

UNIVERSITY
PARK
AT BRIDGEWATER



PROPERTY FEATURES

This unique facility located in the I-4 corridor will combine a quality corporate park environment with distribution functionality. This facility will undoubtedly maximize employee acquisition and retention. Coupled with unparalleled same-day distribution access, this facility becomes the premier state of Florida distribution hub.

HIGHLIGHTS - BUILDING 100

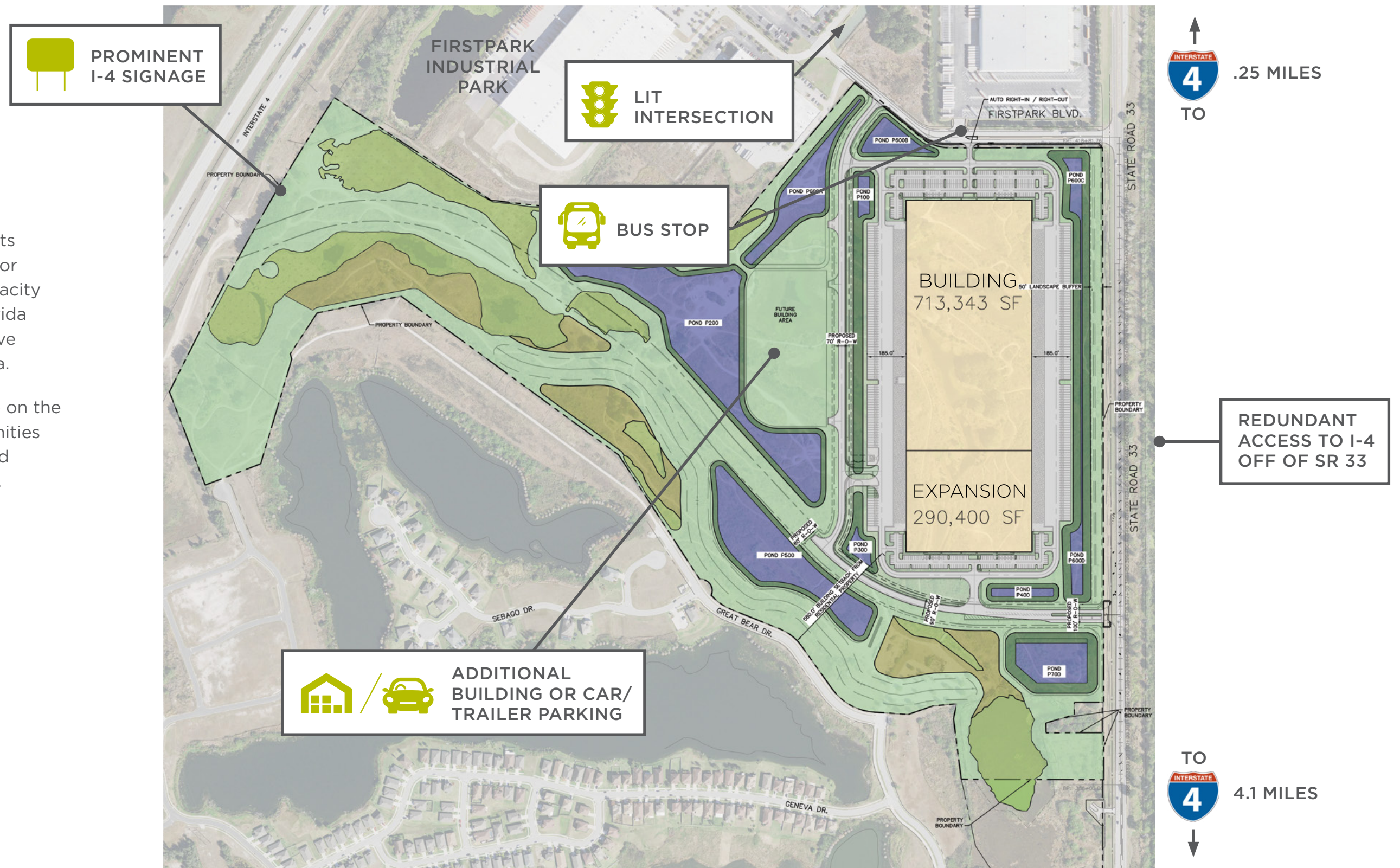
| | |
|-------------------------|--------------------------|
| Anticipated Delivery | Q2 2020 |
| Space Available | 300,000 - 1,004,400 SF |
| Operating Expenses | \$1.55/SF |
| Site Size | 80 acres |
| Overall Bldg Dimensions | 600'± x 1,674'± |
| Ceiling Height | 36' |
| Dock doors | 100-200 (To-Suit) |
| Drive-in doors | 4 |
| Column spacing | 54'w x 50'd |
| Sprinklers | ESFR |
| Construction | Tilt-wall |
| Electrical Service | 3,000 amps |
| Jurisdiction | Lakeland |
| Truck court | 185' |
| Parking | 500+ ability to add more |
| Trailer parking | 230 |



**SPECULATIVE
713,343 SF FACILITY**

The property will be the first of its kind, built to meet the demand for centralized bulk distribution capacity for the fast-growing Central Florida region. It is the largest speculative industrial development in Florida.

