

CROSSROADS logistics park

LOCATED AT THE INTERSECTION
OF I-75 & I-4

EAST TAMPA SUBMARKET



10411 US-92, TAMPA, FL 33610
482,000 SF CLASS A INDUSTRIAL PARK



OVERVIEW

UNPARALLELED CONNECTIVITY AT THE INTERSECTION OF I-75 & I-4

482,000 SF CLASS A INDUSTRIAL PARK

SPACE AVAILABLE BETWEEN 22,000 - 156,000 SF
EXCELLENT I-75 VISIBILITY
OFF-DOCK TRAILER PARKING AVAILABLE



WEST SIDE - BLDG. 2 - 22K SF AVAILABLE NOW
BLDG. 3 - 156K SF AVAILABLE NOW

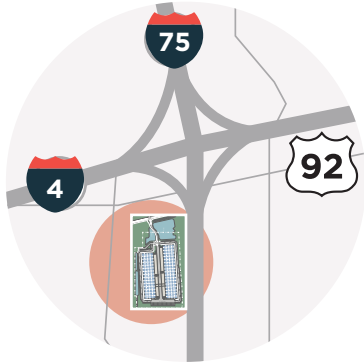
EAST SIDE - 100% LEASED

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INGRESS / EGRESS



WEST SITE
±178,000
TOTAL SF AVAILABLE



	BUILDING 2	BUILDING 3
BUILDING TYPE:	Rear-Load	Rear-Load
BUILDING SIZE:	± 202,540 SF	± 156,495 SF
AVAILABLE SF:	± 22,839 SF	± 156,495 SF
SPEC OFFICE SIZE:	± 1,716 SF	2,208 SF or BTS
DOCK DOORS:	6 (9' x 10') Dock Highs Remaining	54 (9' x 10') Dock Highs
DRIVE-IN DOORS:	None, but we can add	2 (14' x 14') Ramped Drive-Ins
CEILING HEIGHT:	32' Minimum to Bar Joist	32' Minimum to Bar Joist
COLUMN SPACING:	54'W x 50'D w/ 60' Speed Bay	54'W x 60'D w/ 60' Speed Bay
CAR PARKING:	0.99/1,000 Parking Ratio	1.34/1,000 Parking Ratio
OFF-DOCK TRAILER DROPS:	None for building 2	12 Available, Allocation per Tenant is Negotiable
TRUCK COURT:	180' Deep Shared Truck Court with 60' Concrete Apron	180' Deep Shared Truck Court with 60' Concrete Apron
SPRINKLER:	ESFR	ESFR
LIGHTING	Motion Sensor LED Lights w/ 30 ft candles	Motion Sensor LED Lights w/ 30 ft candles
POWER:	200a, 480v, 3-Phase	1200a, 480v, 3-Phase (ability to add 800 amps)
AVAILABLE:	Now	Now

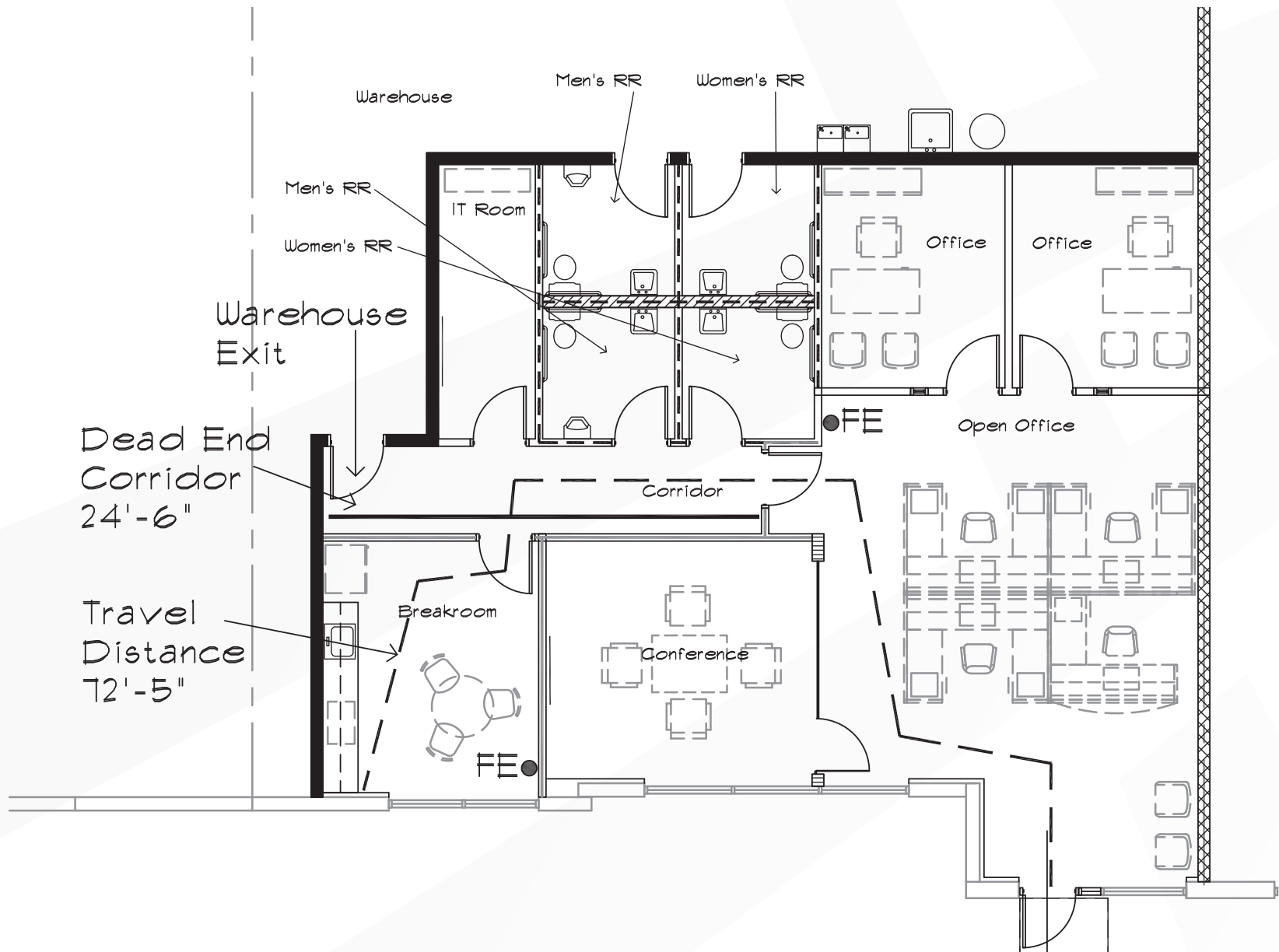
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BUILDING 2

