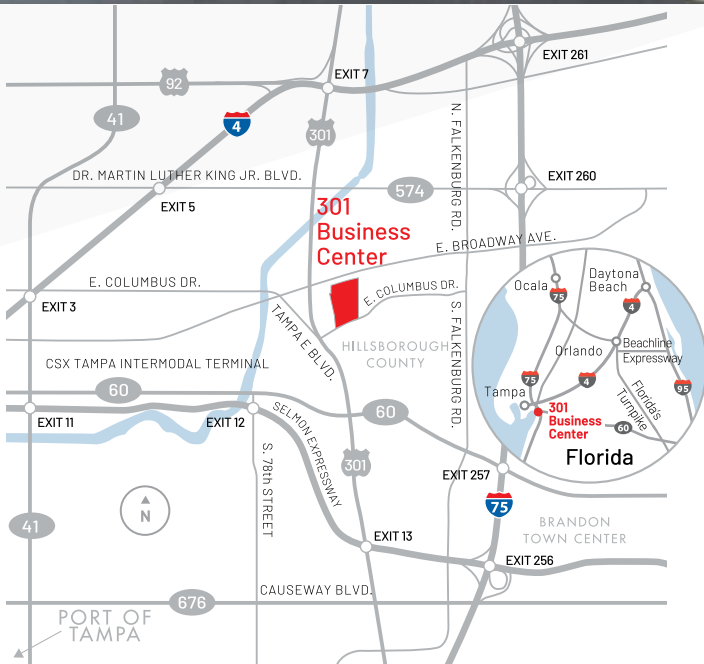


301 Business Center

Building 200 – 171,238 SF

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 865,194 square feet. Building 200 is the front-load building containing 171,238 square feet.

For leasing information contact:

