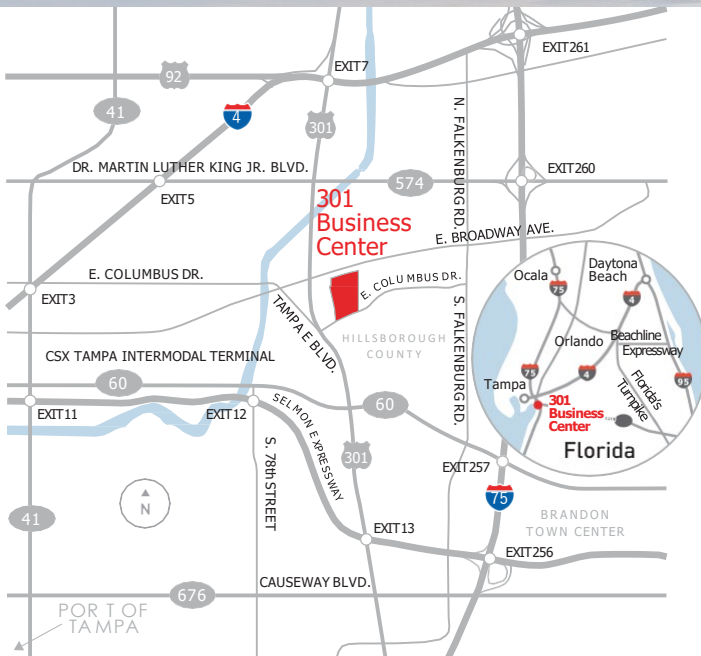


301 Business Center

Building 100 - 145,540 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 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 100 is the first rear-load building and contains 145,540 square feet.

For leasing information contact:

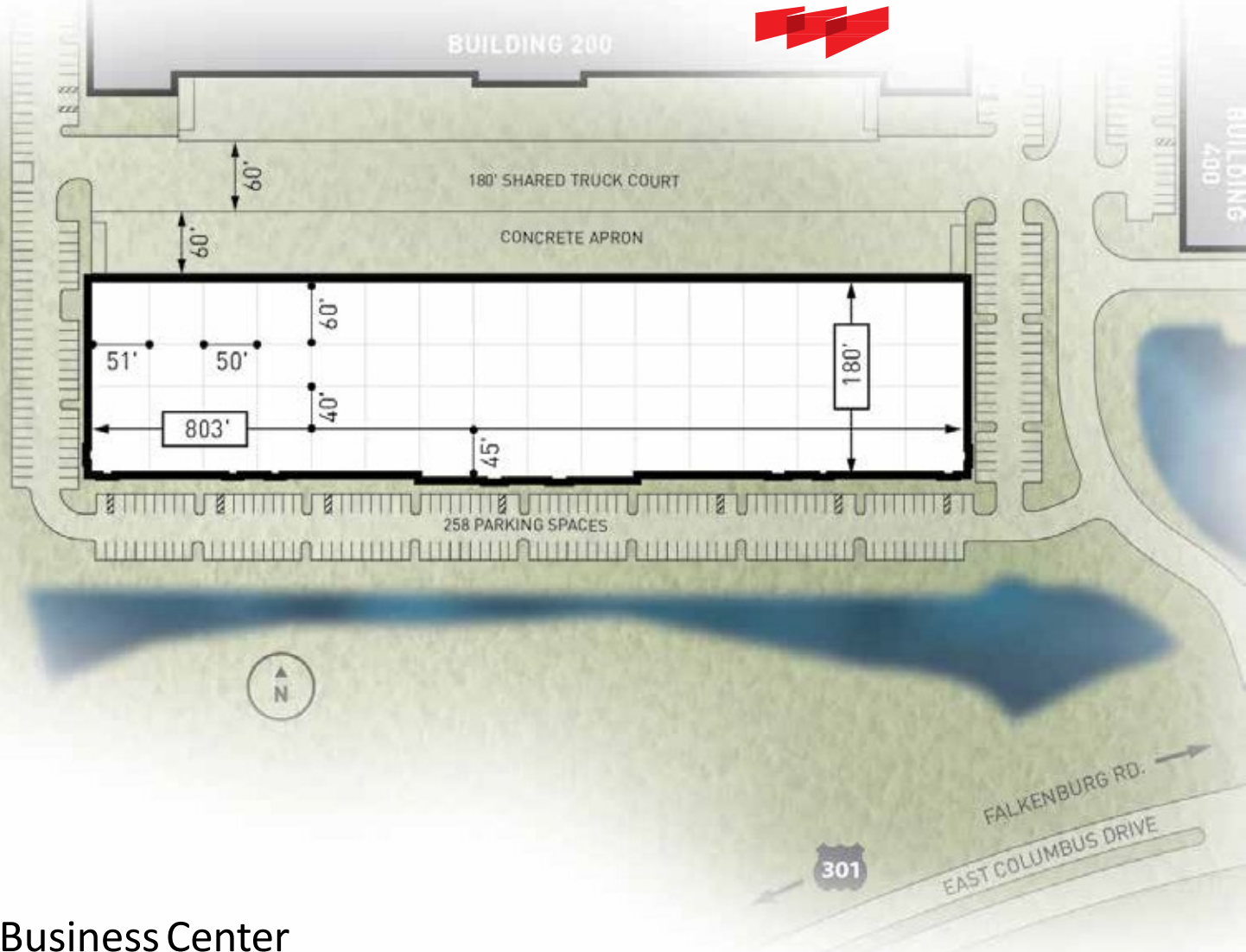
Cushman & Wakefield - Tampa
One Tampa City Center, Suite 3300
Tampa, FL 33602
813.223.6300

