

FOUR CORNERS BUSINESS PARK

I-4 REGIONAL DISTRIBUTION CENTER
HOME RUN BLVD | DAVENPORT, FL 33897



Property Highlights

	Bldg Size	Available	Divisible to
BLDG 100 4550 HOME RUN	±112,580	±18,500	n/a
BLDG 200 4501 HOME RUN	±394,513	n/a	n/a
BLDG 300 4500 HOME RUN	±288,660	±288,660	59,570

- > 52± acre master planned industrial park
- > New, first generation Class A buildings
- > Concrete, tilt-wall construction
- > ESFR sprinkler system with diesel pump
- > Cross dock and rear load capability
- > Zoned: Business Park Center (BPCX-1), Polk County, FL
- > LED exterior lighting for lower operating costs
- > Ample auto parking and off-dock trailer spots

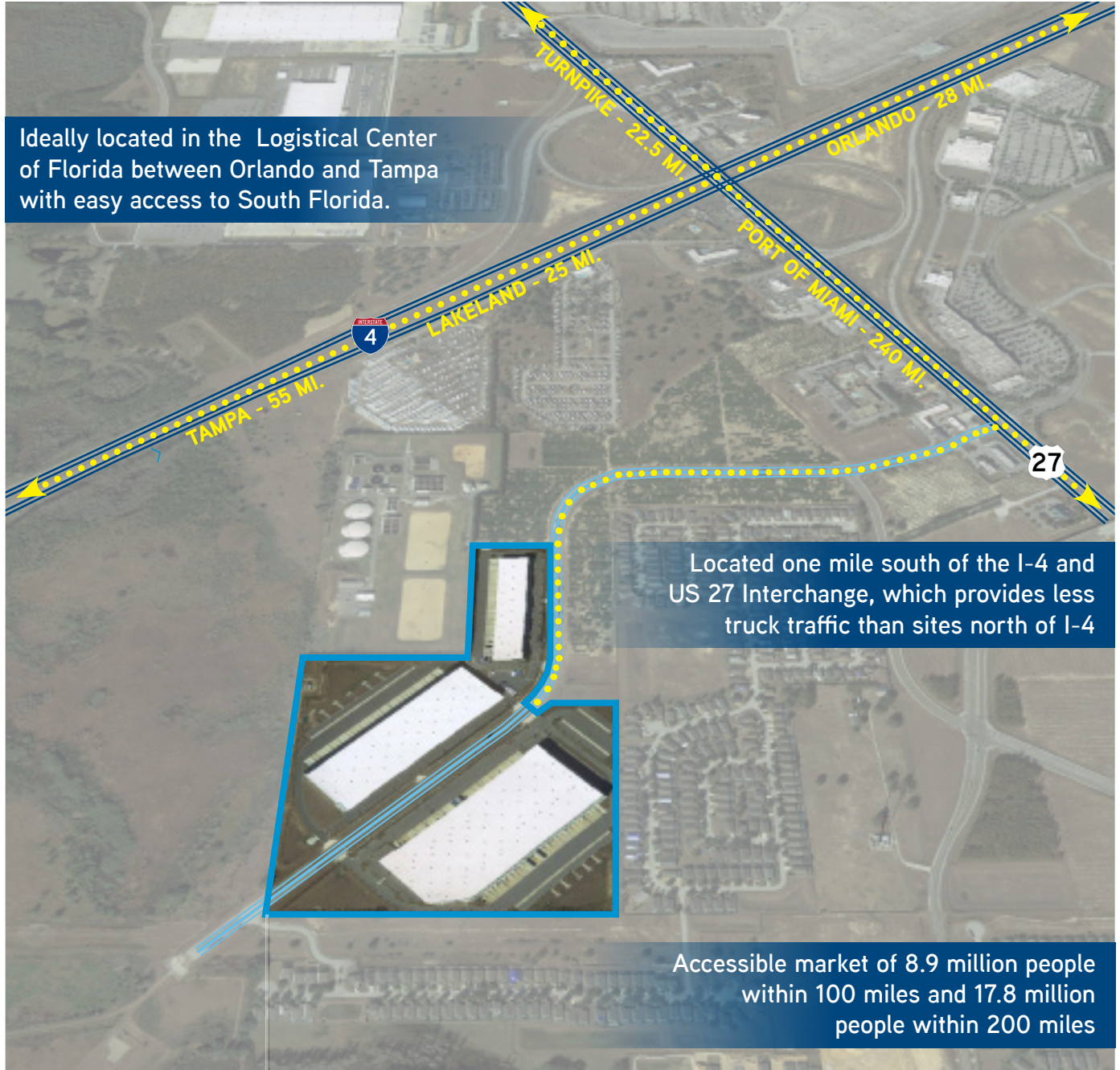
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FOR LEASE > INDUSTRIAL DISTRIBUTION > LOCATION HIGHLIGHTS



