

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

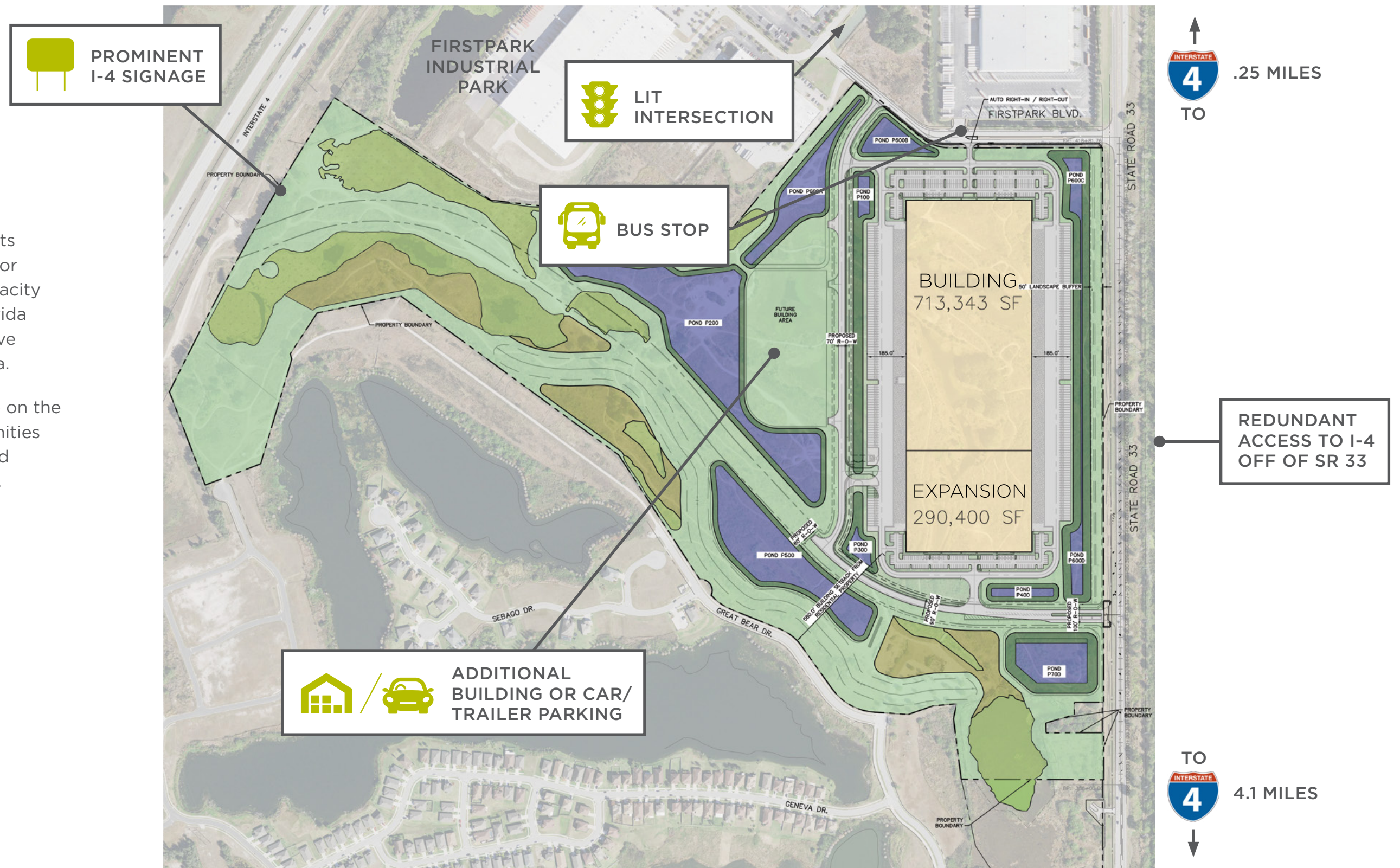




**SPECULATIVE  
713,343 SF FACILITY**

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.