John Jackson
john.jackson@cushwake.com
813.424.3202

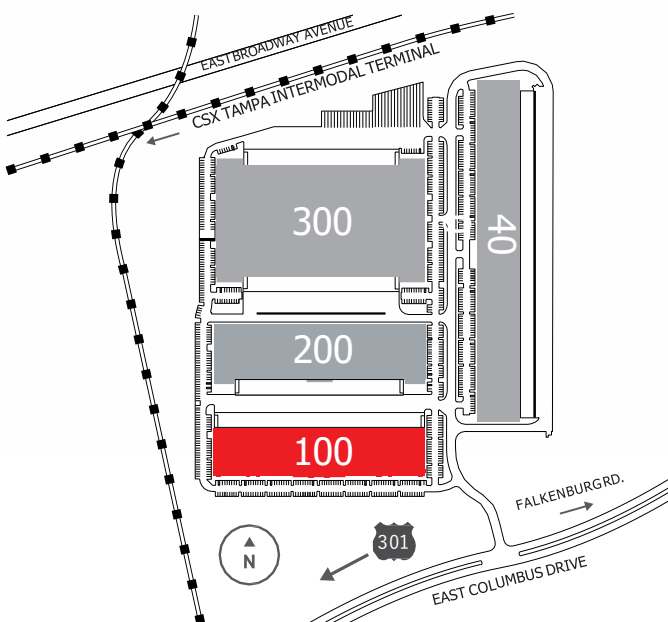
Jessica Mizrahi
jessica.mizrahi@cushwake.com
813.204.5323