SPEC OFFICE FLOORPLAN

CROSSROADS LOGISTICS PARK

1,716 SF SPEC OFFICE



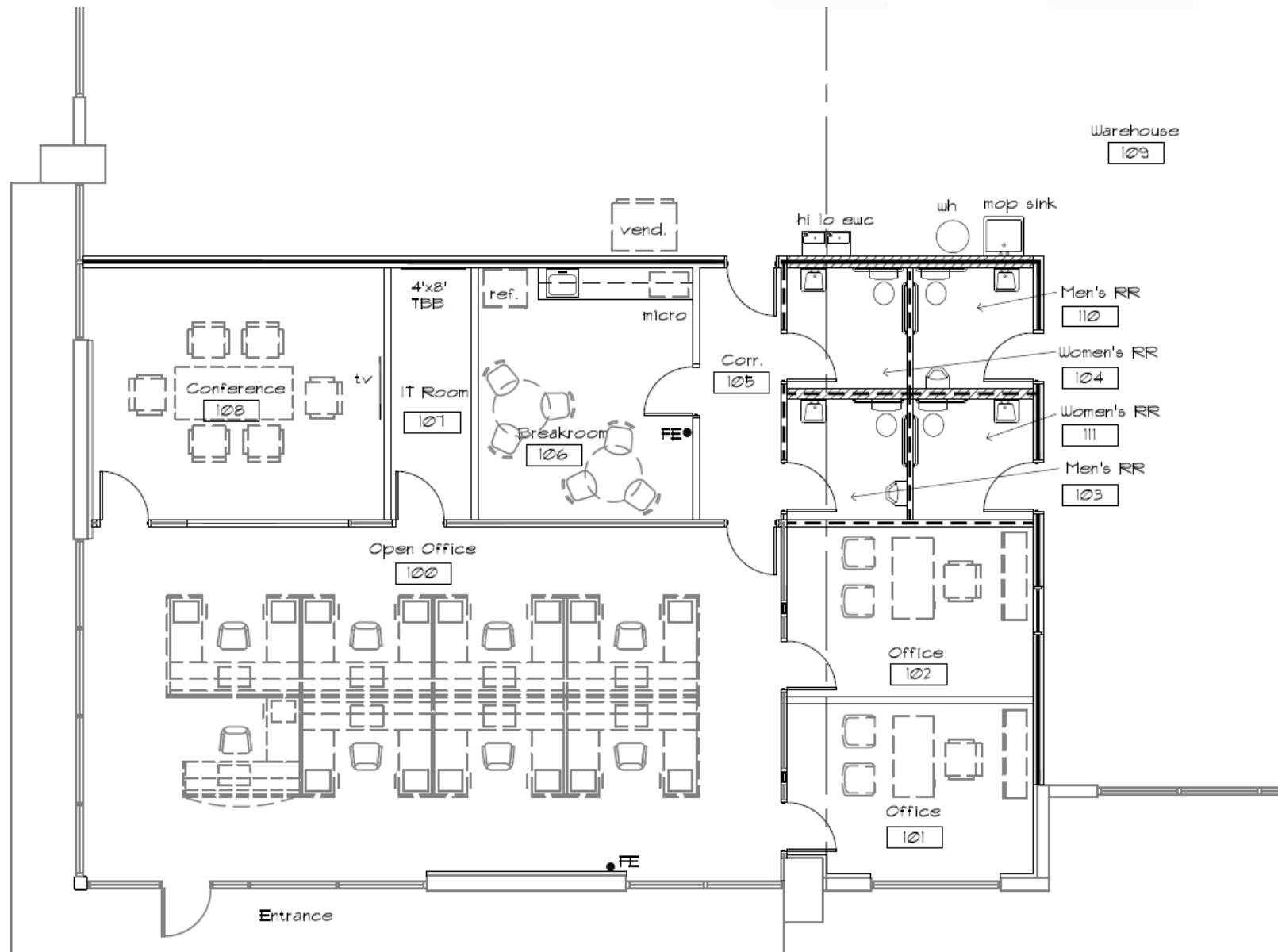
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BUILDING 3

SPEC OFFICE FLOORPLAN

CROSSROADS LOGISTICS PARK

2,208 SF SPEC OFFICE



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STRATEGICALLY
LOCATED
AT THE
INTERSECTION OF
I-75 & I-4





10411 US-92,
TAMPA, FL 33610

FOR MORE INFORMATION, PLEASE CONTACT:

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