



FIRSTPARK @ BRIDGEWATER

6850 Firstpark Boulevard, Lakeland, FL 33805

PROPERTY HIGHLIGHTS

- 160,450 SF
- 4,469 SF of Office
- Available Immediately
- Class A Warehouse
- Tilt-Wall Concrete Panels
- Located Southwest Quadrant of I-4 and S.R. 33

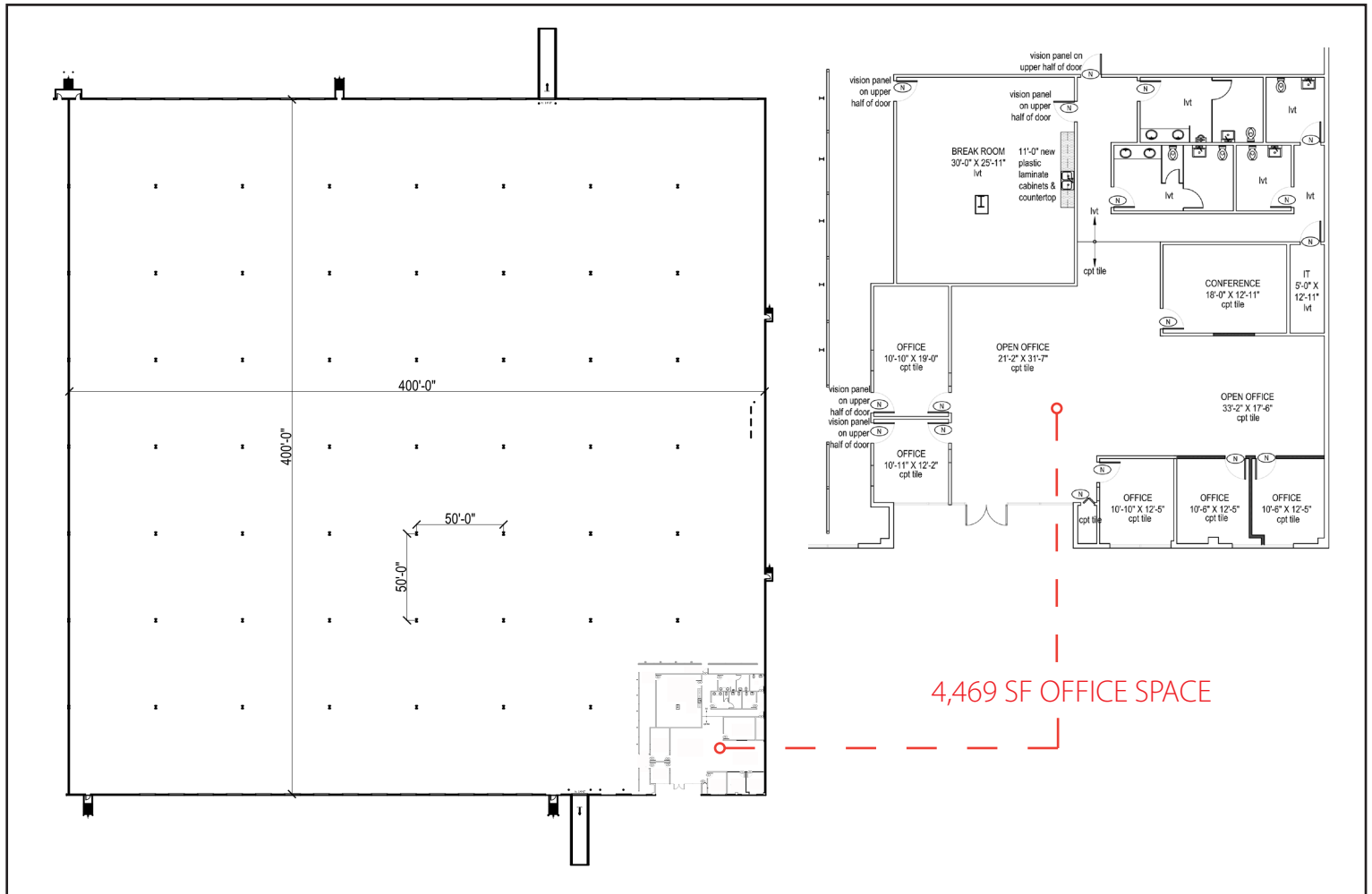


For additional information, please contact:
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SITE PLAN

