

301 Business Center

Building 100 – 118,270 SF Available

9210 E. Columbus Drive
Tampa, FL 33619



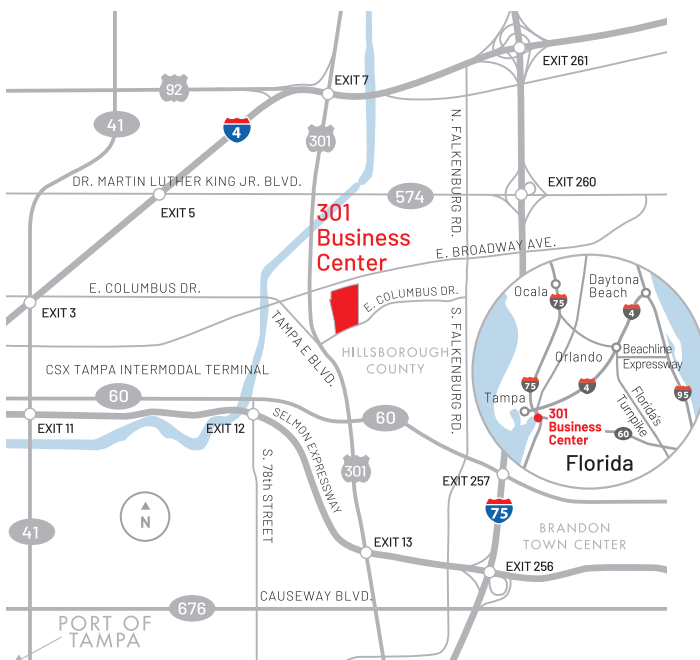
NOW LEASING

Rear-Load Distribution Building

Final Mile/Infill Location

East Tampa Industrial submarket with nearby access to I-4 and I-75 via SR574/Martin Luther King Jr. Boulevard and SR60/Adamo Drive

301 Business Center is a 68-acre distribution park located in the heart of Tampa's industrial corridor directly in between, with direct one-turn access onto, both Highway 301 and Falkenburg Road, and approximately 2.5 miles from I-4 and I-75. The park is being developed in two phases. Phase I is complete and includes Buildings 100, 200, and 300. Phase II is under construction and includes Building 400. At completion, 301 Business Center will include one front-load building, two rear-load buildings, and one cross-dock building for a total of 867,619 square feet. Building 100 is a rear-load building containing 145,540 square feet.



For leasing information contact:

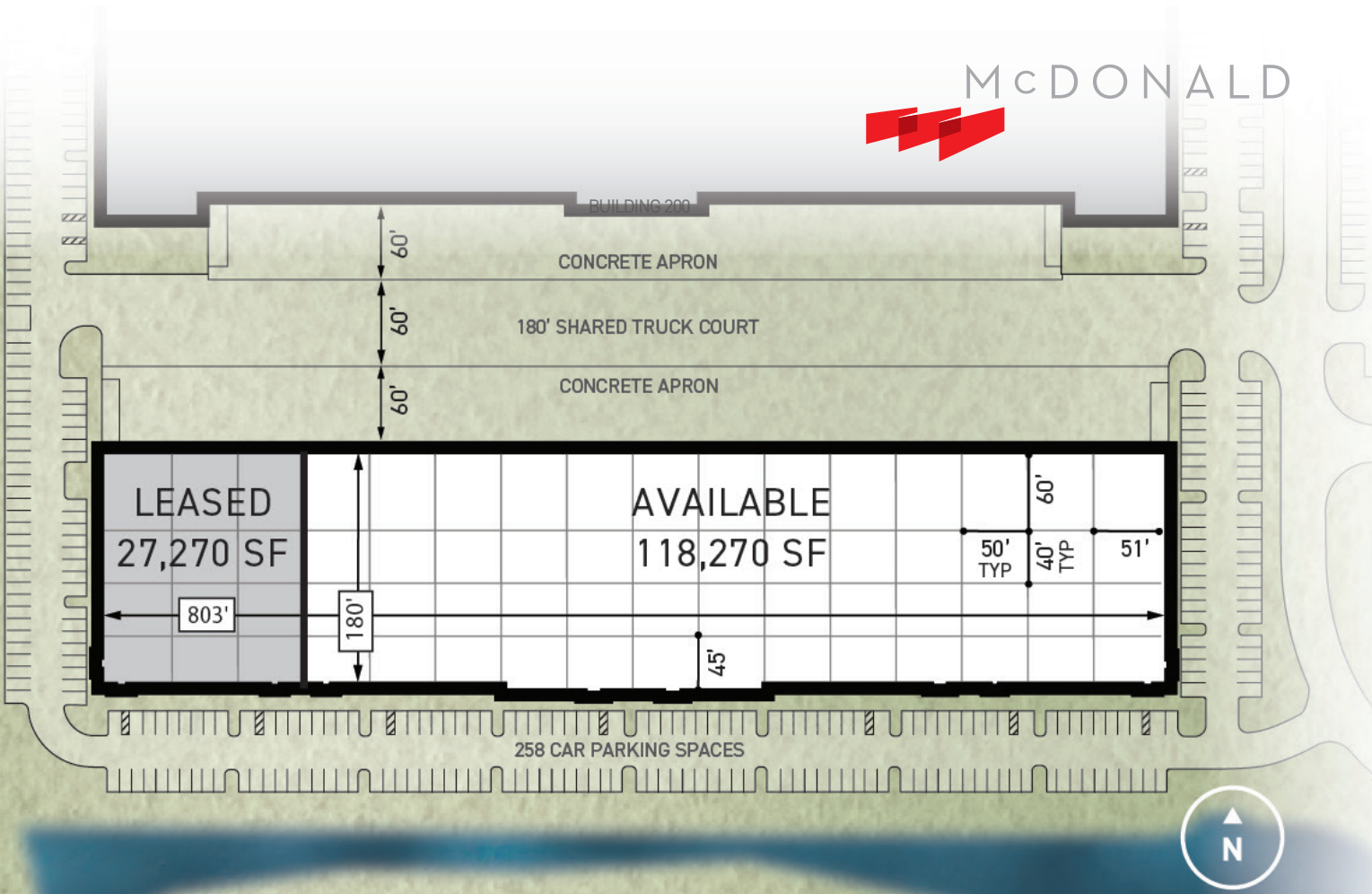
Cushman & Wakefield - Tampa
One Tampa City Center, Suite 3300
Tampa, FL 33602
813.223.6300

John Jackson, SIOR, CCIM
john.jackson@cushwake.com
813.424.3202

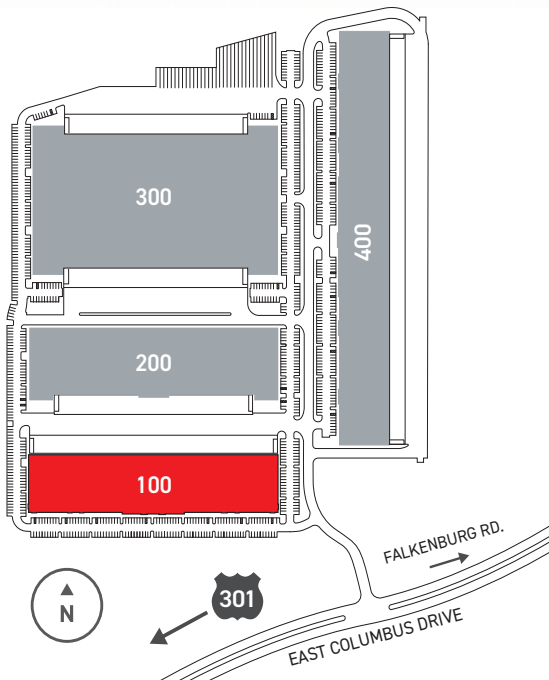
Jessica Mizrahi
jessica.mizrahi@cushwake.com
813.204.5323