Utility/Service Providers:

- > Polk County Water (12"/8" main in road)
- > Polk County Sewer (8" main)
- > Florida Public Utilities
- > Duke Energy Electric (dual feed service) to Building 200
- > Frontier Fiber

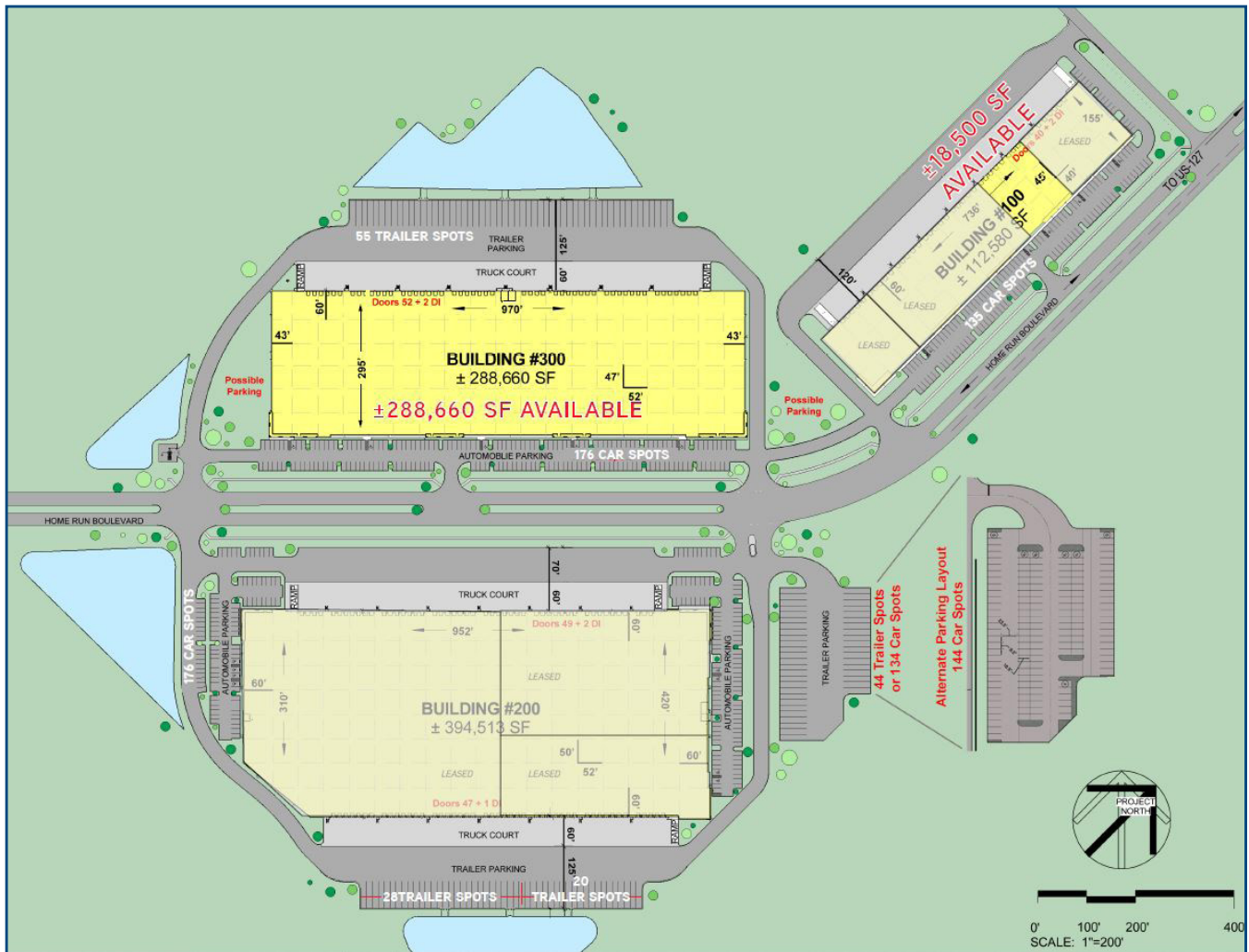
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FOR LEASE > INDUSTRIAL DISTRIBUTION > SITE PLAN & BUILDING DETAILS