BUILDING SPECIFICATIONS



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LOADING:	CROSS DOCK	LIGHTING:	LED
CLEAR HEIGHT:	30'	FIRE SPRINKLERS:	ESFR
OVERALL DIMENSIONS:	400' X 400'	TRAILER STORAGE:	32 SPACES
COLUMN SPACING:	50' W X 50' D	TRUCK COURT:	135' DEEP WITH 55'+ TRAILER SPACES
POWER:	3 PHASE 480 V 800 AMPS	TRUCK APRON:	50' CONCRETE
PARKING:	92 CAR PARKS	SECURITY:	FENCED TRUCK COURT
DOORS:	(35) 9" X 10' DOCK DOORS (2) 12' X 14' DOORS WITH RAMP	ZONING:	INDUSTRIAL (I-2)

AERIAL PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

FRONTING INTERSTATE 4 AT EXIT 38

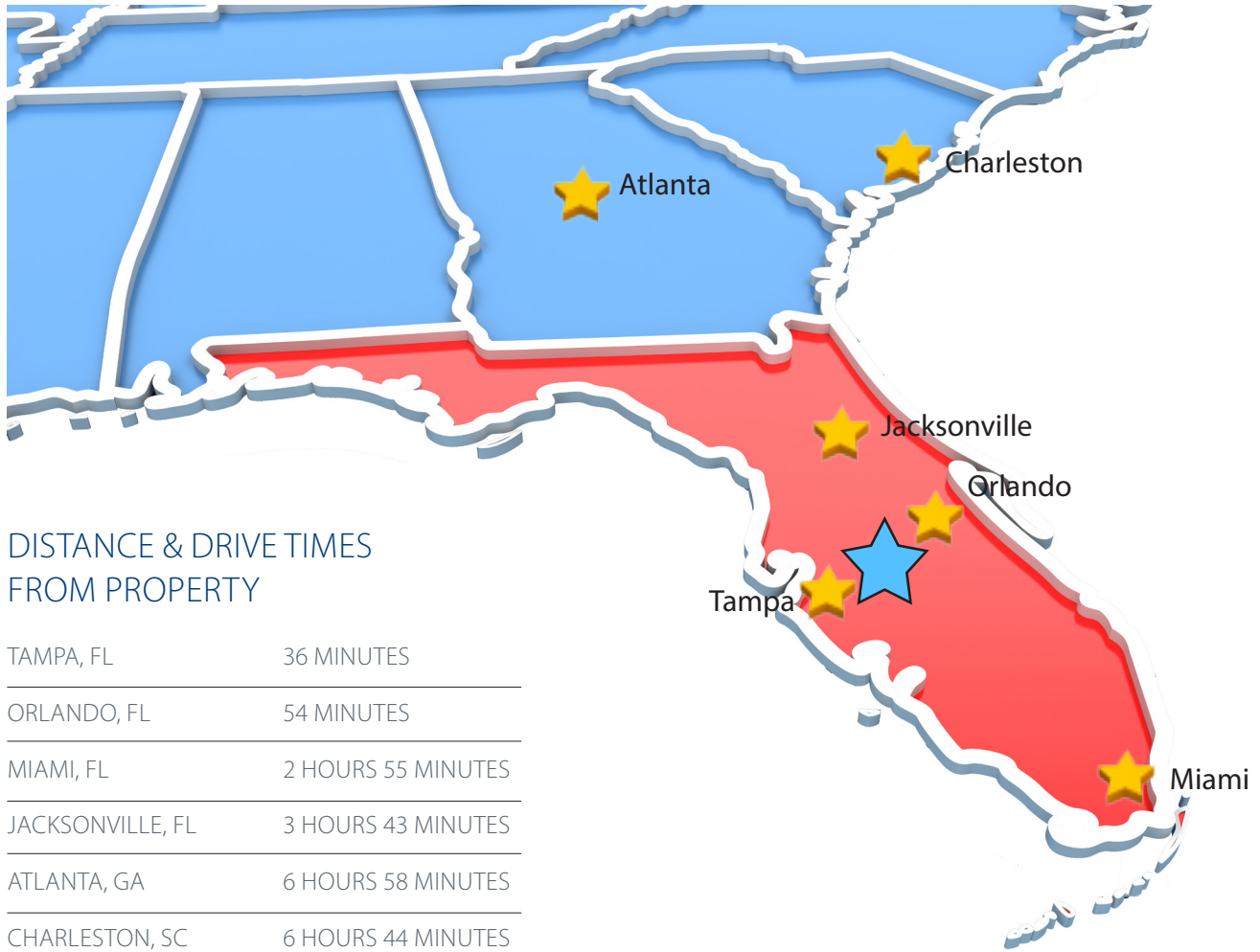
MODERN DISTRIBUTION SPACE

BUILDING DIMENSIONS AND FUNCTIONALITY WILL ACCOMMODATE A VARIETY OF USERS

8.8 MILLION PEOPLE LIVE WITHIN A 100-MILE RADIUS

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