



UP TO **±582,000 SF** FOR LEASE

10407 & 10608 Tanner Road | Tampa, FL 33610

DELIVERING Q4 2024 - Q1 2025

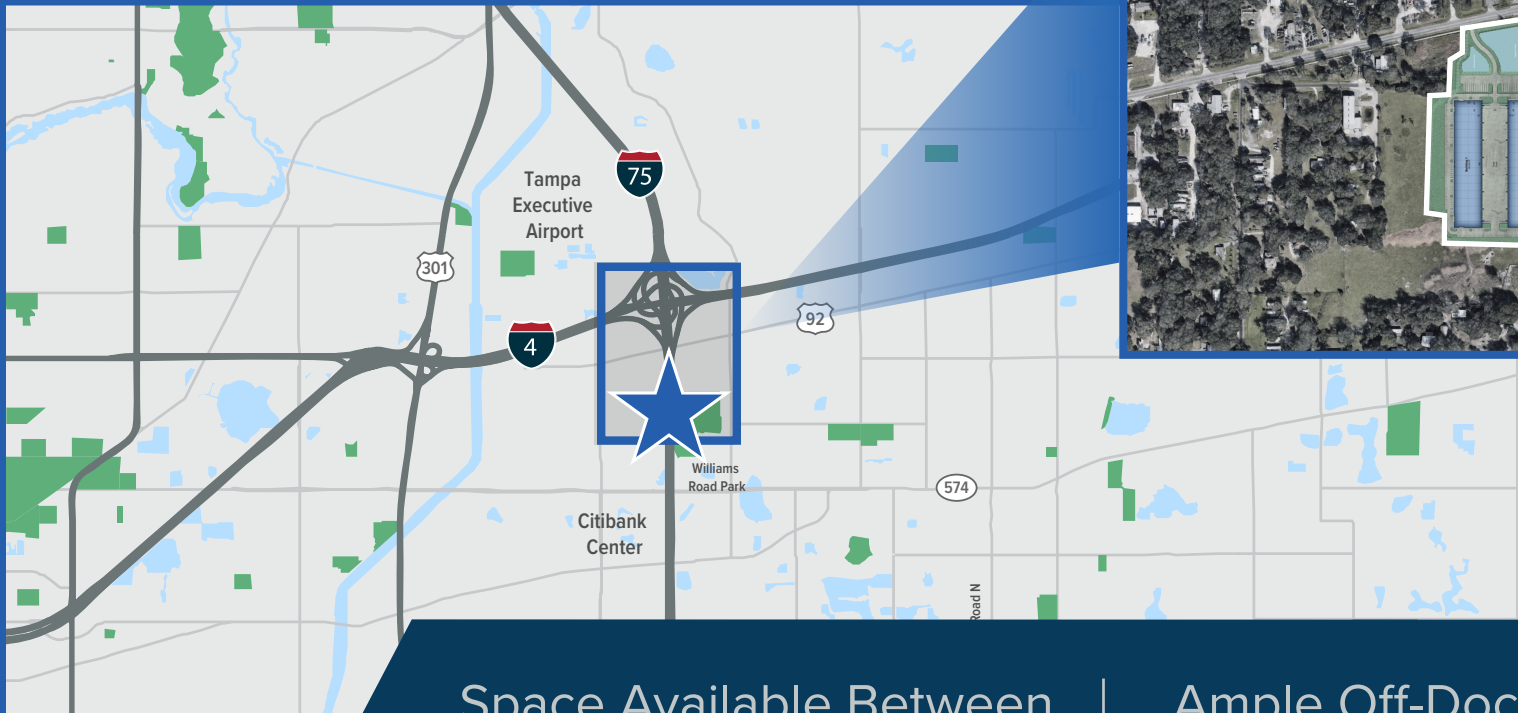
Unparalleled Connectivity at the
Intersection of I-75 & I-4



