

PARK ||

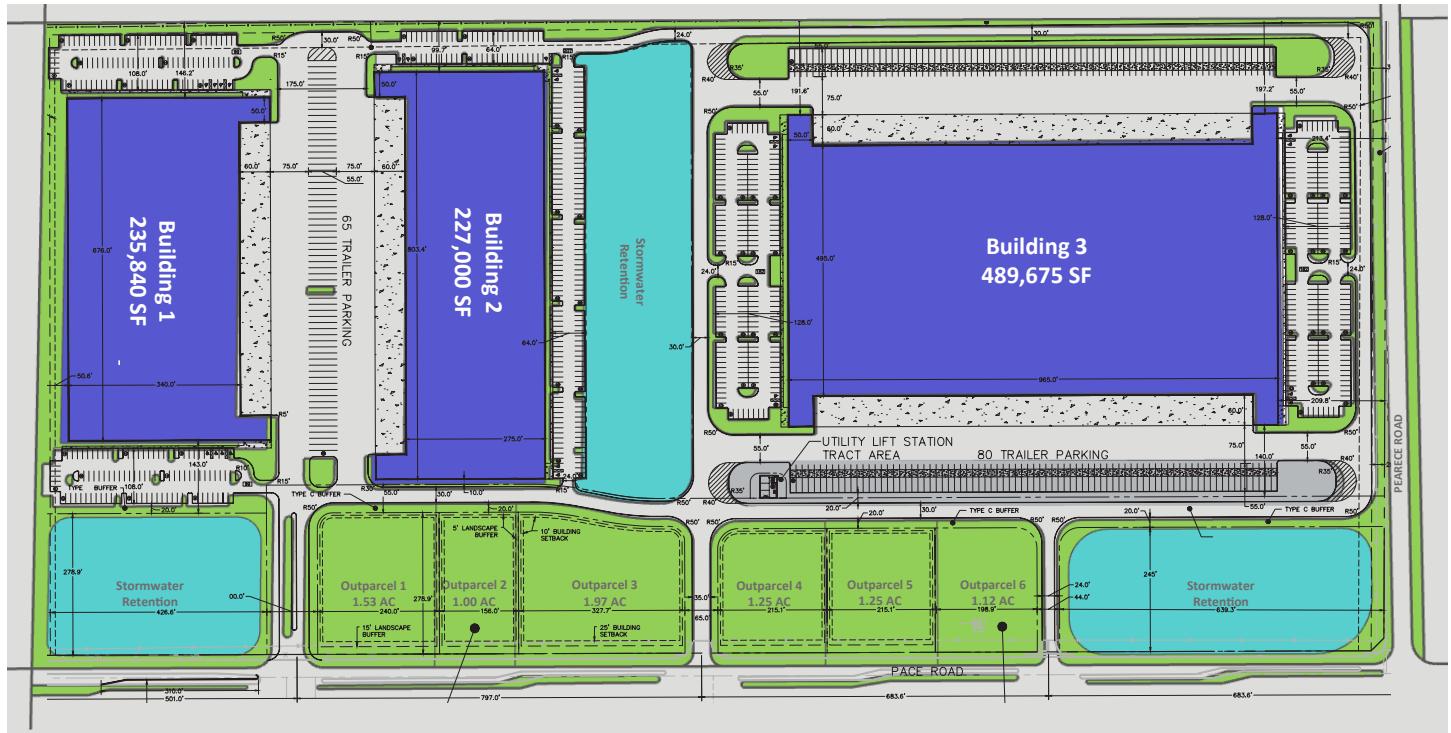
570

LINCOLN
PROPERTY
COMPANY



SPEC AND BUILD-TO-SUIT OPPORTUNITIES
UP TO 952,515+/- SF

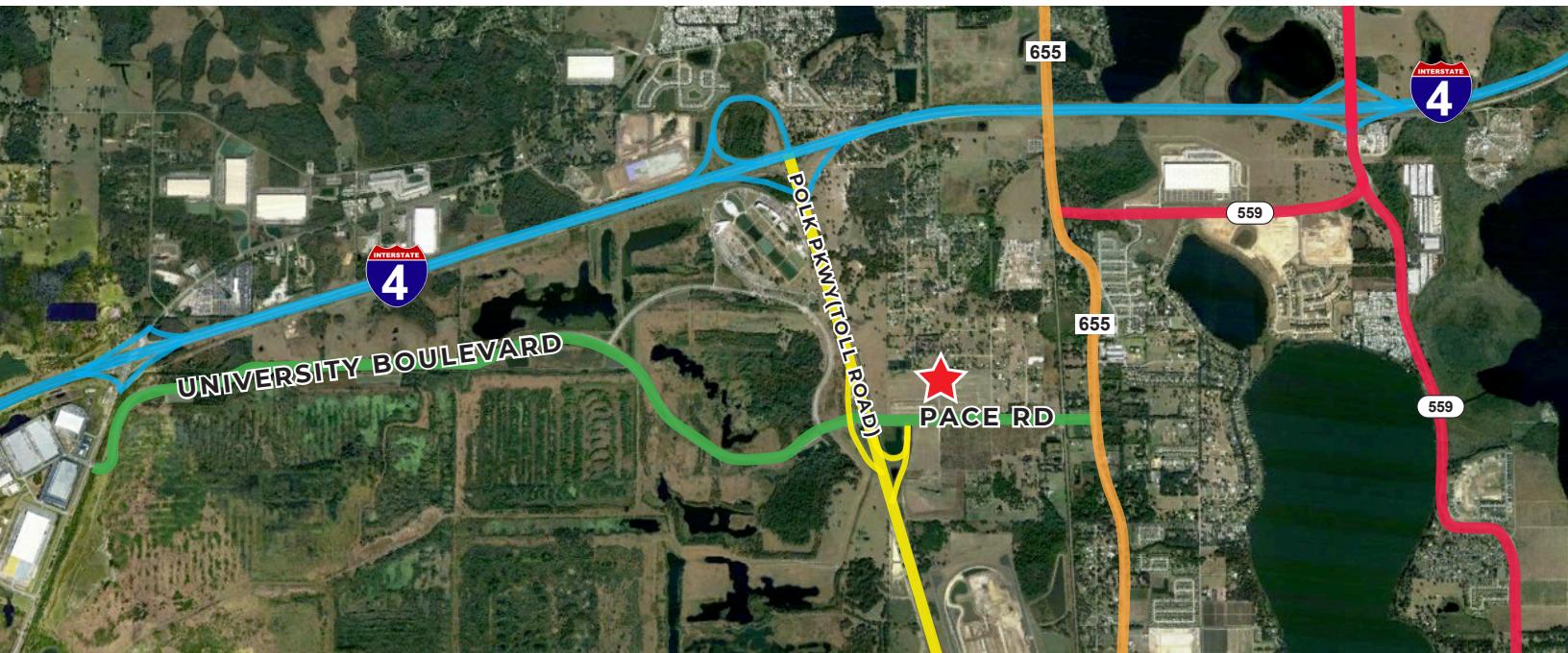
SITE PLAN



Building Summary Chart

	Building 1	Building 2	Building 3
Square Feet	235,840 ±	227,000±	489,675±
Loading	Front Load	Rear Load	Cross Dock
Bldg. Dimensions	340'x 676'	275'x803'	495'x965'
Clear Height	36'	36'	36'
Dock Doors	44	54	133
Drive-In Doors	2	2	4
Office	To Suit	To Suit	To Suit
Truck Court Depth	135' Shared	135' Shared	135'
Trailer Parking	32 Stalls	32 Stalls	160 Stalls
Car Parking	198	207	352
Slab Parking	6", 4000PSI	6", 4000PSI	6", 4000PSI
Fire Suppression	ESFR	ESFR	ESFR