JT Faircloth
jt.faircloth@cushwake.com
813 204 5362





301 Business Center

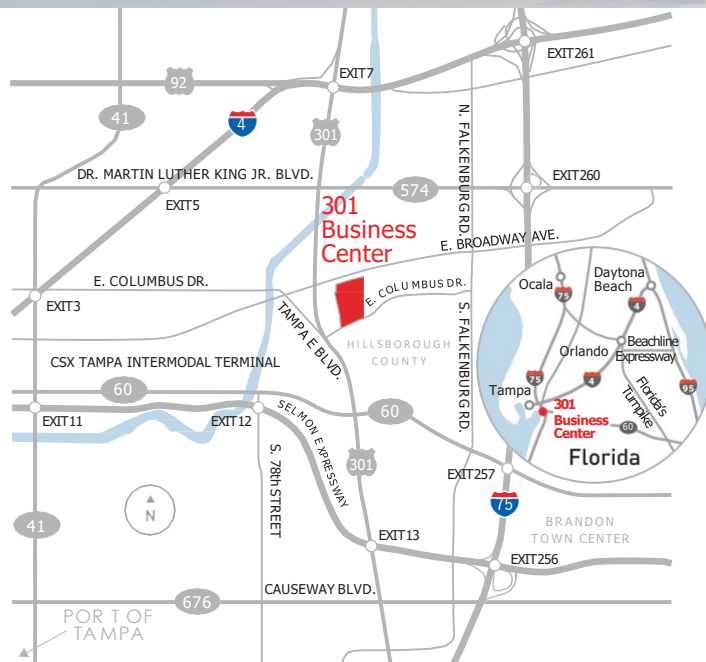


Building Type:	Rear-Load
Building Size:	145,540 Square Feet
Construction:	Architectural Tilt-up Concrete with Tinted Glass
Ceiling Height:	30' Minimum to Bar Joist
Column Spacing:	50' W x 40' D (typical) 60' D Loading Bays
Dock Doors:	54 (9' x 10') Dock Highs
Drive In Doors:	2 (12' x 16') Ramped Drive-Ins
Car Parking:	258 Spaces
Truck Court:	180' Deep Truck Court (shared with Building 200) with 60' Concrete Apron
Sprinkler:	ESFR System with Pump
Electrical:	1,000 KVA Transformer; (4) 600 Amp Services

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:

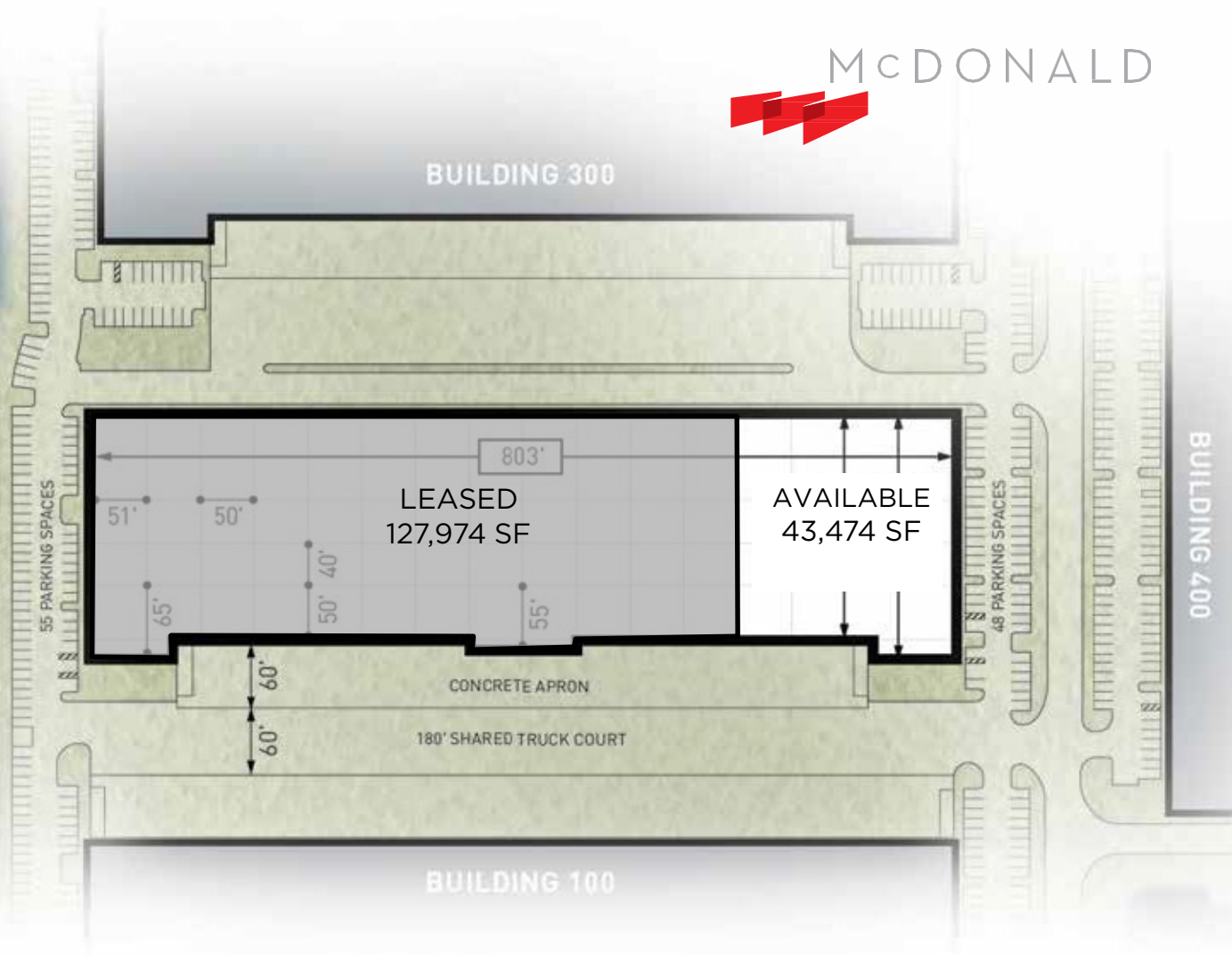
Cushman & Wakefield - Tampa
One Tampa City Center, Suite 3300
Tampa, FL 33602
813.223.6300