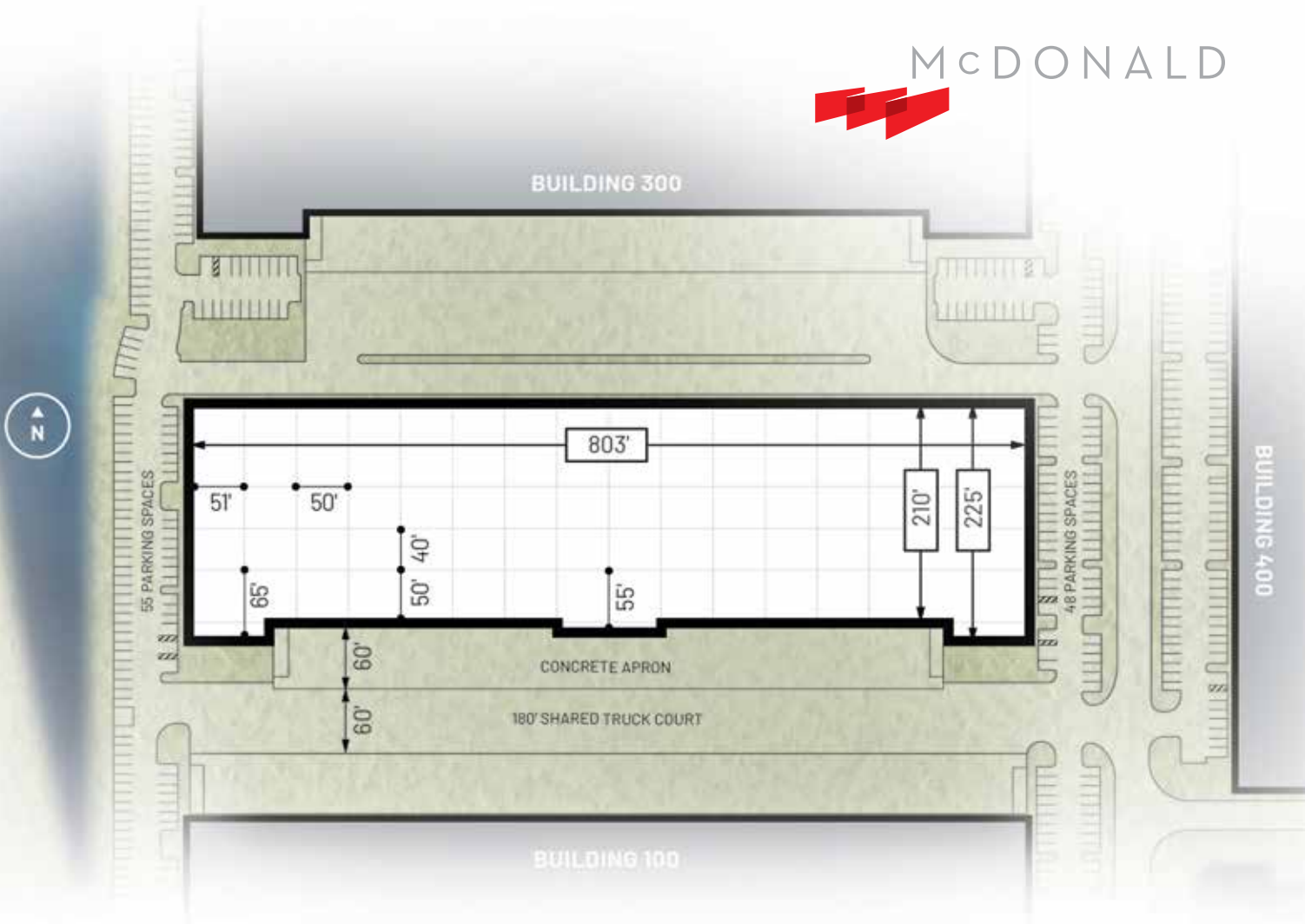
Cushman & Wakefield - Tampa
One Tampa City Center, Suite 3300
Tampa, FL 33602
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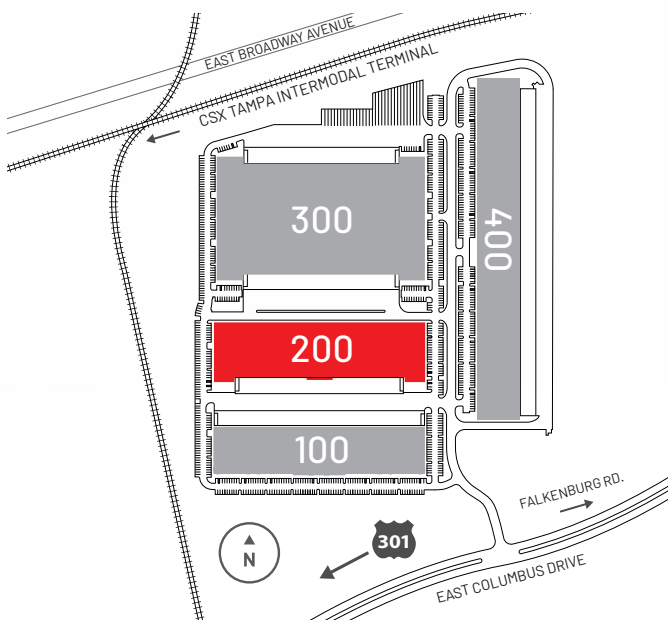
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301 Business Center



| | |
|-----------------|--|
| Building Type: | Front-Load |
| Building Size: | 171,238 Square Feet |
| 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 |
| Dock Doors: | 44 (9' x 10') Dock Highs |
| Drive In Doors: | 2 (12' x 16') Ramped Drive-Ins |
| Car Parking: | 103 Spaces, (Includes 6 Handicapped Spaces) |
| Truck Court: | 180' Deep Truck Court (shared with Building 100) with 60' Concrete Apron |
| Sprinkler: | ESFR System with Pump |
| Electrical: | 1,000 KVA Transformer; (4) 600 Amp Services |