**PROMINENT I-4 SIGNAGE**

**LIT INTERSECTION**

**BUS STOP**

↑  
**INTERSTATE 4**  
TO  
.25 MILES

**REDUNDANT ACCESS TO I-4 OFF OF SR 33**

**ADDITIONAL BUILDING OR CAR/TRAILER PARKING**

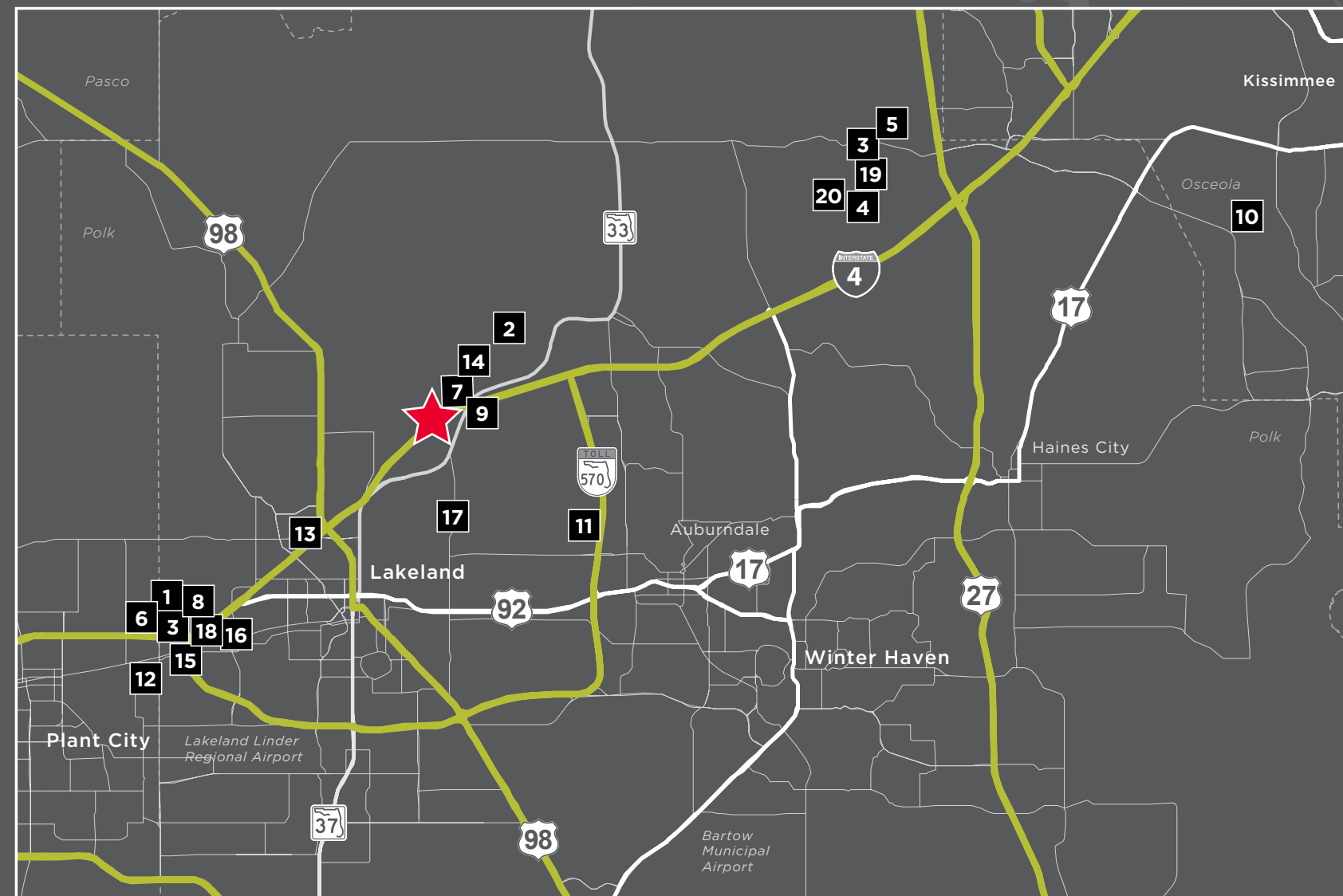
TO  
**INTERSTATE 4**  
↓  
4.1 MILES

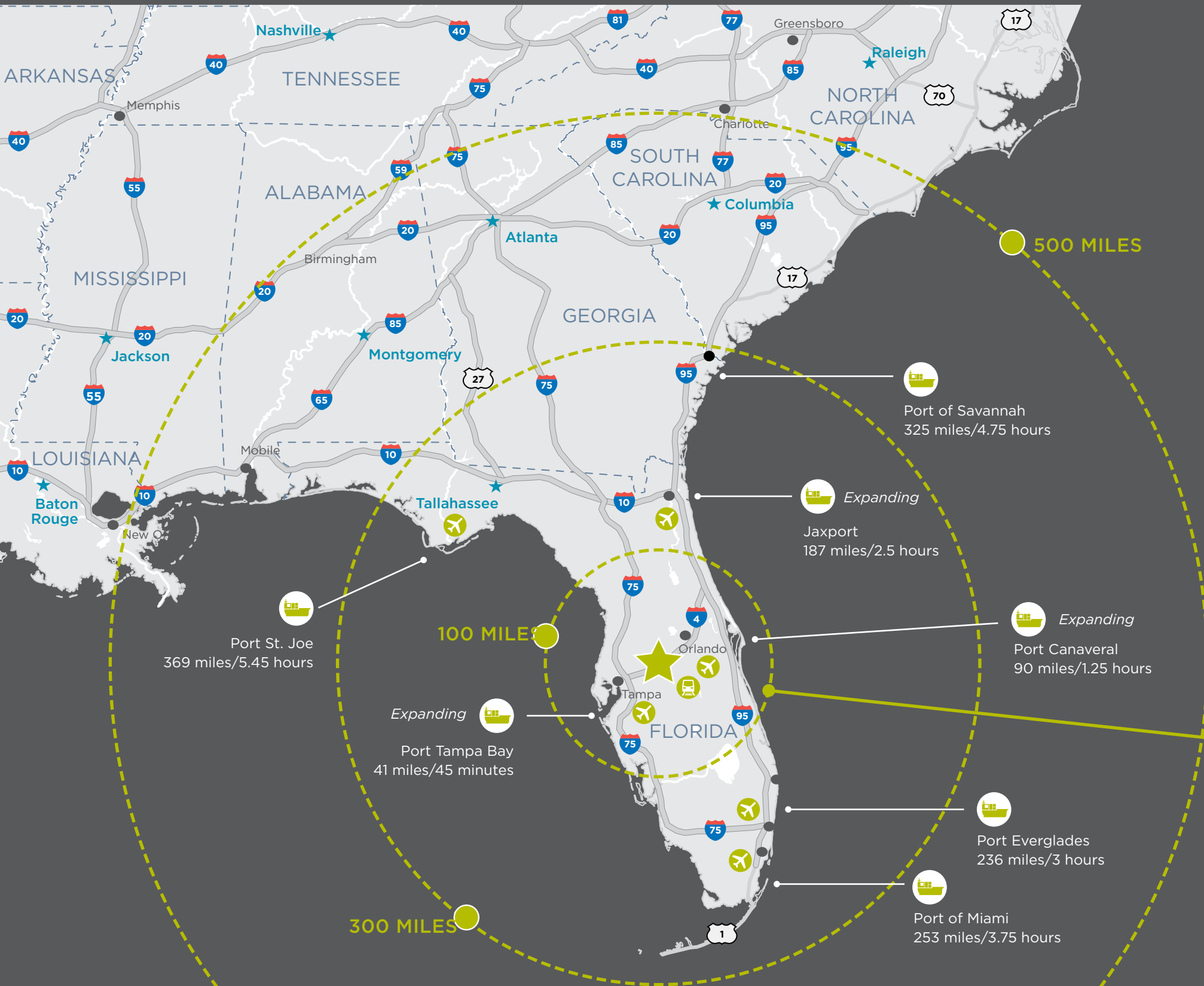


## LAKELAND FOR LOGISTICS

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





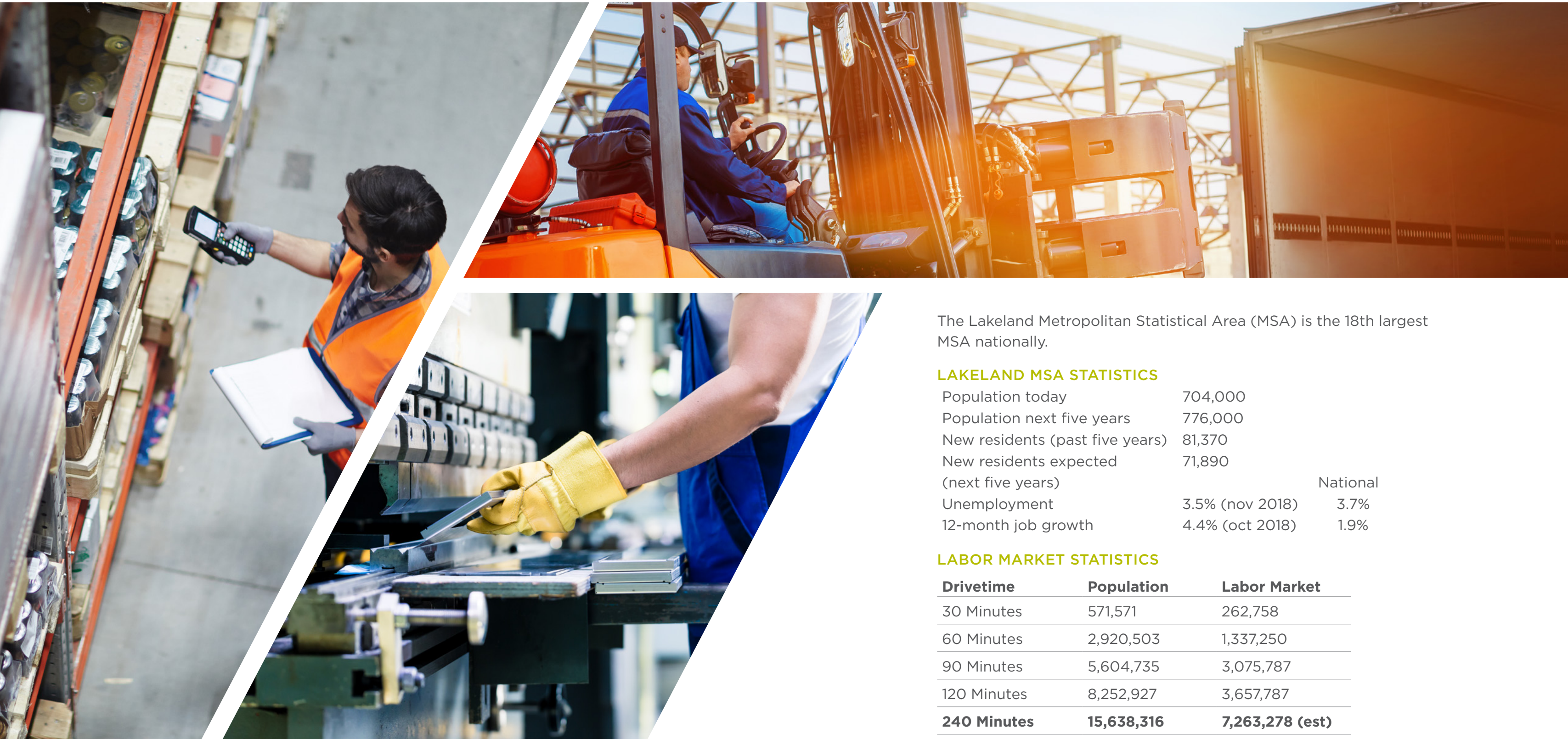
**IN THE CENTER OF IT ALL**

University Park at Bridgewater is a bulk distribution park that is centrally located in the “Logistical Center” of the State of Florida. The site features access to nearly 9 million consumers within a 100-mile radius, and is situated within four hours’ drive-time of every major city in Florida. The property offers excellent access to Tampa-Orlando via Interstate 4, is expandable up to 1,004,400 SF, and offers abundant access to labor. The site is also in close proximity to the new CSX intermodal facility in Winter Haven.

Florida itself has a robust wholesale trade and transportation sector. The State features one of the world’s most extensive multi-modal transportation systems, including international airports, deep-water shipping ports, and extensive highway and railway networks—all of which are within easy access of Lakeland.

**9 MILLION CONSUMERS  
WITHIN A 100-MILE RADIUS**





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
<b>240 Minutes</b>	<b>15,638,316</b>	<b>7,263,278 (est)</b>



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