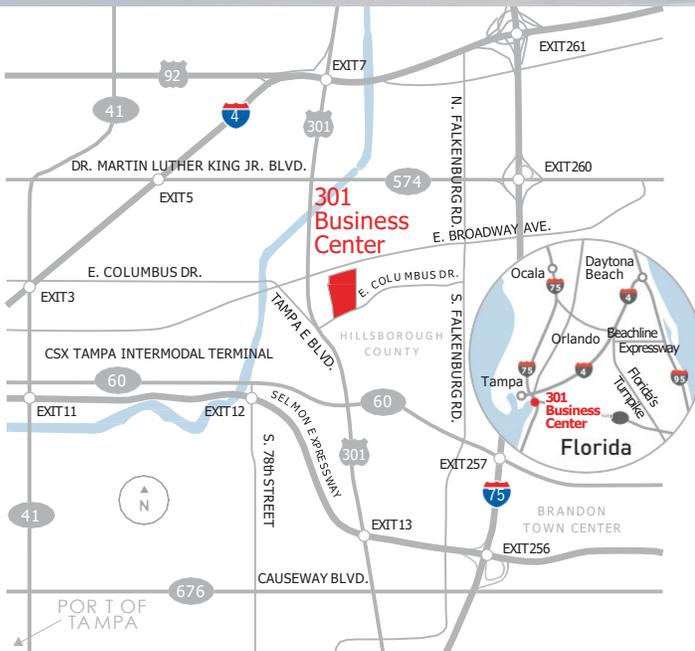


301 Business Center

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:

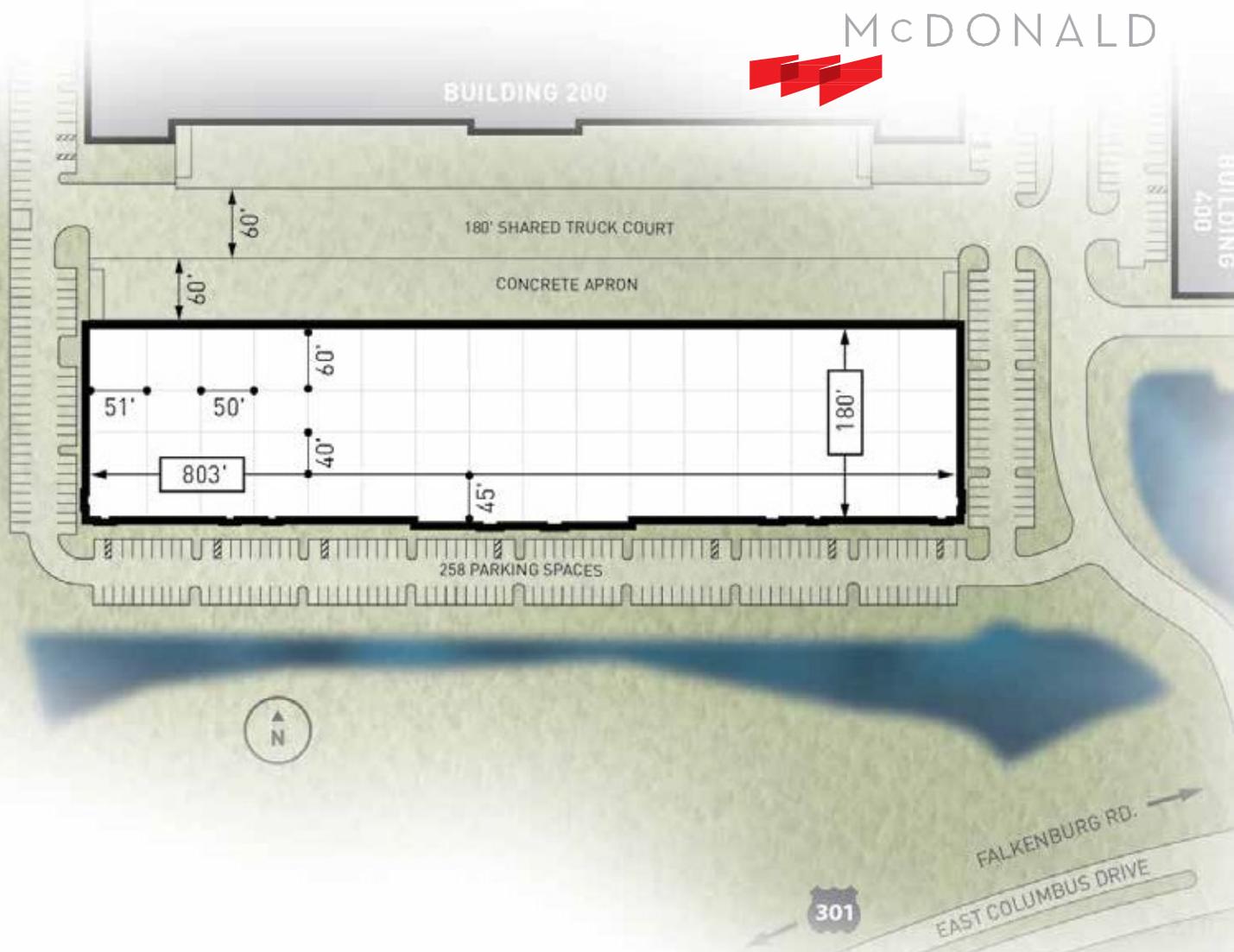
Cushman & Wakefield - Tampa
One Tampa City Center, Suite 3300
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John Jackson
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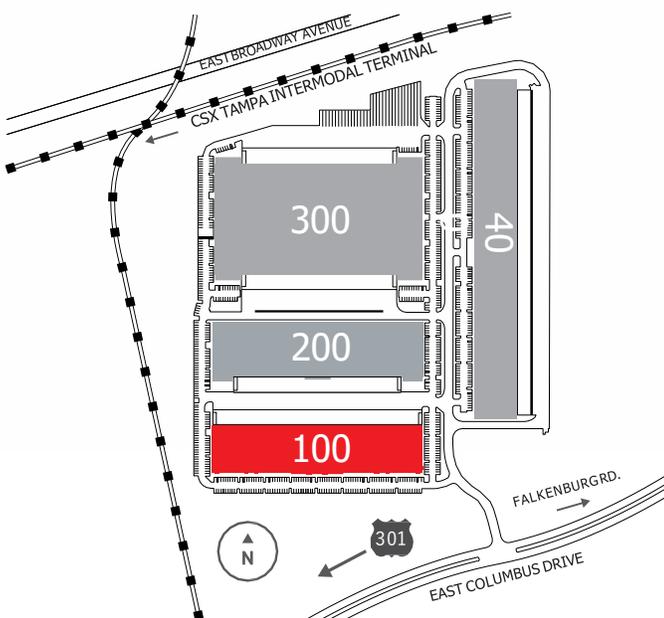
Jessica Mizrahi
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301 Business Center

