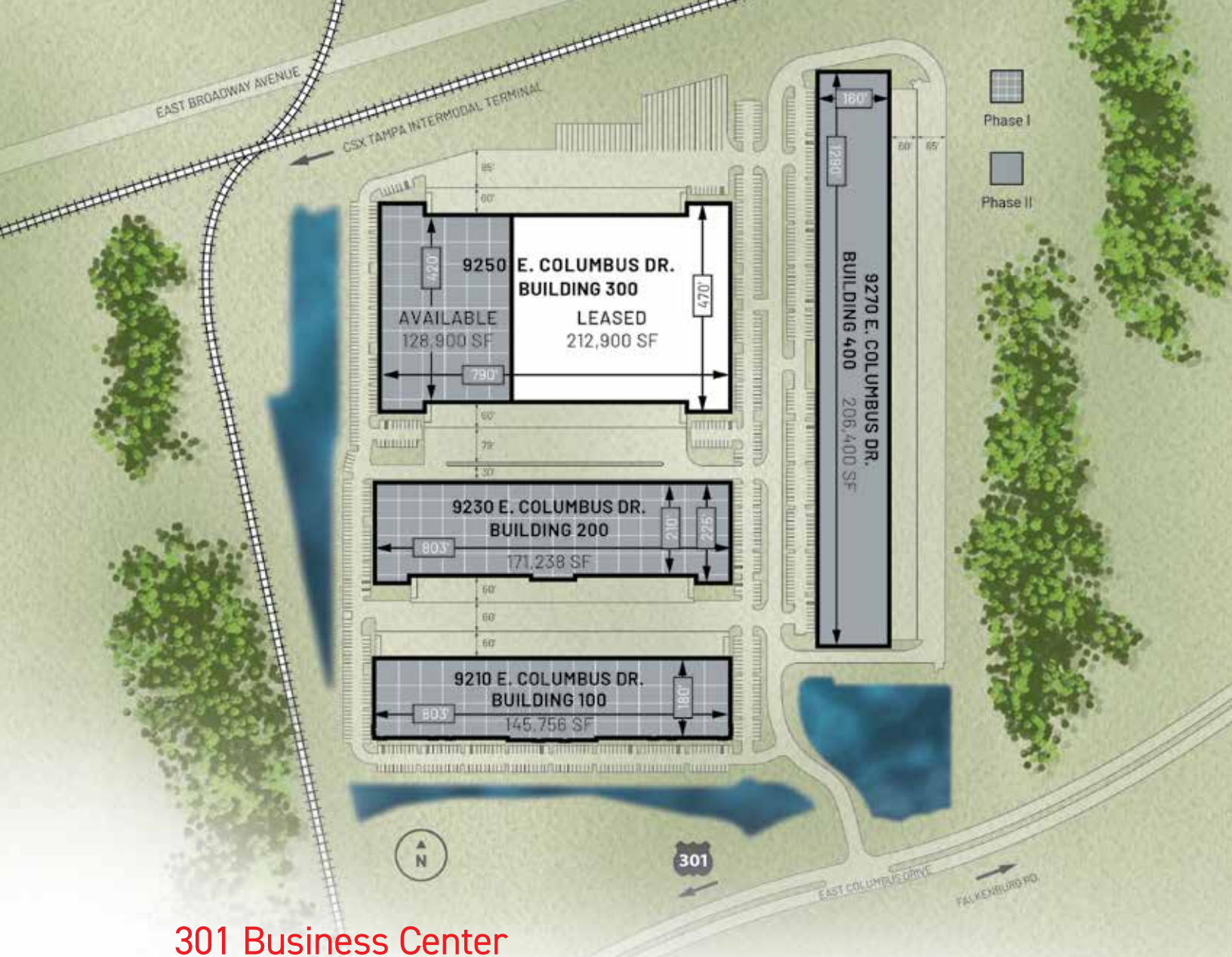




## 301 Business Center



Tampa, Florida



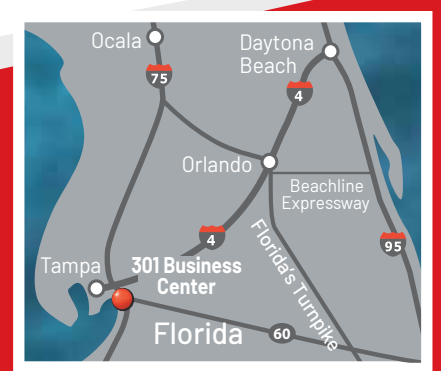
## 301 Business Center

301 Business Center is a premier infill distribution park located in the heart of Tampa's industrial corridor, bringing to the market 865,194 square feet in two phases. Phase I includes one cross-dock, one front-load, and one rear-load distribution building. Phase II will include one rear-load distribution building. The four Class A buildings are designed for multi-tenant bulk and office/distribution users, with all the features and quality for which McDonald is known. These features include flexible tenant configurations, floor to ceiling storefront window systems for the office areas, ESFR sprinklers, high ceiling heights, and attractive landscaping.

	PHASE I			PHASE II
	Building 100	Building 200	Building 300	Building 400
<b>Building Type:</b>	Rear-load	Front-load	Cross-Dock	Rear-load
<b>Building Size:</b>	145,756 SF	171,238 SF	341,800 SF	206,400 SF
<b>Ceiling Height:</b>	30' Minimum	32' Minimum	36' Minimum	30' Minimum
<b>Column Spacing:</b>	50' W x 40' D (typ.) 60' D at loading bays	50' W x 40' D (typ.) 50' D at loading bays	50' W x 50' D (typ.) 60' D at loading bays	50' W x 50' D (typ.) 60' D at loading bays
<b>Dock Doors:</b>	(54) 9' x 10' (2) 12' x 16' drive-ins	(44) 9' x 10' (2) 12' x 16' drive-ins	(72) 9' x 10' (4) 12' x 16' drive-ins	(85) 9' x 10' (2) 12' x 16' drive-ins
<b>Truck Court:</b>	180' deep shared	180' deep shared	139' and 145' deep	125' deep