John Jackson
john.jackson@cushwake.com
813.424.3202

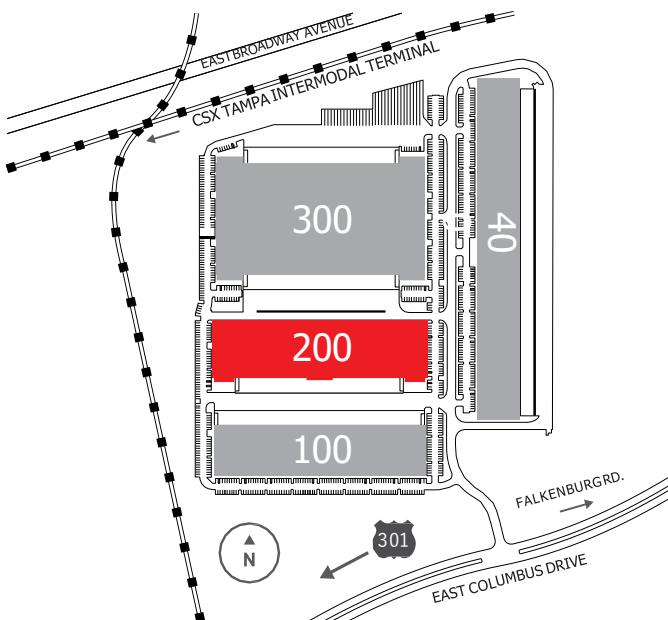
Jessica Mizrahi
jessica.mizrahi@cushwake.com
813.204.5323