JT Faircloth
jt.faircloth@cushwake.com
813.204.5362





301 Business Center



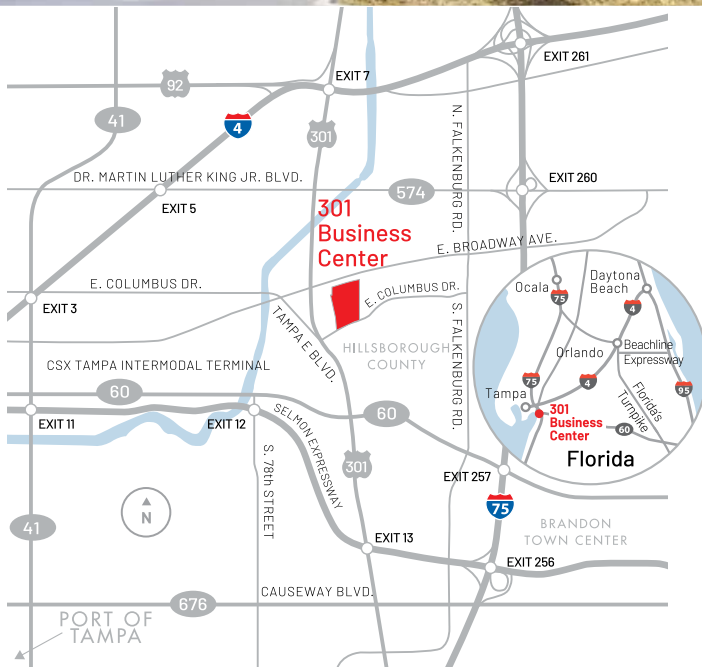
Building 100

Building Type:	Rear-Load
Building Size:	145,540 Square Feet
Available Space:	118,270 Square Feet
Office Area:	2,076 Square Feet
Dock Doors:	44 (9' x 10') Dock Highs
Drive-In Doors:	1 (12' x 16') Ramped Drive-In
Construction:	Architectural Tilt-up Concrete with Tinted Glass
Ceiling Height:	30' Minimum to Bar Joist
Column Spacing:	50' W x 40' D (typical) 60' D Loading Bays
Car Parking:	258 Spaces
Truck Court:	180' Deep Truck Court (shared with Building 200) with 60' Concrete Apron
Sprinkler:	ESFR System with Pump
Electrical:	750 KVA Transformer; (4) 600 Amp Services

301 Business Center

Building 200 – 171,448 SF

9230 E. Columbus Drive
Tampa, FL 33619



100% LEASED

Front-Load Distribution Building
Final Mile/Infill Location

East Tampa Industrial submarket with nearby access to I-4 and I-75 via SR574/Martin Luther King Jr. Boulevard and SR60/Adamo Drive

