located within 60 minutes



LOGISTIX HUB AT COUNTY LINE

3075 WHITTEN ROAD
LAKELAND, FLORIDA



Legend



3075 Whitten Road, Lakeland

Drive Time from 3075 Whitten Rd, Lakeland:

I-4: 12 minutes

I-75: 31 minutes

Polk Parkway: 6 minutes

Lakeland Linder International Airport: 9 minutes

Tampa Internatioanl Airport: 45 minutes



0 5 10 20 Miles

ABOUT XEBEC

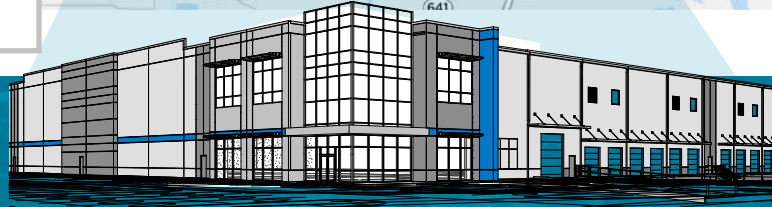
AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped or repositioned industrial real estate projects totaling nearly 11 million square feet, including 1.3 million square feet currently in various stages of development, and is a joint venture partner in planned logistics projects totaling over 12 million square feet. Founders Randy Kendrick and John Lehr have led the company through multiple cycles of real estate investment to provide both private and institutional investors with risk-adjusted rates of return. This experience and that of the balance of Xebec's management team, coupled with its industry presence and national reach provides a consistent stream of investment opportunities for investors across all risk-adjusted investment types.

From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

www.xebecrealty.com



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