PROPERTY OVERVIEW



Premier Spec And Build-To-Suit Opportunities



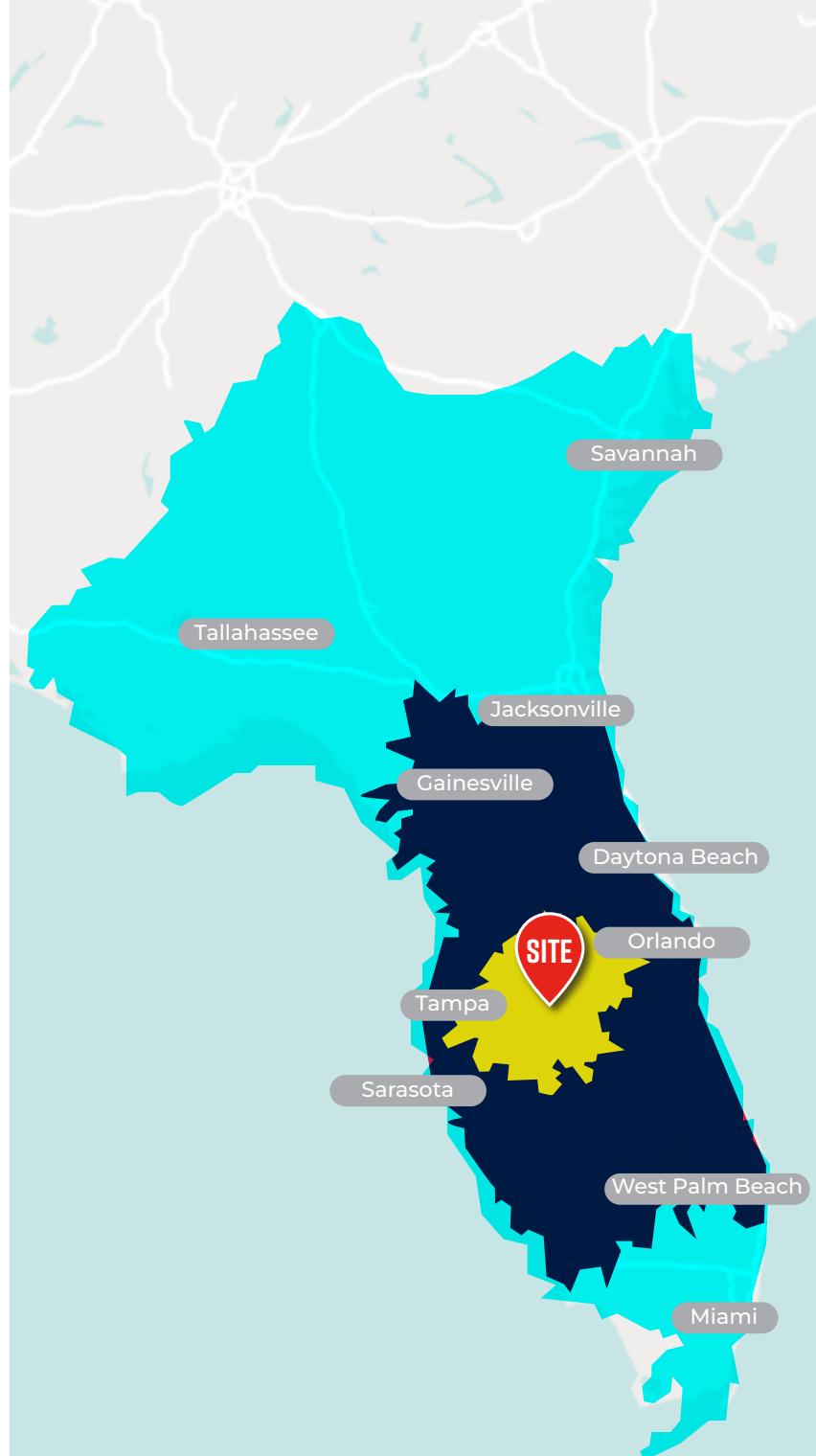
Park 570 consists of three buildings totaling 952,515± SF available with 36' clear heights. This project is offering both spec and build-to-suit opportunities with unparalleled location and access. Ideally located between Tampa and Orlando with access points to I-4 at three interchanges including: Polk Parkway, S.R. 557, and S.R. 33. This premier location boasts a reach of 19 million people within 4-hour drive time.



LOCATION

Major Cities

- 30 min to Tampa
- 60 min to Orlando
- 3 hours to Jacksonville
- 3.75 hours to Miami
- 5 hours to Savannah, GA
- 6.75 hours to Atlanta, GA



Major Transportation Hubs

- 40 min to Tampa Int'l Airport
- 54 min to Orlando Int'l Airport
- 30 min to Tampa Port
- 1.5 hours to Port Canaveral
- 3 hours to Port Jacksonville

Location Advantages

- Geographic center of Florida
- 19-million people within a 4-hour drive
- Access to the entire state within a single day
- Two major international airports and shipping ports less than an hour away
- Strong labor base

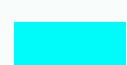
DRIVE TIME



1 Hour



3 Hours



6 Hours



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**For Additional Information,
Please Contact:**

ALEX EASTWOOD
AEastwood@lpc.com
850.356.8231

LINCOLN PROPERTY COMPANY
333 S. Garland Avenue
Suite 1401
Orlando, FL 32801

LPCsoutheast.com

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