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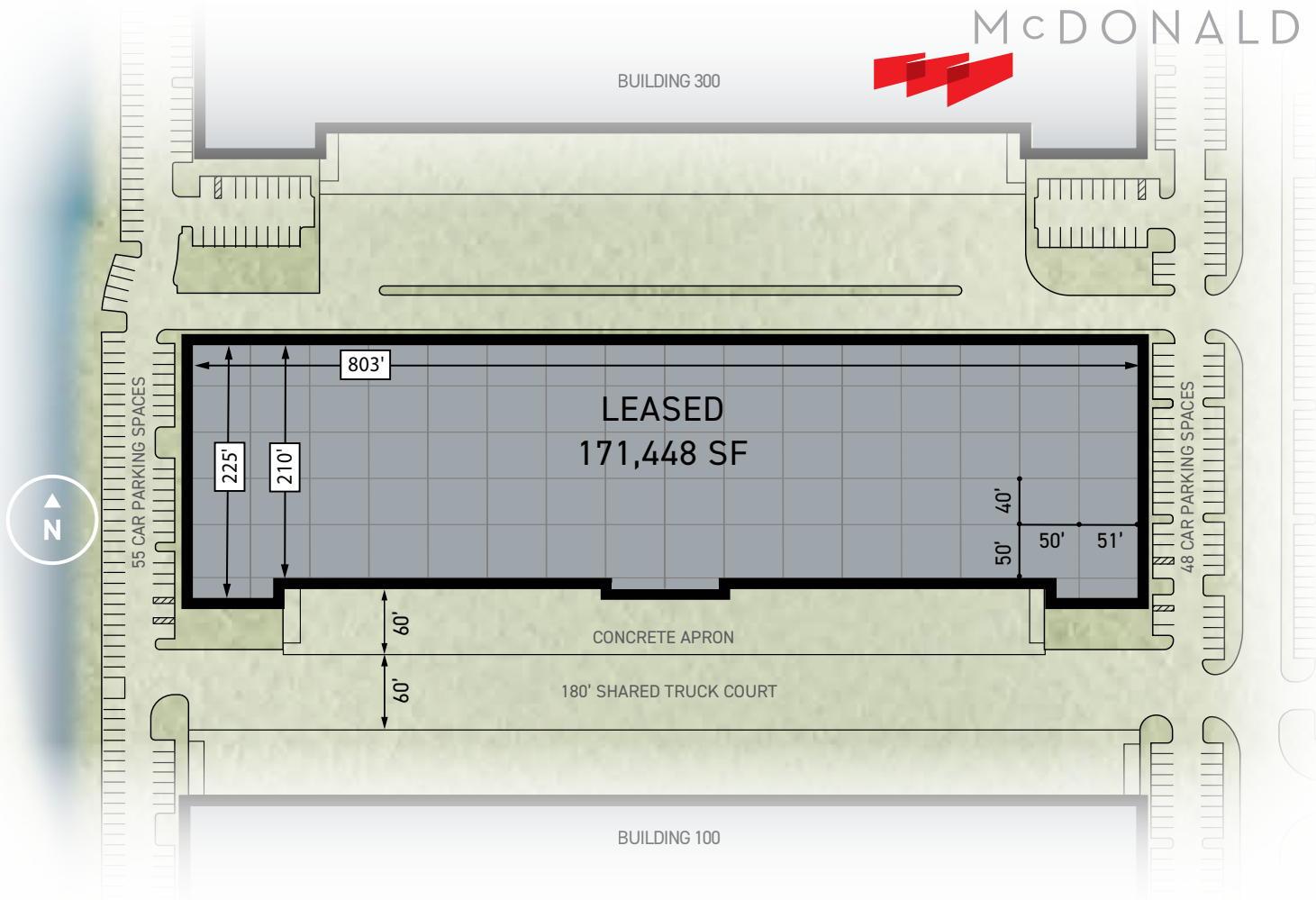
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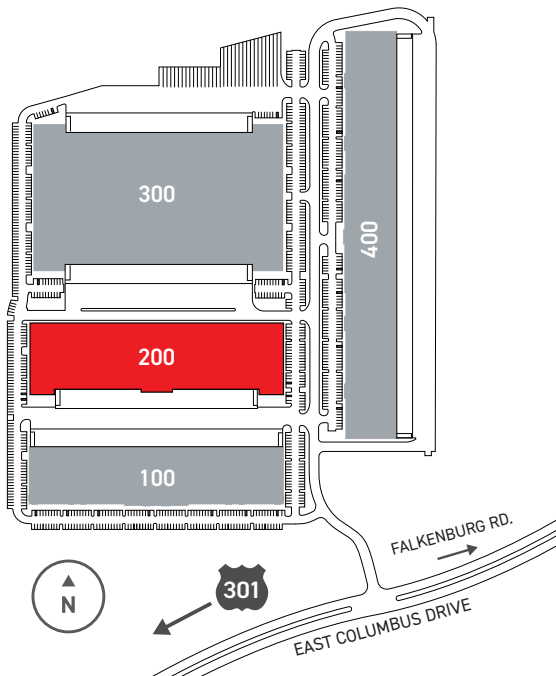
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301 Business Center



Building 200

Building Type:	Front-Load
Building Size:	171,448 Square Feet
Construction:	Architectural Tilt-up Concrete with Tinted Glass
Ceiling Height:	32' Minimum to Bar Joist
Column Spacing:	50' W x 40' D (typical) 50' D Loading Bays
Dock Doors:	42 (9'x10') Dock Highs
Drive-In Doors:	2 (12'x16) Ramped Drive-Ins
Car Parking:	103 Spaces
Truck Court:	180' Deep Truck Court (shared with Building 100) with 60' Concrete Apron
Sprinkler:	ESFR System with Pump
Floor Slab:	6" thick, 5,000 PSI concrete

301 Business Center

Building 300 – 128,945 SF Available

9250 E. Columbus Drive
Tampa, FL 33619



NOW LEASING

Cross-Dock Distribution Building
Final Mile/Infill Location

East Tampa Industrial submarket with nearby access to I-4 and I-75 via SR574/Martin Luther King Jr. Boulevard and SR60/Adamo Drive