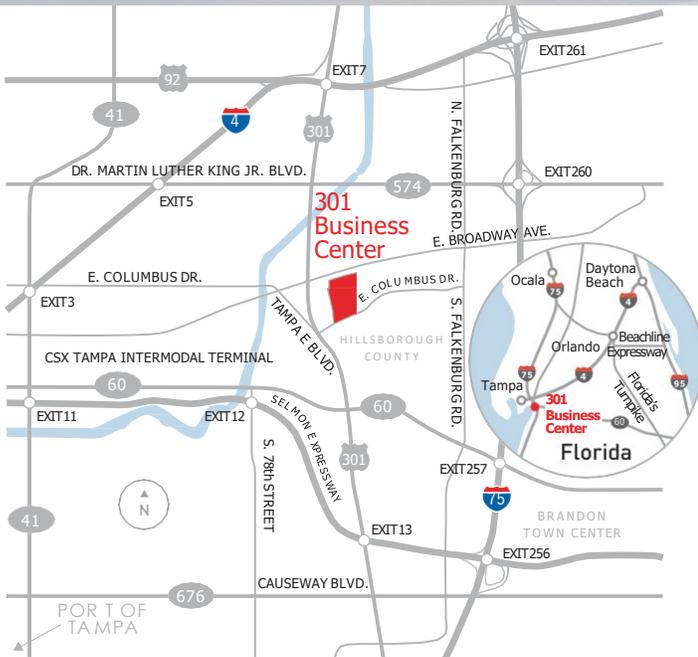
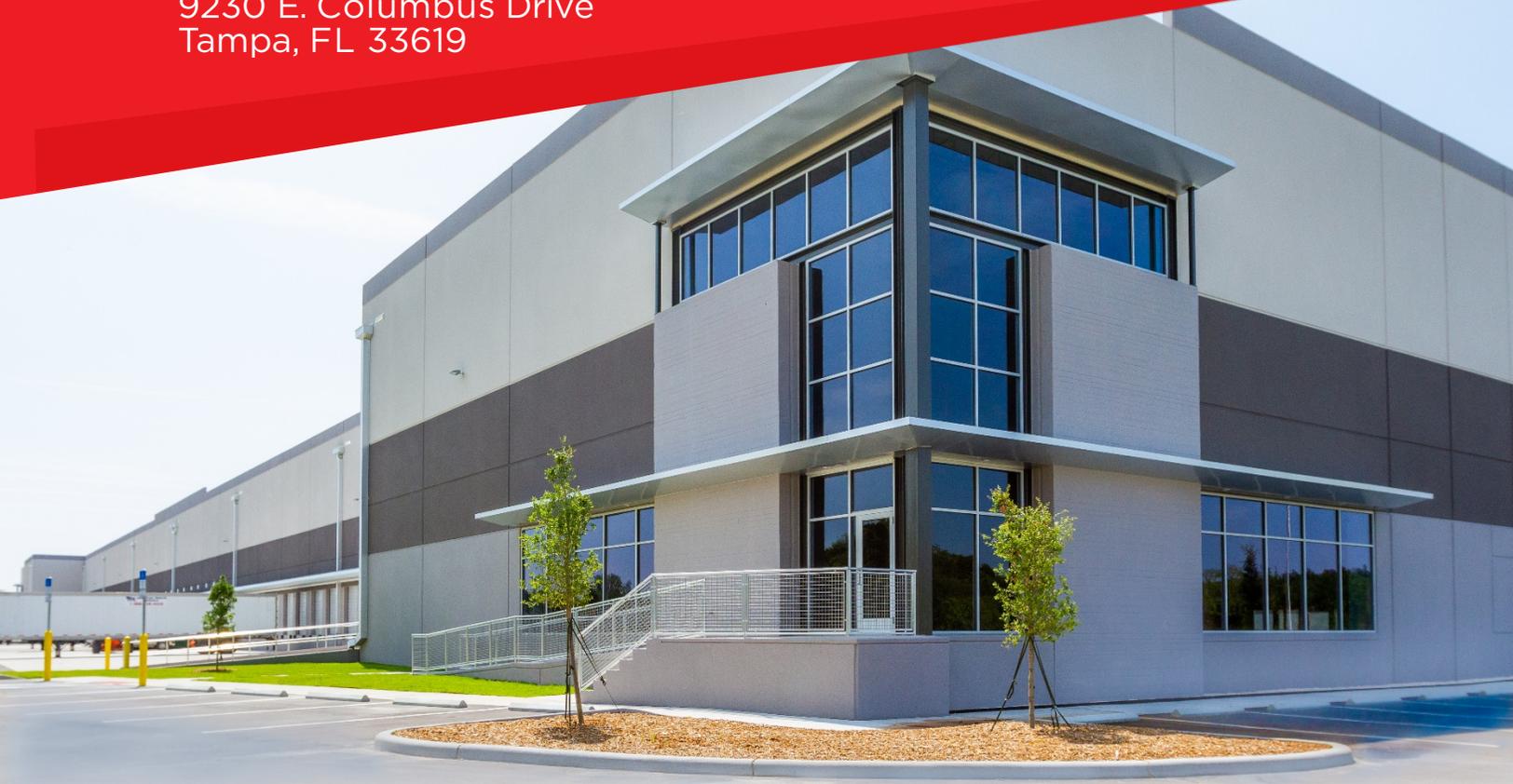