JT Faircloth
jt.faircloth@cushwake.com
813 204 5362





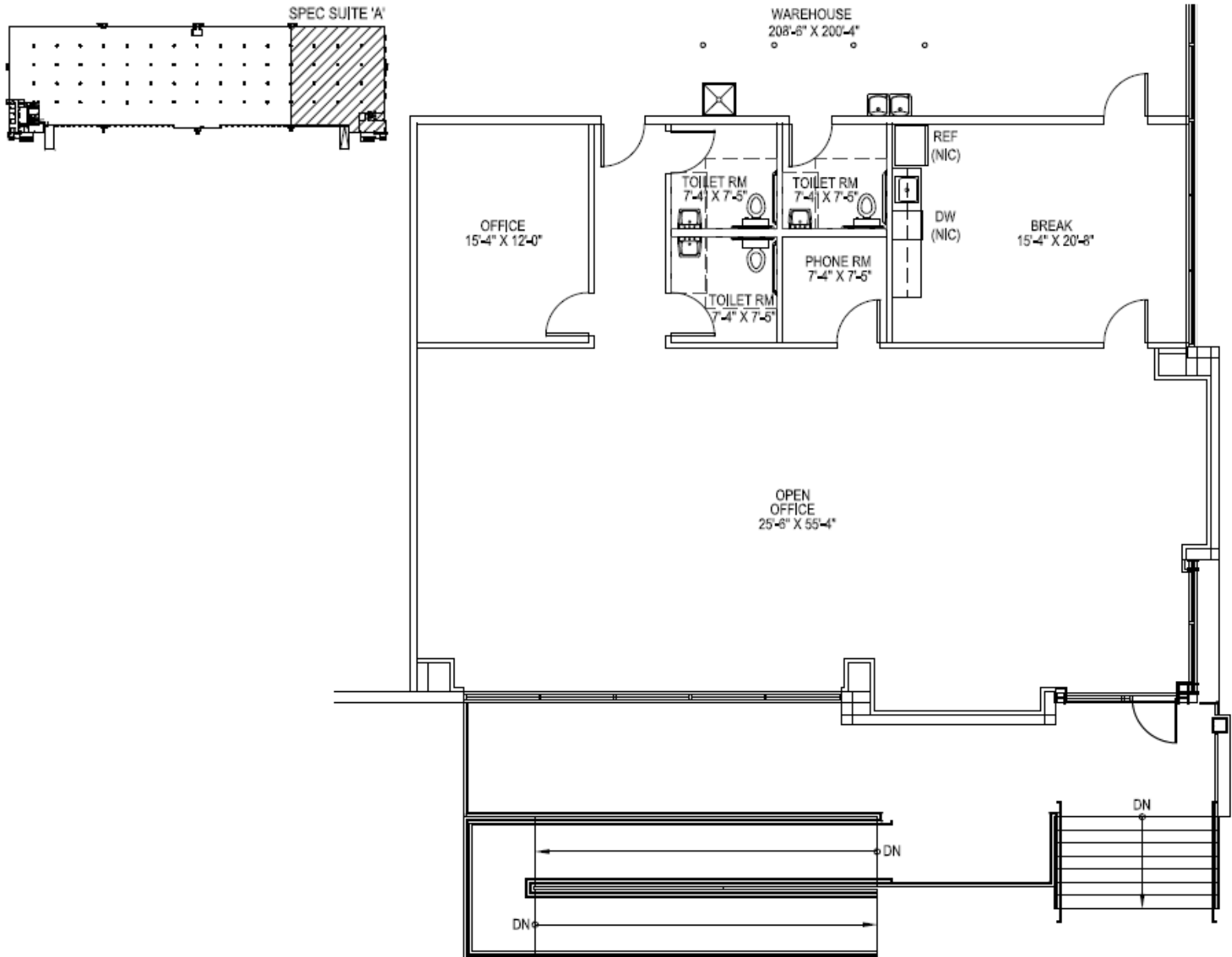
301 Business Center



Building 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
Tampa, FL 33602
813.223.6300

John Jackson
john.jackson@cushwake.com
813.424.3202

Jessica Mizrahi
jessica.mizrahi@cushwake.com
813.204.5323

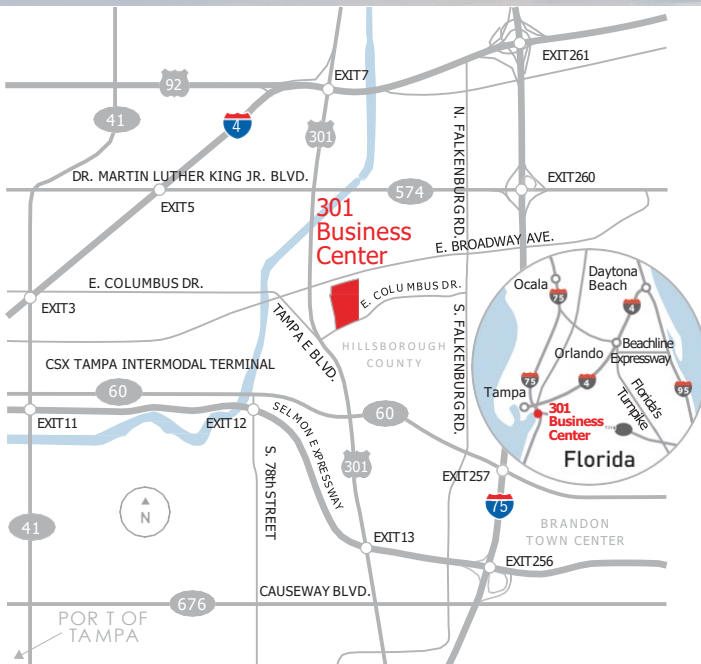
JT Faircloth
jt.faircloth@cushwake.com
813 204 5362



301 Business Center

Building 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

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 300 is the cross-dock building containing 341,890 square feet.

For leasing information contact:

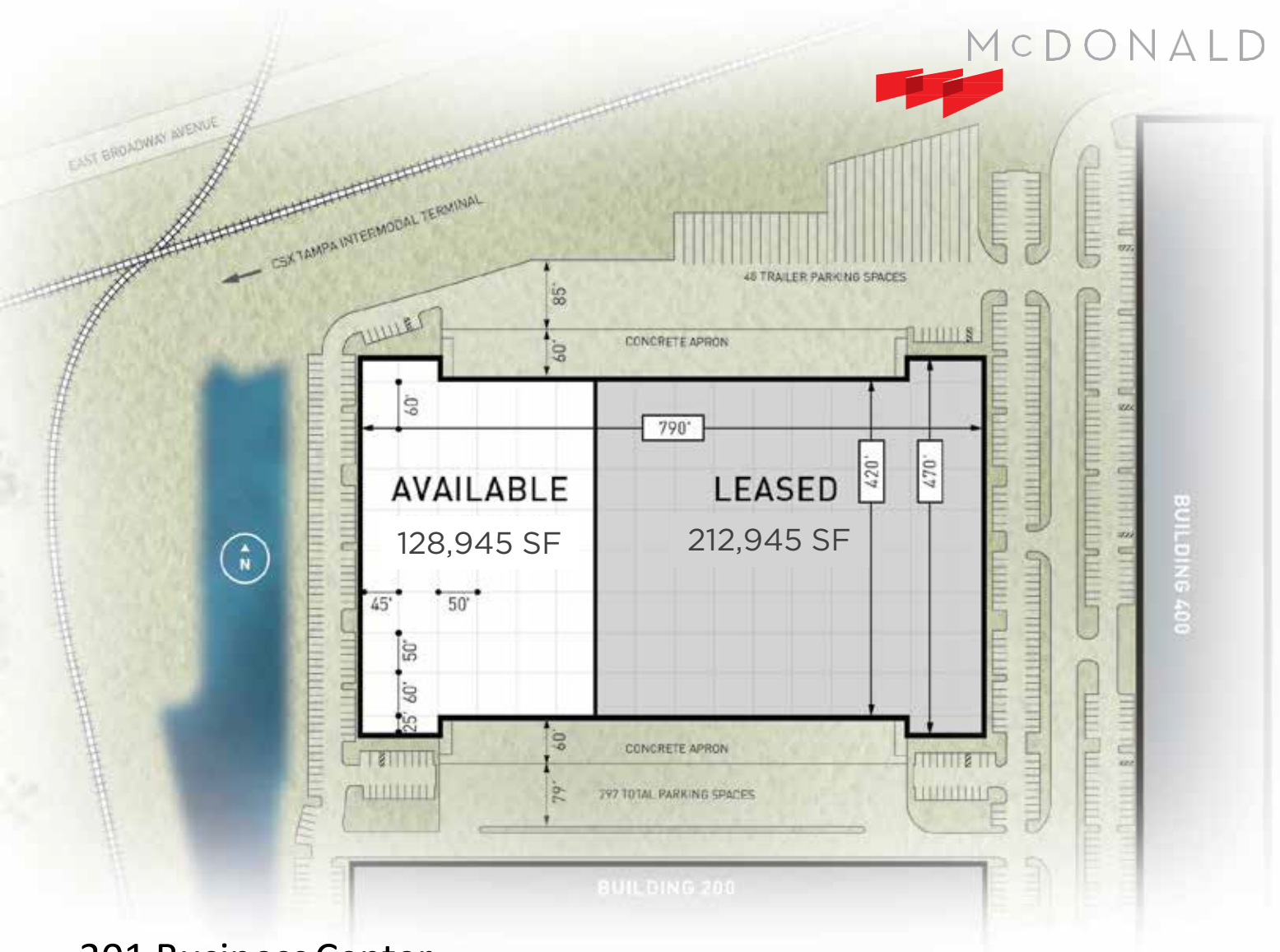
Cushman & Wakefield - Tampa
One Tampa City Center, Suite 3300
Tampa, FL 33602
813.223.6300

John Jackson
john.jackson@cushwake.com
813.424.3202

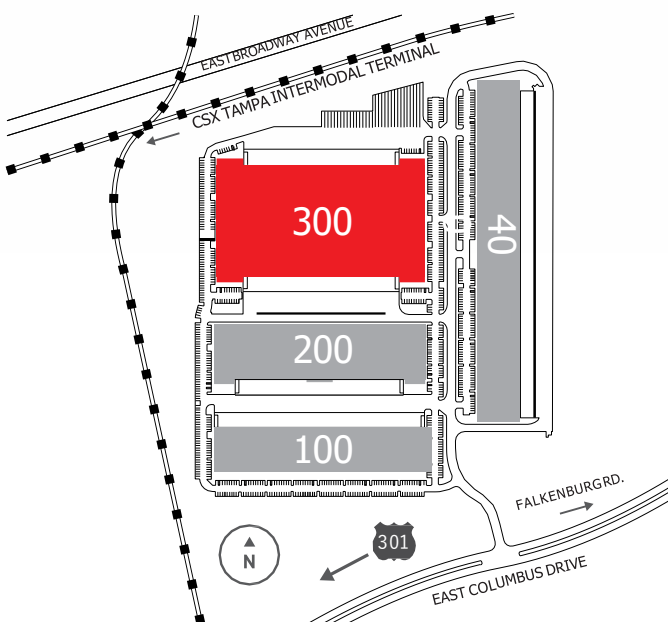
Jessica Mizrahi
jessica.mizrahi@cushwake.com
813.204.5323