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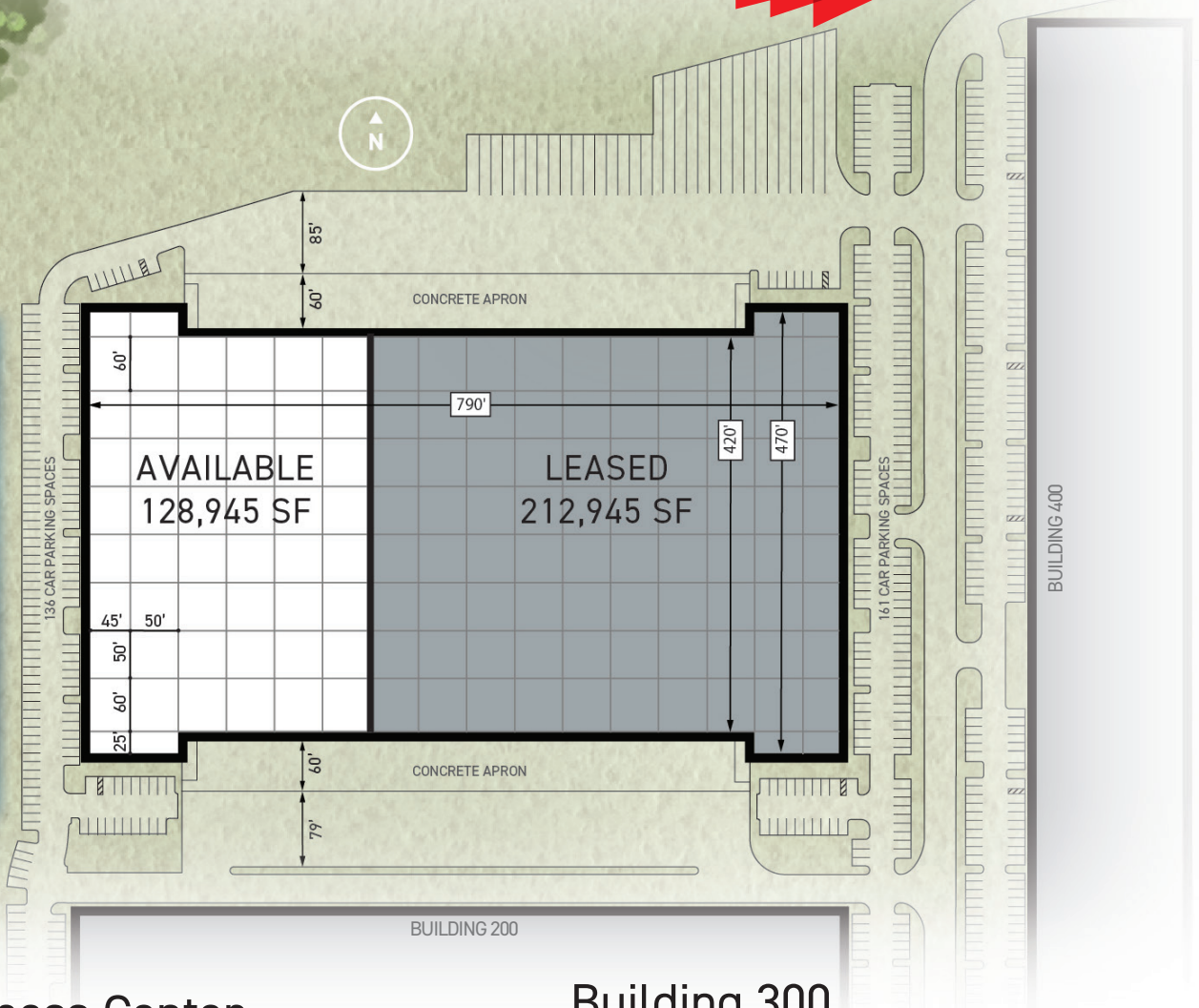
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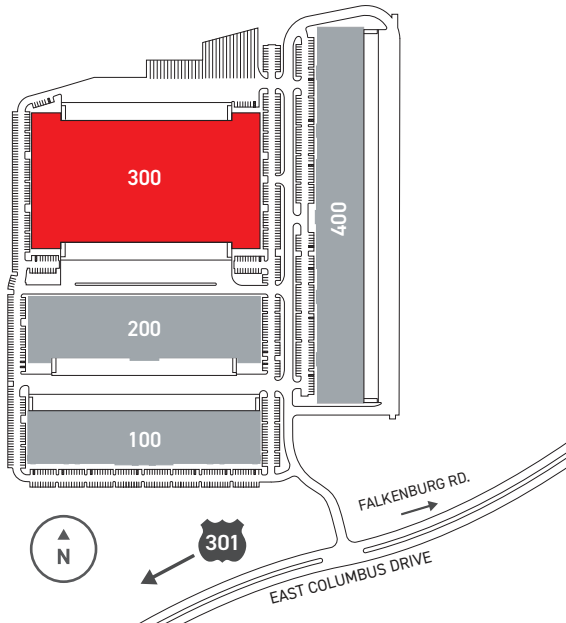
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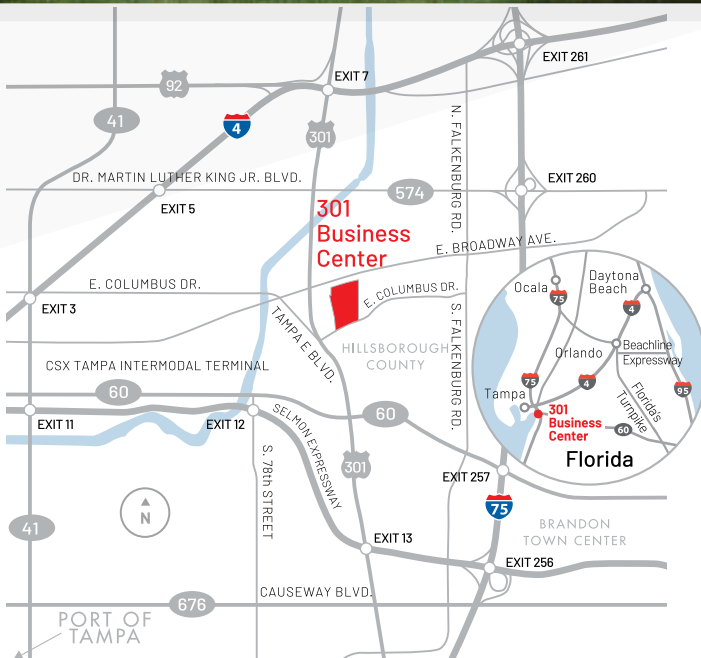
Building 300

