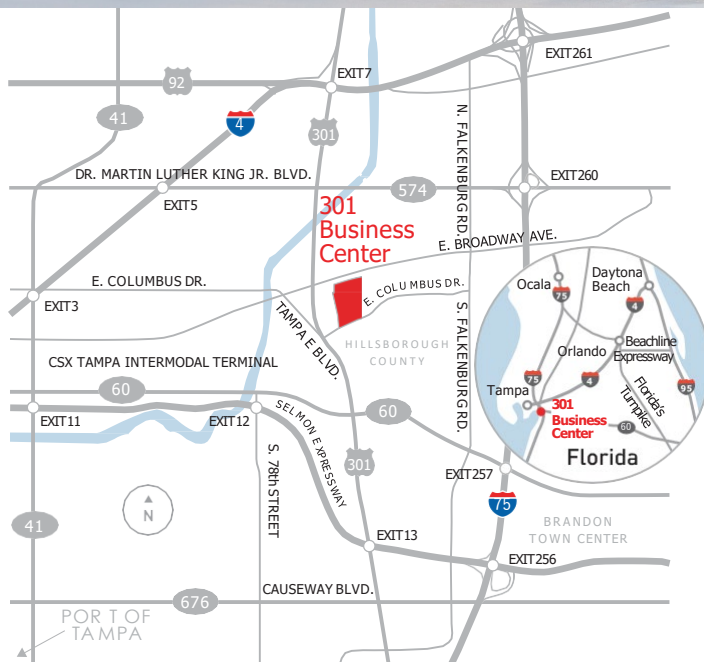


# 301 Business Center

Building 200 - 43,474 SF Available

9230 E. Columbus Drive  
Tampa, FL 33619



## NOW LEASING

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

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 includes Buildings 100, 200, and 300. At completion, 301 Business Center will include one front-load building, two rear-load buildings, and one cross-dock building for a total of 865,278 square feet. Building 200 is the front-load building containing 171,448 square feet.

### For leasing information contact:

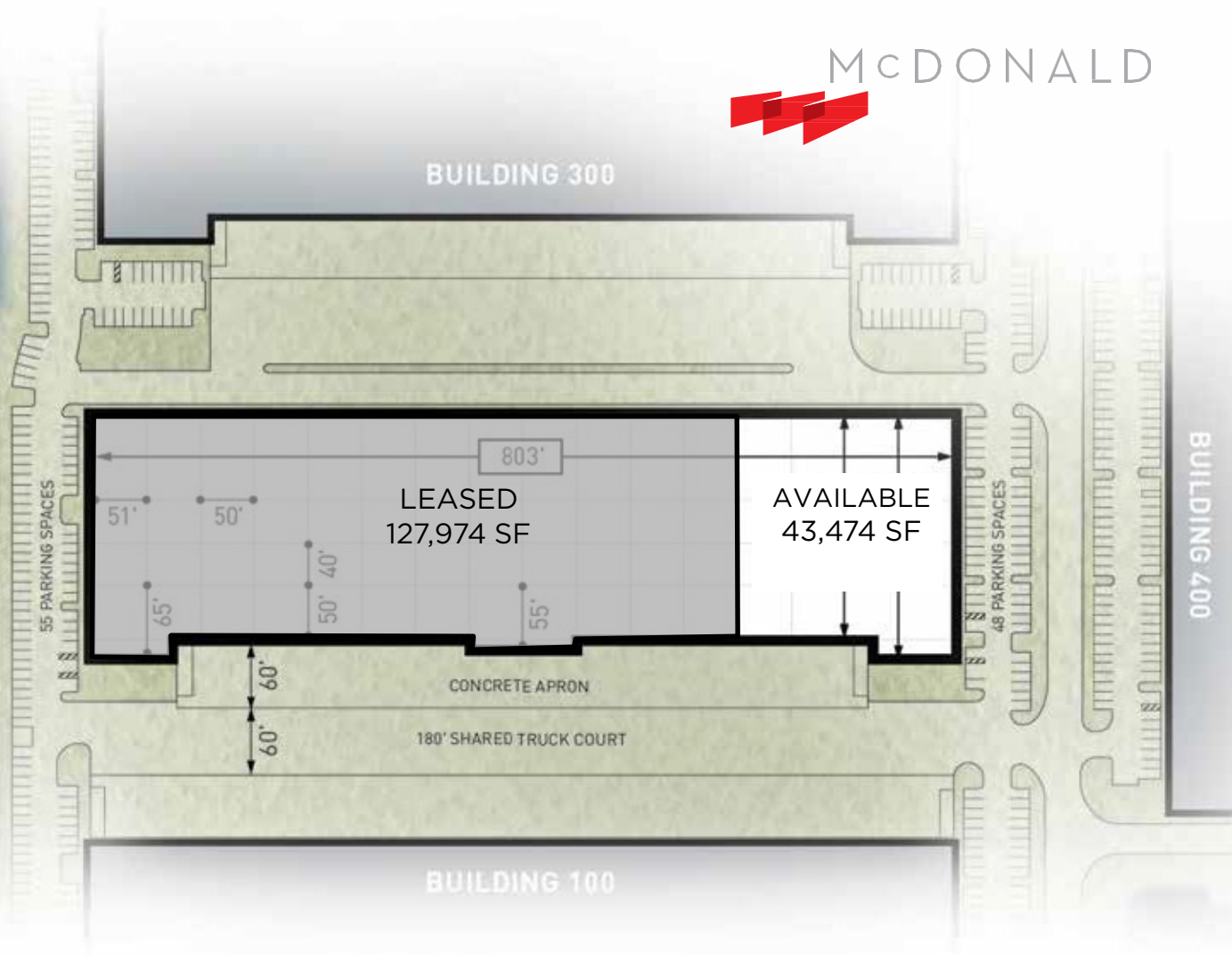
Cushman & Wakefield - Tampa  
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Tampa, FL 33602  
813.223.6300