JT Faircloth
jt.faircloth@cushwake.com
813 204 5362





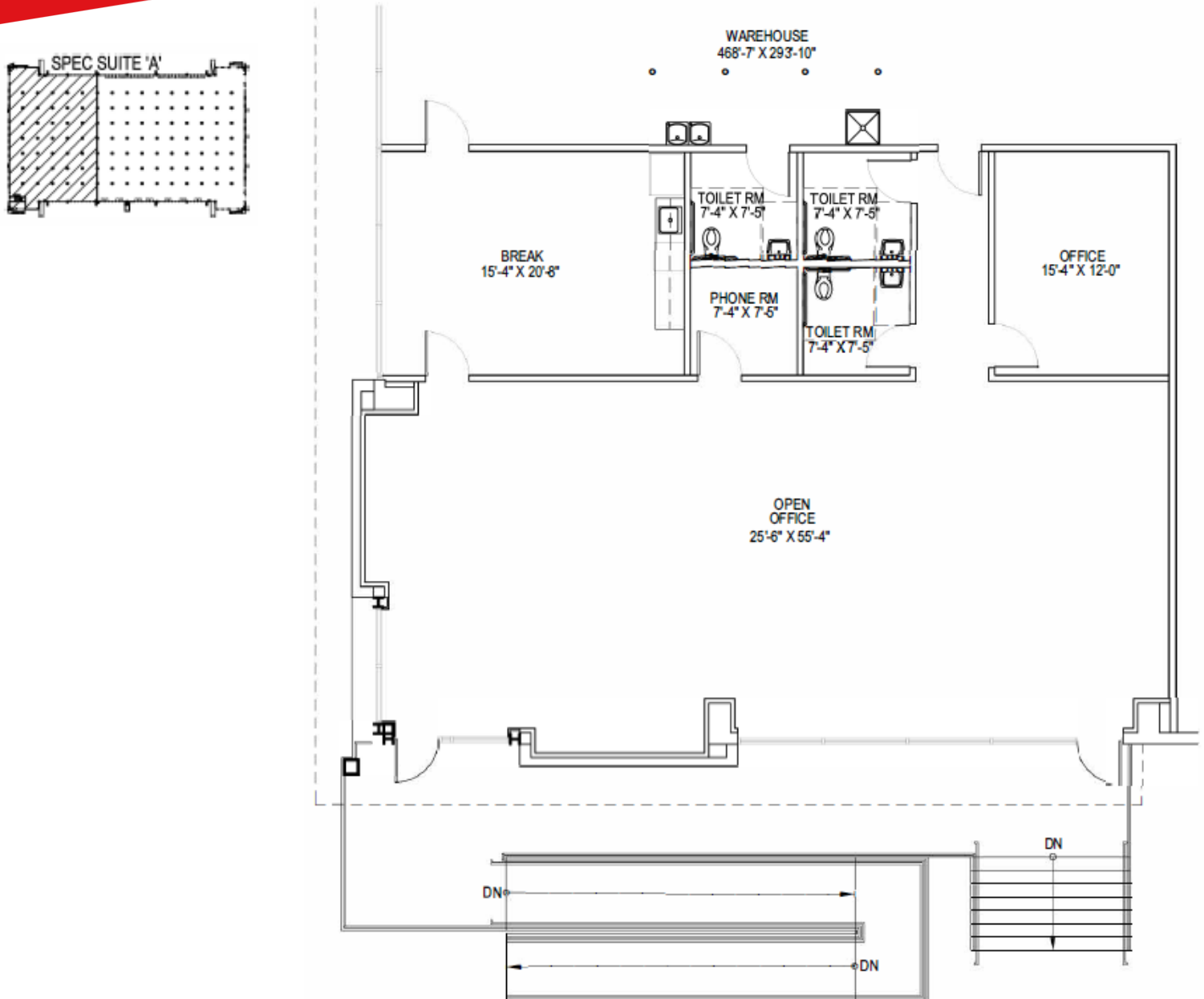
301 Business Center



Building 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
Electrical:	1,800 Amps
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

SPEC OFFICE PLAN

BUILDING 300



For leasing information contact:

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

John Jackson
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

