



ACCESS 4 LOGISTICS CENTER

POLK CITY, FLORIDA

DESCRIPTION

Access 4 Logistics Center is a proposed modern bulk distribution park that will feature access to Interstate 4, expansion capabilities and an abundant available workforce to draw upon. Access 4 is situated within 2 ½ hours of every major city in Florida, within 45 miles of Orlando and Tampa and will have access to the new CSX intermodal facility in Winter Haven.

Located within the Lakeland industrial submarket, Access 4 will encompass 104 acres and house more than 1.2 million square feet of warehouse and distribution space. The project represents the largest available bulk distribution site in Central Florida for buildings greater than 700,000 square feet.

The modern bulk buildings will include such state-of-the-art features as T5 fluorescent warehouse lighting and an ESFR sprinkler system.

CHALLENGES

Rezoning and entitling the property within 60 days. Negotiating a \$10 million reduction of impact fees with the City.

ROLE

Developer

OWNER

Browning