**301 Business Center** is a 68-acre park located in the East Tampa Industrial submarket. This Final Mile/Infill location sits directly in between, with direct one-turn access onto, both Highway 301 and Falkenburg Road, both four-lane major north/south roads in East Tampa. The park is located west of I-75 between SR 574/Martin Luther King Jr. Blvd. [Exit 260] and SR 60/Adamo Drive [Exit 257] exits, approximately 2.7 - 3.7 miles from the park, and to the east of I-4 with access via SR574/ Martin Luther King Jr. Blvd. [Exit 5] and Highway 301 [Exit 7], which are 2.5 - 3 miles from the park.



McDonald has developed more than 50 million square feet of industrial real estate with a current value of \$3 billion. Our master-planned business parks, distribution facilities, single-story offices and build-to-suit projects are located in fifteen parks throughout the southeastern United States. Our state-of-the-art distribution facilities have attracted and retained leading tenants, including many Fortune 500 companies. A partial list of these tenants includes:



AMERICAN HONDA FINANCE  
AT&T  
BRIDGESTONE  
BUNZL, PLC  
CALIFORNIA CARTAGE/TARGET  
CISCO SYSTEMS  
CLOROX  
COCA-COLA  
CUTTER & BUCK  
DART CONTAINER/SOLO CUP  
DELTA AIRLINES  
DHL GLOBAL MAIL  
FEDEX  
GOODMAN DISTRIBUTION  
GOODYEAR  
INTERNATIONAL PAPER  
ISUZU MOTORS  
LOCKHEED MARTIN  
MCMASTER-CARR  
MITSUBISHI MOTORS  
MOHAWK INDUSTRIES  
NORTH AMERICAN VAN LINES  
PHILIPS ELECTRONICS  
PORSCHE CARS N. AMERICA  
PUBLIX  
QUAKER OATS  
ROOMS TO GO  
RYDER LOGISTICS  
SIEMENS  
SPECTRUM BRANDS  
THALES  
THYSSENKRUPP  
TOYS "R" US  
TURNILS NORTH AMERICA  
VCA ANTECH  
WAYFAIR  
WHIRLPOOL  
ZENITH



McDonald Development Company  
mcdco.com

3715 Northside Parkway  
Building 200, Suite 700  
Atlanta, Georgia 30327  
404.239.0885

Florida Region  
1540 International Parkway  
Suite 2000  
Lake Mary, Florida 32746  
407.536.5323