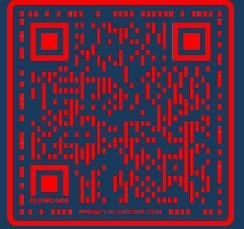




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# GATEWAY

## LOGISTICS CENTER



Gandy Blvd. &  
Interstate 275

GREYSTAR®



Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



# Site Plan



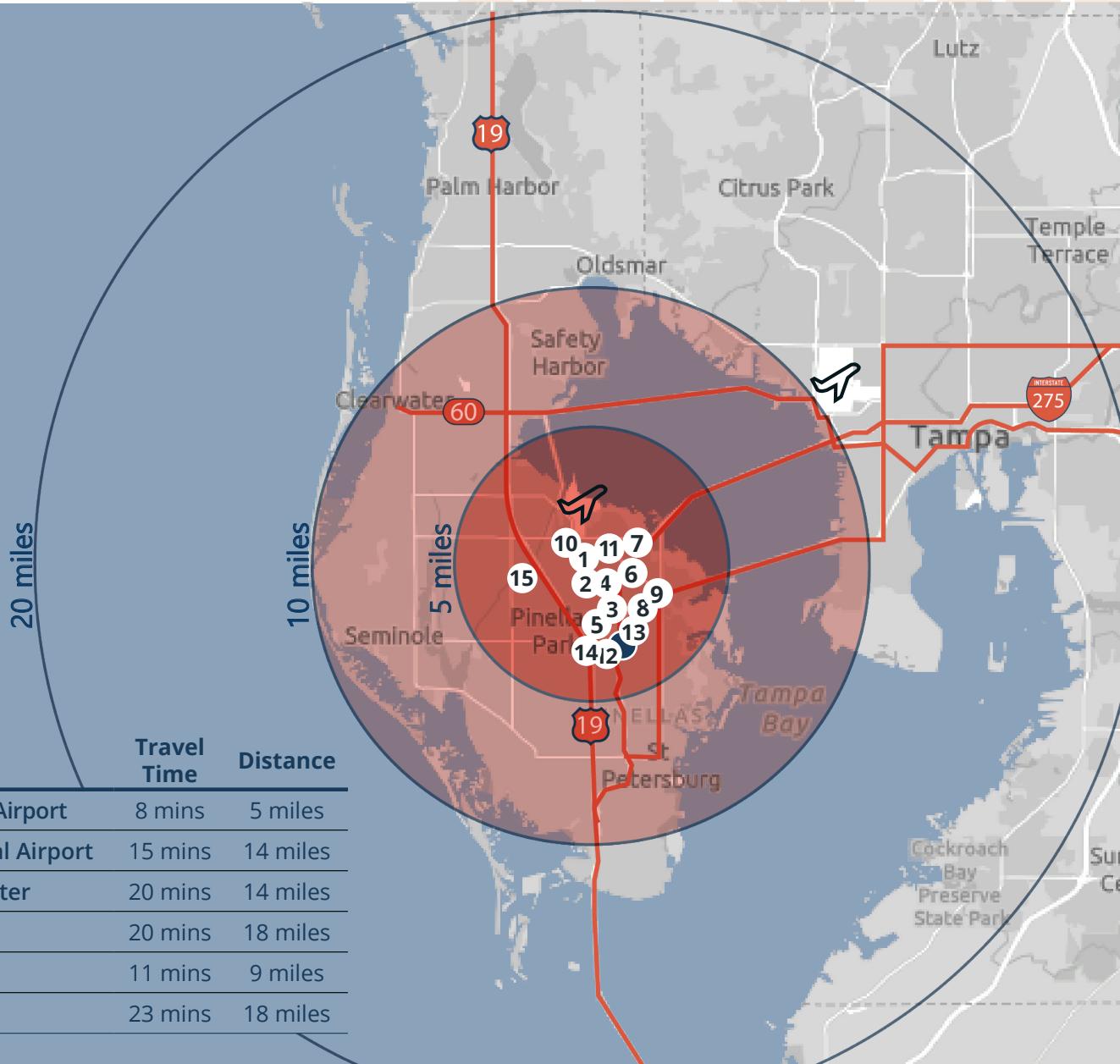
Gateway Logistics Center is strategically located on the corner of I-275 and Gandy Blvd., one of the best sites in the heart of the Gateway market. The location provides immediate access to the Howard Frankland and Gandy Bridges. In addition to an excellent labor force, the location also benefits from proximity to:

- 3 separate I-275 interchanges within 3 miles
- 1 mile to U.S. Highway 19 N.
- Minutes to both TIA and St. Petersburg/Clearwater Airport
- 6 miles to Downtown St. Petersburg

# Building Specs

	Building A	Building B	Building C	Building D	Building G	Building H
SF	78,531	92,838	119,477	119,477	65,408	146,539
Available SF	<b>100% Leased</b>	92,838	119,477	119,477	<b>100% Leased</b>	146,539
Net Site Area (Acres)	4.12	4.88	6.28	6.28	5.32	10.32
Clear Height	32'	32'	32'	32'	32'	32'
Building Dimensions	180' x 432'	180' x 510'	200' x 594'	200' x 594'	160' x 404'	180' x 810'
Loading	Rear-load	Rear-load	Rear-load	Rear-load	Rear-load	Rear-load
Truck Court Depth	120'	120'	120'	120'	140'	130'
Car Parking	137	135	175	173	108	374
Car Parking Ratio	1.74	1.45	1.46	1.45	1.65	2.55
Trailer Parking	—	—	—	—	20	—
Dock Doors	25	31	37	36	23	51
Drive-in Doors	2	2	2	2	2	2
Construction	Tilt-wall	Tilt-wall	Tilt-wall	Tilt-wall	Tilt-wall	Tilt-wall
Roof System/Age	New, R19	New	New	New	New, R19	New, R19
Sprinkler System	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Column Spacing	54' x 54'	54' x 54'	54' x 54'	54' x 54'	54' x 54'	54' x 54'
Floor Depth	6"	6"	6"	6"	6"	6"
Delivery	Q1 2024	TBD	TBD	TBD	Q3 2023	Q4 2024

# Location Overview



## Corporate Neighbors

- 1 America II Electronics
- 6 FIS
- 11 HSN
- 2 Halkey Roberts
- 7 Raymond James
- 12 Army National Guard
- 3 Great Bay Distributors
- 8 Lockheed Martin
- 13 FedEx
- 4 Valpak
- 9 Jabil
- 14 Amazon
- 5 Power Design
- 10 UPS
- 15 Honeywell



	Total Population	Workforce
5 miles	243,359	206,808
10 miles	683,635	586,122
20 miles	1,655,382	1,392,346





# LEARN MORE.

## GIVE US A CALL.

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