Building Type:	Rear-Load
Building Size:	145,540 Square Feet
Construction:	Architectural Tilt-up Concrete with Tinted Glass
Ceiling Height:	30' Minimum to Bar Joist
Column Spacing:	50' W x 40' D (typical) 60' D Loading Bays
Dock Doors:	54 (9' x 10') Dock Highs
Drive In Doors:	2 (12' x 16') Ramped Drive-Ins
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:

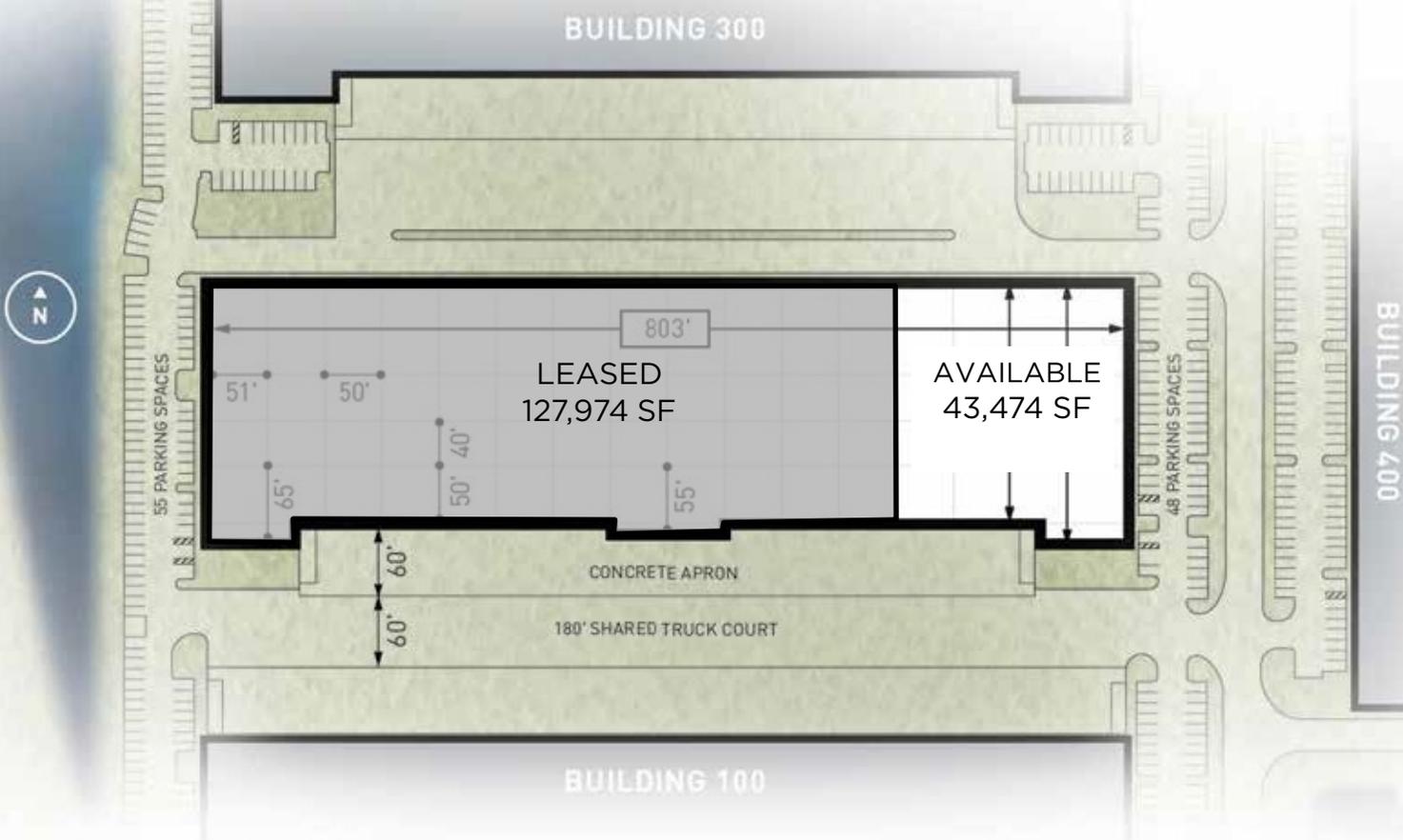
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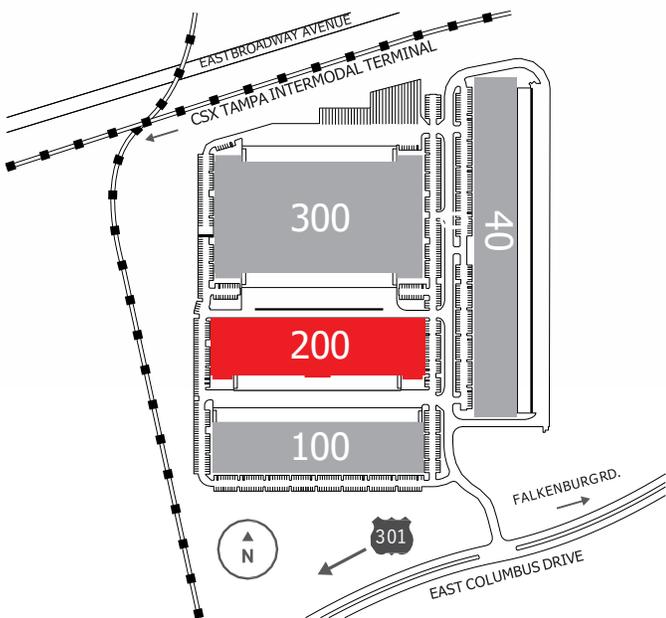
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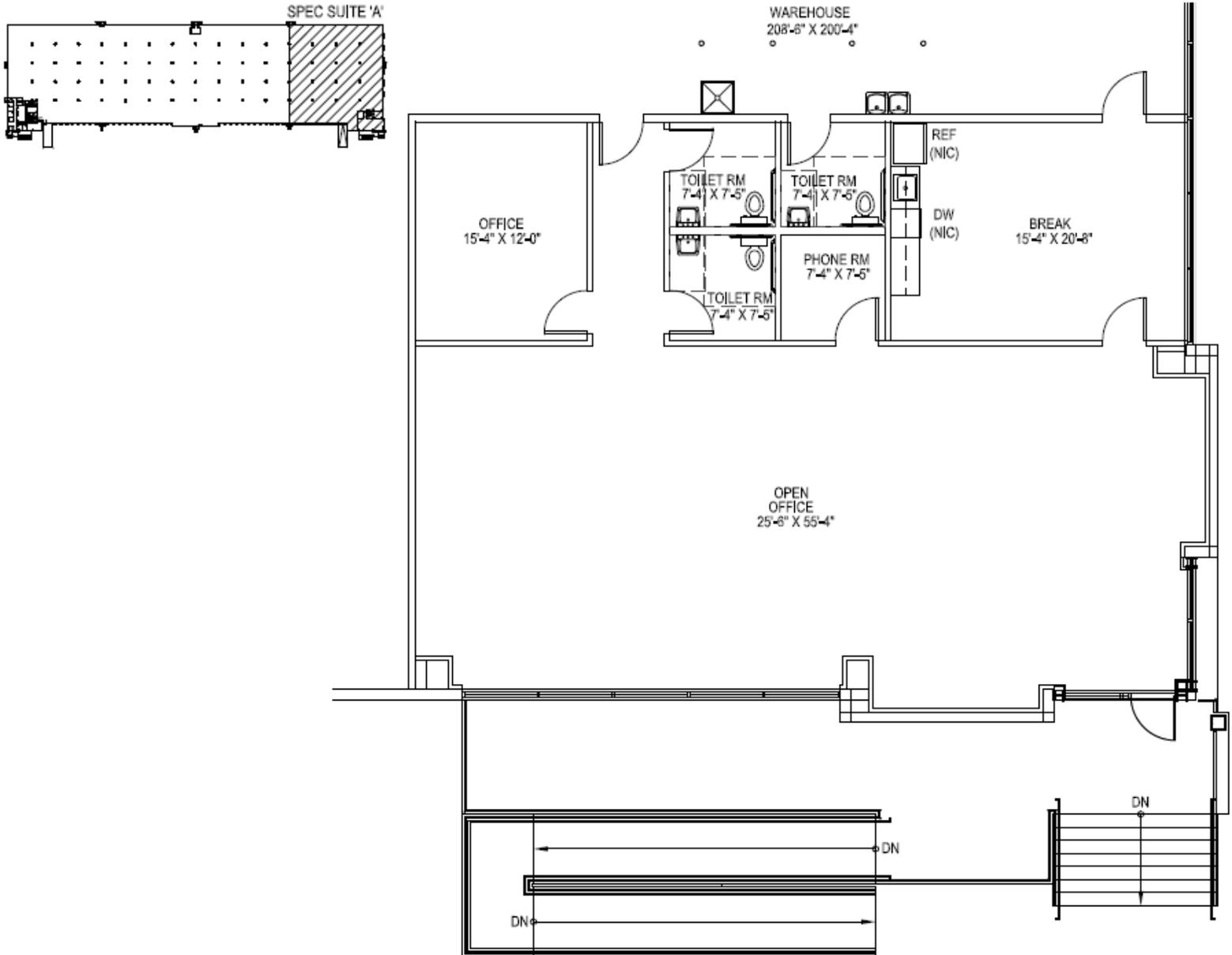
301 Business Center