- Building Type: Cross-Dock
- Building Size: 341,890 Square Feet
- Available Space: 128,945 Square Feet
- Office Area: 2,294 Square Feet
- Dock Doors: 24 (9' x 10') Dock Highs
- Drive In Doors: 2 (12' x 16') Ramped Drive-Ins
- Car Parking: 136 Spaces
- Construction: Architectural Tilt-up Concrete with Tinted Insulated Glass
- Ceiling Height: 36' Minimum to Bar Joist
- Column Spacing: 50' W x 50' D (typical)
60' D Loading Bays
- Truck Courts: 139' and 145' deep, each with a 60' Concrete Apron
- Sprinkler: ESFR System with Pump
- Electrical: 1,500 KVA Transformer;
3,000 Amps

301 Business Center

Building 400 – 208,741 SF Available

9270 E. Columbus Drive
Tampa, FL 33619



NOW LEASING

Rear-Load Distribution Building

Final Mile/Infill Location

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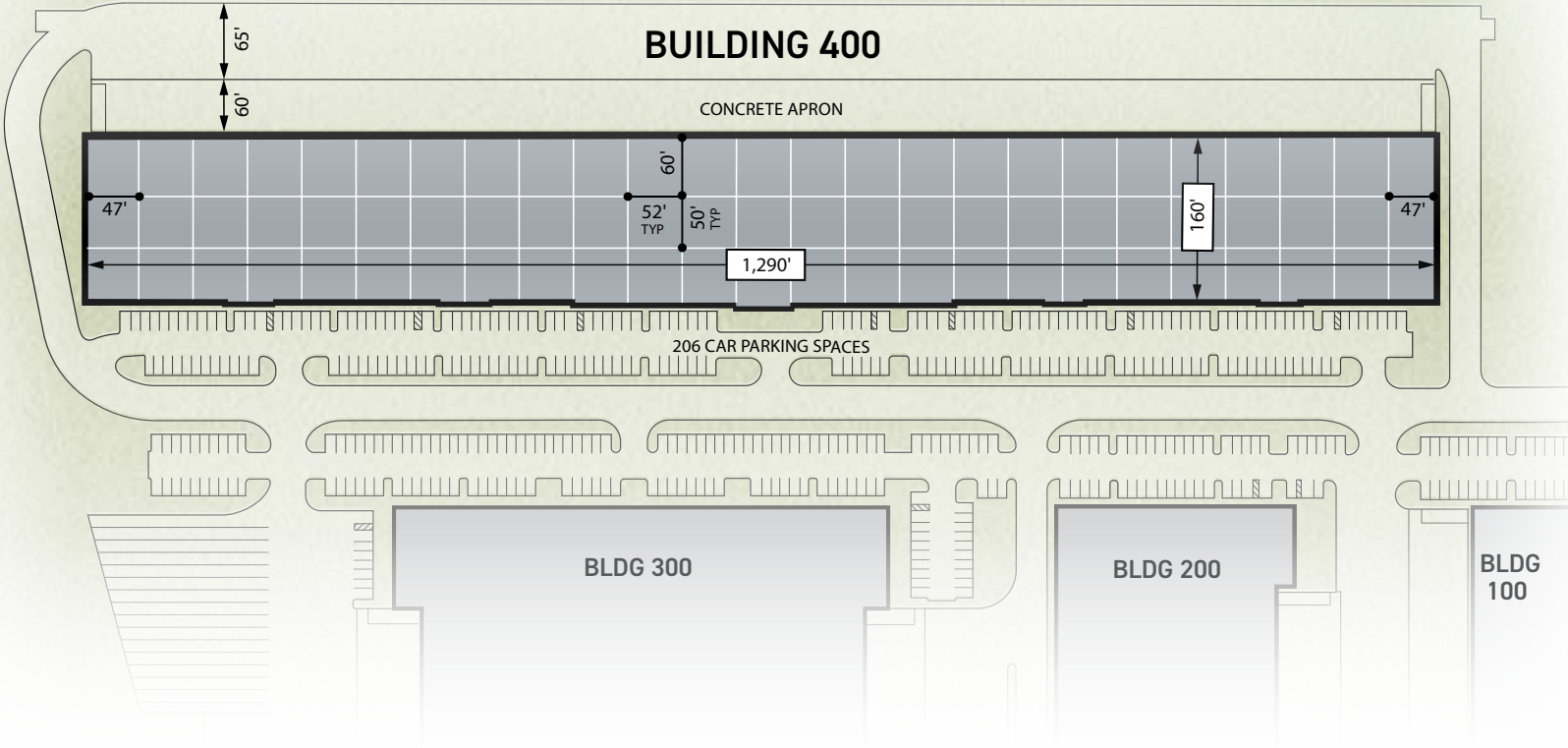
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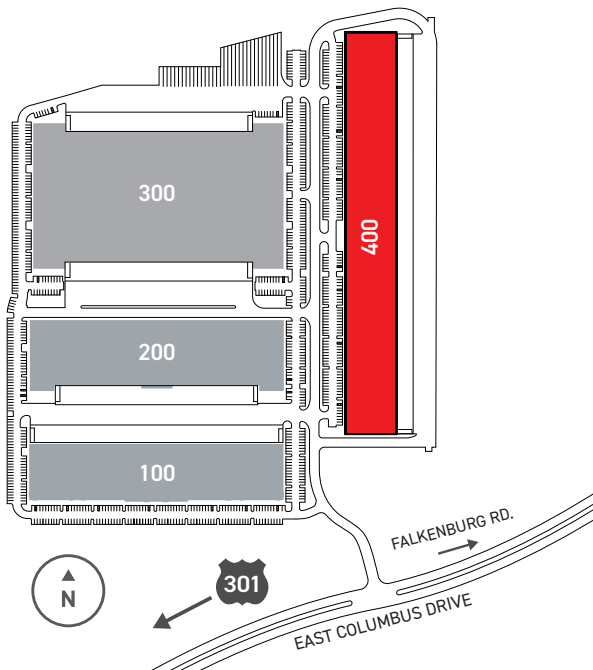
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301 Business Center

Building 400



Building Type:	Rear-Load
Building Size:	208,741 Square Feet
Available:	Minimum 15,894 SF Up to 208,741 SF
Construction:	Architectural Tilt-up Concrete with Tinted Glass
Ceiling Height:	30' Minimum to Bar Joist
Column Spacing:	52' W x 50' D (typical) 60' D Loading Bays
Dock Doors:	82 (9' x 10') Dock Highs
Drive In Doors:	2 (12' x 16') Ramped Drive-Ins
Car Parking:	206 Spaces
Truck Court:	125' Deep Truck Court with 60' Concrete Apron
Sprinkler:	ESFR System with Pump
Electrical:	(2) 1,000 KVA Transformers; (2) 1,600 Amp Services