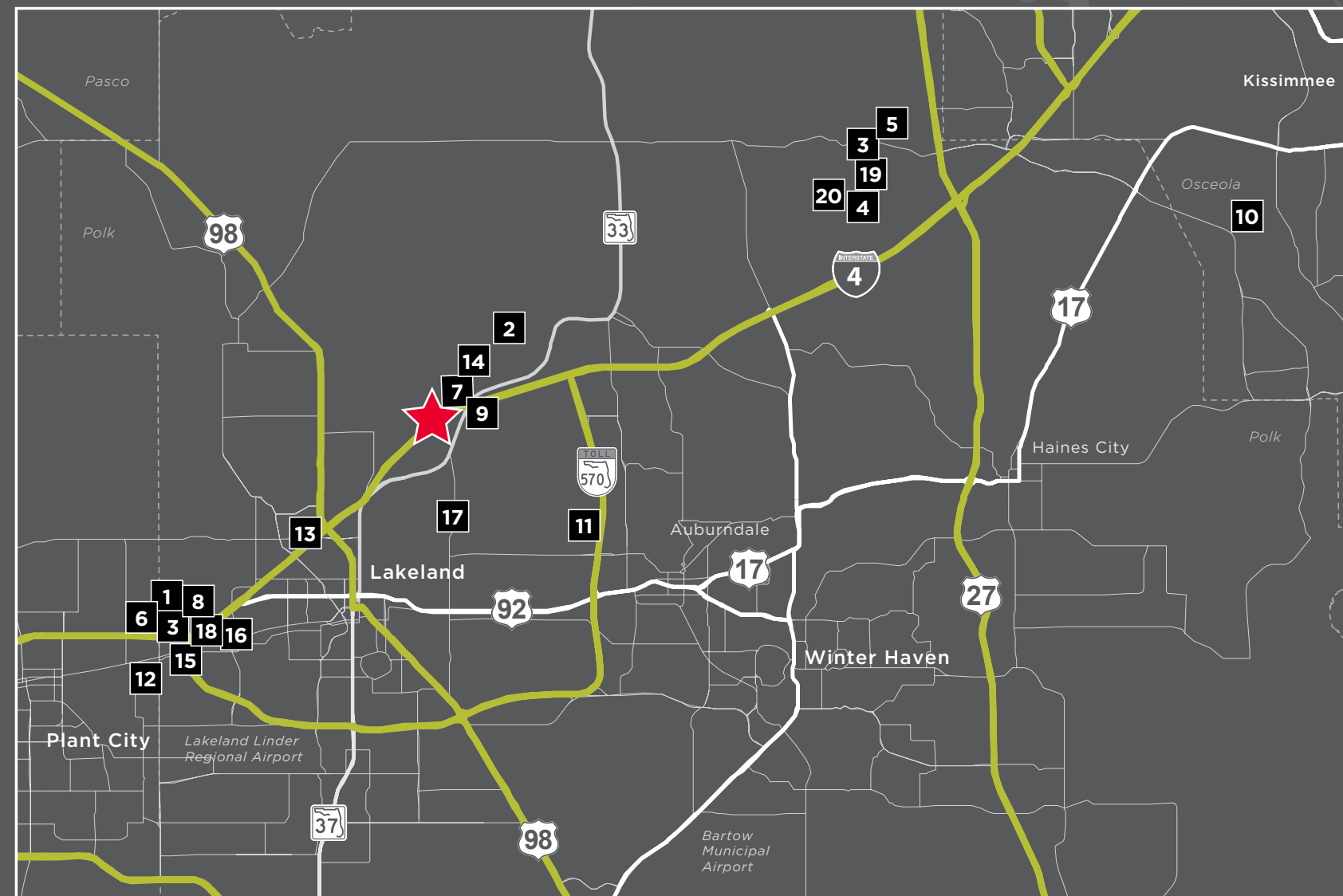
It will feature prominent signage on the busy I-4 corridor, and offer amenities such as a dedicated bus stop and 291,000 SF for future expansion.