- 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: ESRF System with Pump
- Electrical: 1,000 KVA Transformer;
800 Amp Service

SPEC OFFICE PLAN

BUILDING 200



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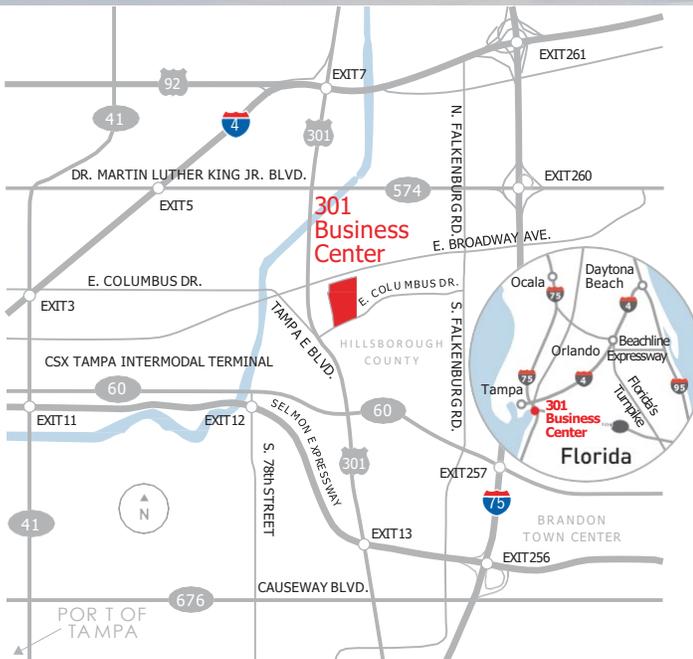
JT Faircloth
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301 Business Center

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:

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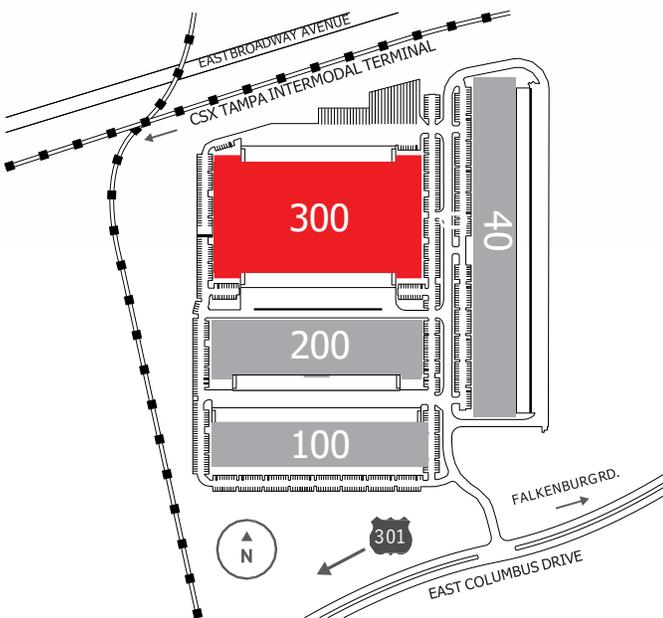
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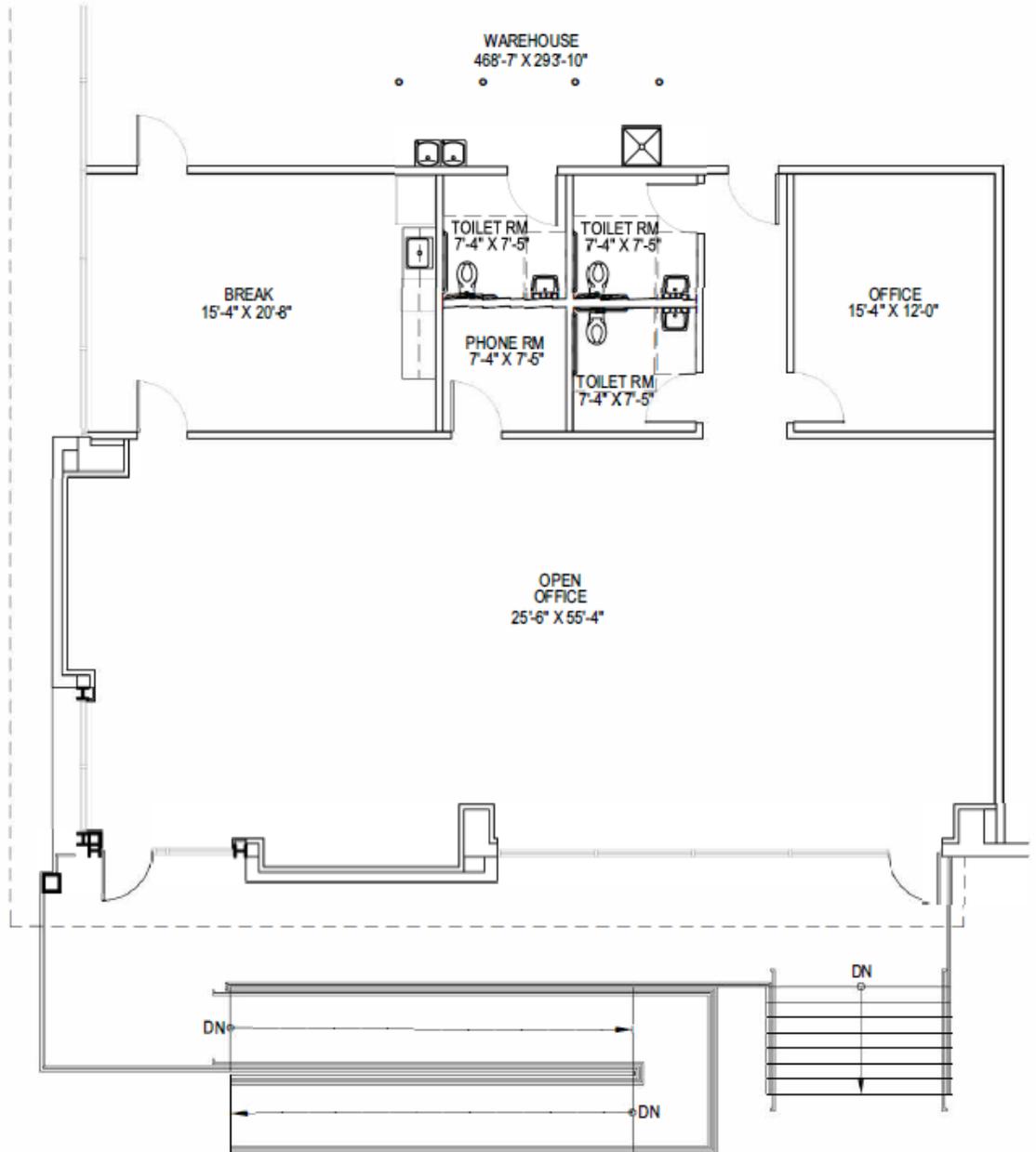
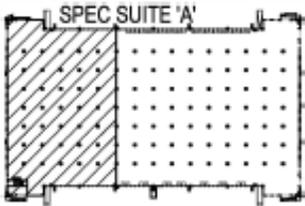
301 Business Center



- 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:

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