John Jackson  
[john.jackson@cushwake.com](mailto:john.jackson@cushwake.com)  
813.424.3202

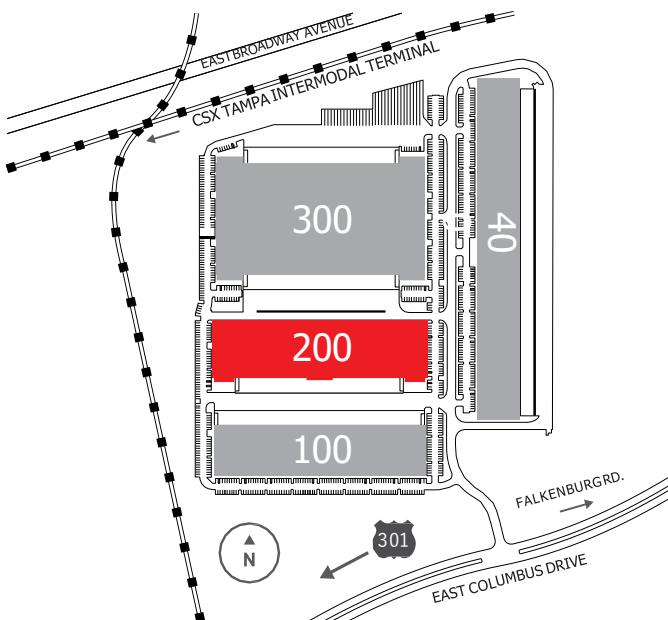
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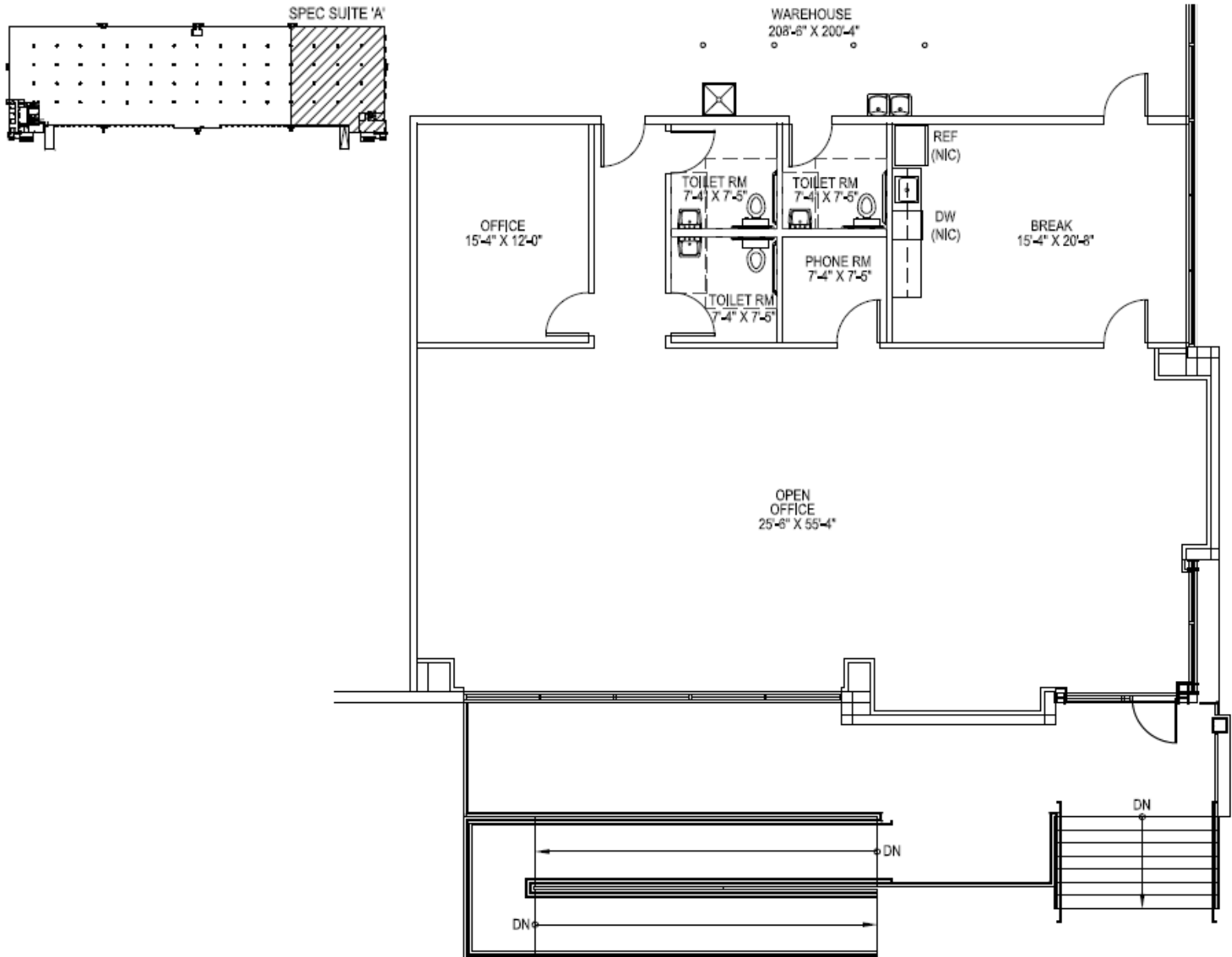
## 301 Business Center



Building Type:	Front-Load
Building Size:	171,448 Square Feet
Available Space:	43,474 Square Feet
Office Area:	2,294 Square Feet
Dock Doors:	7 (9' x 10') Dock Highs
Drive-In Doors:	1 (12' x 16') Ramped Drive-In
Car Parking:	48 Spaces
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
Truck Court:	180' Deep Truck Court (shared with Building 100) with 60' Concrete Apron
Sprinkler:	ESFR System with Pump
Electrical:	1,000 KVA Transformer; 800 Amp Service

# SPEC OFFICE PLAN

BUILDING 200



For leasing information contact:

Cushman & Wakefield - Tampa  
One Tampa City Center, Suite 3300  
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