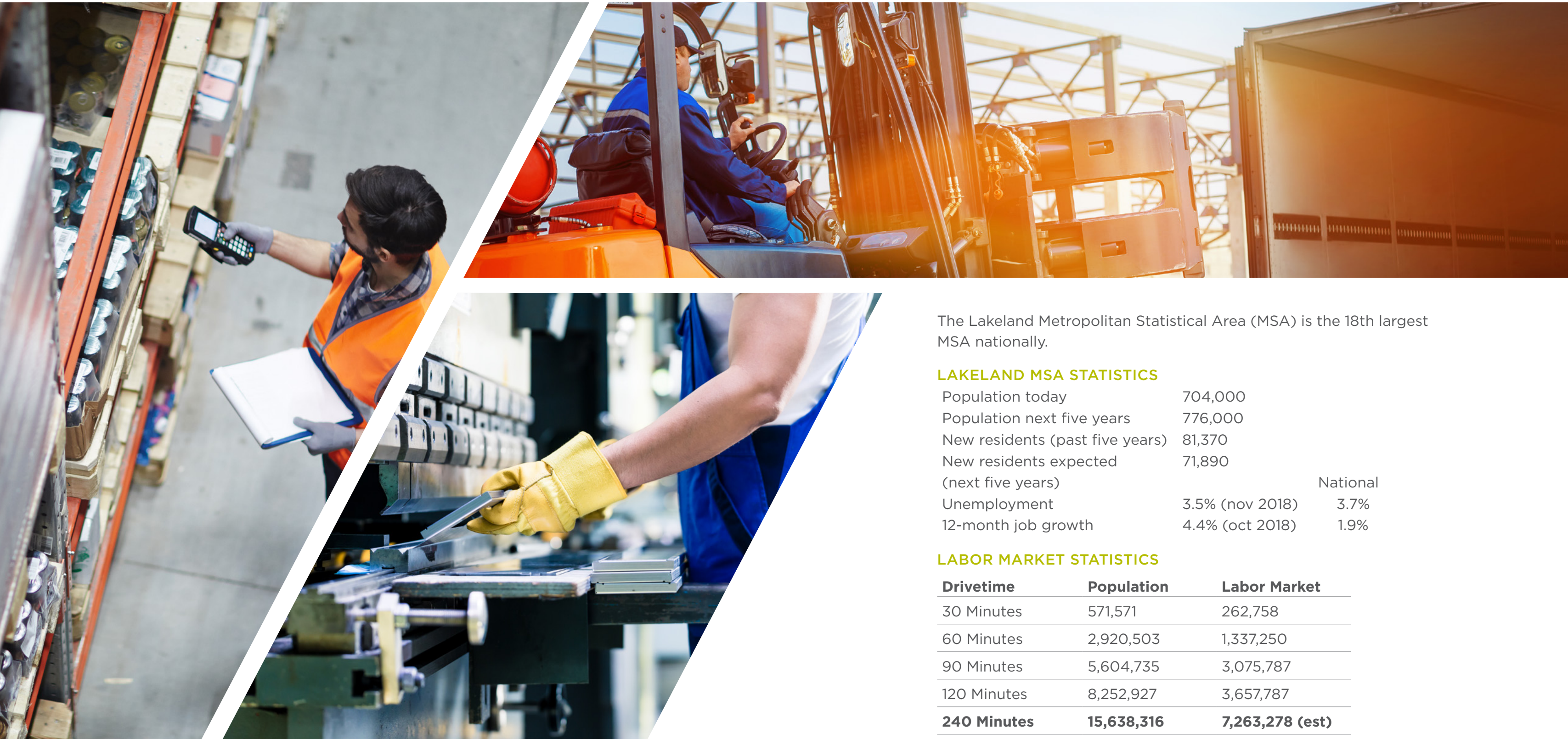


LAKELAND FOR LOGISTICS

Lakeland is home to over 28 million square feet of industrial/warehouse space with over 12,500 employed in the Distribution, Supply Chain & Logistics Business. Companies with large investments in the Lakeland market include:

1. Advanced Auto Parts
2. Best Buy
3. E-Commerce Company (2 locations)
4. Fedex
5. Ford Motor Company
6. Plastipak
7. HD Supply
8. IKEA
9. Haverty's
10. Lowe's
11. Medline Industries
12. O'Reilly Auto Parts
13. Pepperidge Farm
14. Pepsi/Gatorade
15. Publix
16. Rooms to Go
17. Saddle Creek Logistics Services
18. Southern Wine & Spirits
19. UPS
20. Walmart





The Lakeland Metropolitan Statistical Area (MSA) is the 18th largest MSA nationally.

LAKELAND MSA STATISTICS

| | | |
|--|-----------------|----------|
| Population today | 704,000 | |
| Population next five years | 776,000 | |
| New residents (past five years) | 81,370 | |
| New residents expected (next five years) | 71,890 | National |
| Unemployment | 3.5% (nov 2018) | 3.7% |
| 12-month job growth | 4.4% (oct 2018) | 1.9% |

LABOR MARKET STATISTICS

| Drivetime | Population | Labor Market |
|--------------------|-------------------|------------------------|
| 30 Minutes | 571,571 | 262,758 |
| 60 Minutes | 2,920,503 | 1,337,250 |
| 90 Minutes | 5,604,735 | 3,075,787 |
| 120 Minutes | 8,252,927 | 3,657,787 |
| 240 Minutes | 15,638,316 | 7,263,278 (est) |



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