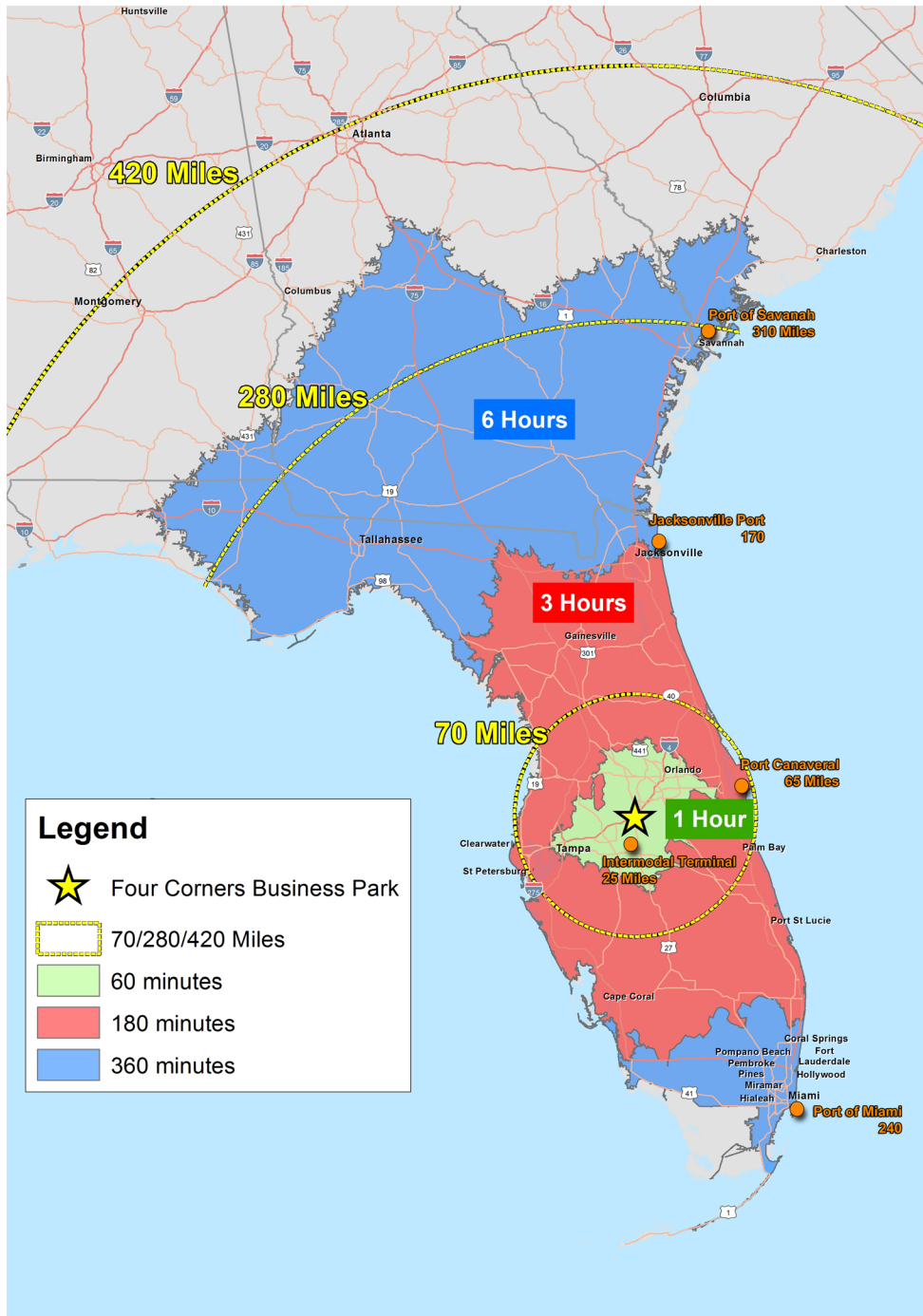
	100	200	300
Building Size	±112,580 SF	±394,513	±288,660
SF Available	18,500	None	288,660 SF (div. to 59,970)
Loading Configuration	Rear Load	Cross Dock	Rear Load
Clear Height / Loading	24'	36'	32'
Column Spacing	40'w x 45'd	52'w x 50'd	52'w x 47'd
Staging Bays	60'	60'	60'
Building Depth	155'	420'	295'
Truck Court	120'	131' and 186'	186'
Parking Spaces	135	199	176
Trailer Stalls	> n/a	92	55
Slab Specifications	6"/ 4,000 PSI	7"/ 4,000 PSI	6"/ 4,000 PSI
Power Service 480v/3-phase	1,200 amps	4,000 amps, dual feed	2,500 amps, dual feed possible
Loading Doors (9'x10')	42	96	54
Drive-In Doors	2 (12'w x 14'h)	3 (12'w x 16'h)	2 (12'w x 16'h)
Office, Mechanical, Electric	To suit	To suit	To suit

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Distance and Drive Times to Major Cities

City	Miles	Drive Time
Orlando	37	39 min
Tampa	58	1 hour
Jacksonville	169	2 hr 45 min
Miami	240	3 hr 30 min
Savannah	309	4 hr 45 min
Atlanta	454	6 hr 30 min



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