CROSSROADS INDUSTRIAL CENTER OVERVIEW

Total Building SF:
±582,000 SF

Acres:
±50

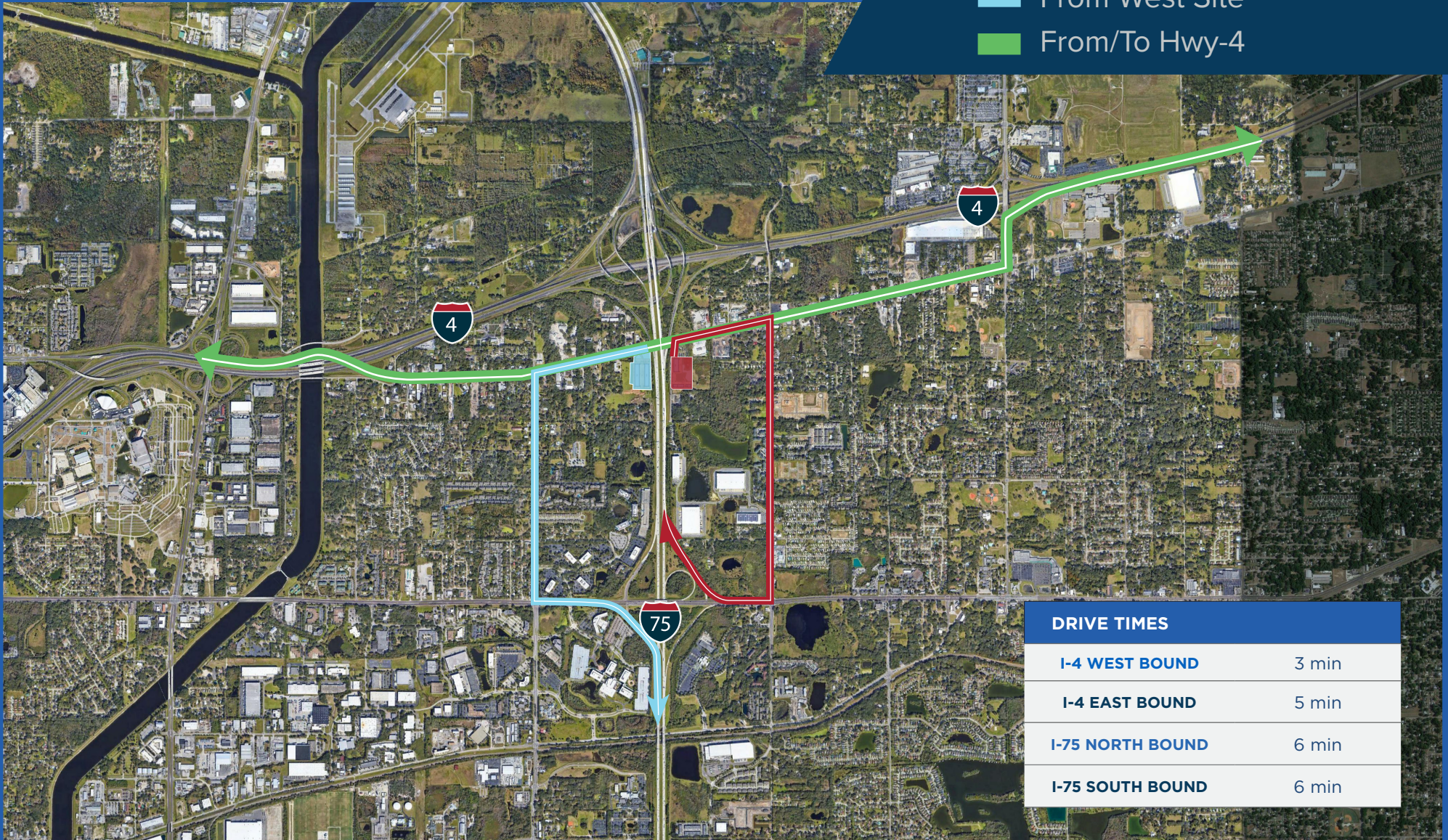


Space Available Between
10,000 - 202,000 SF

Ample Off-Dock
Trailer Parking

CROSSROADS INGRESS/EGRESS

- From East Site
- From West Site
- From/To Hwy-4

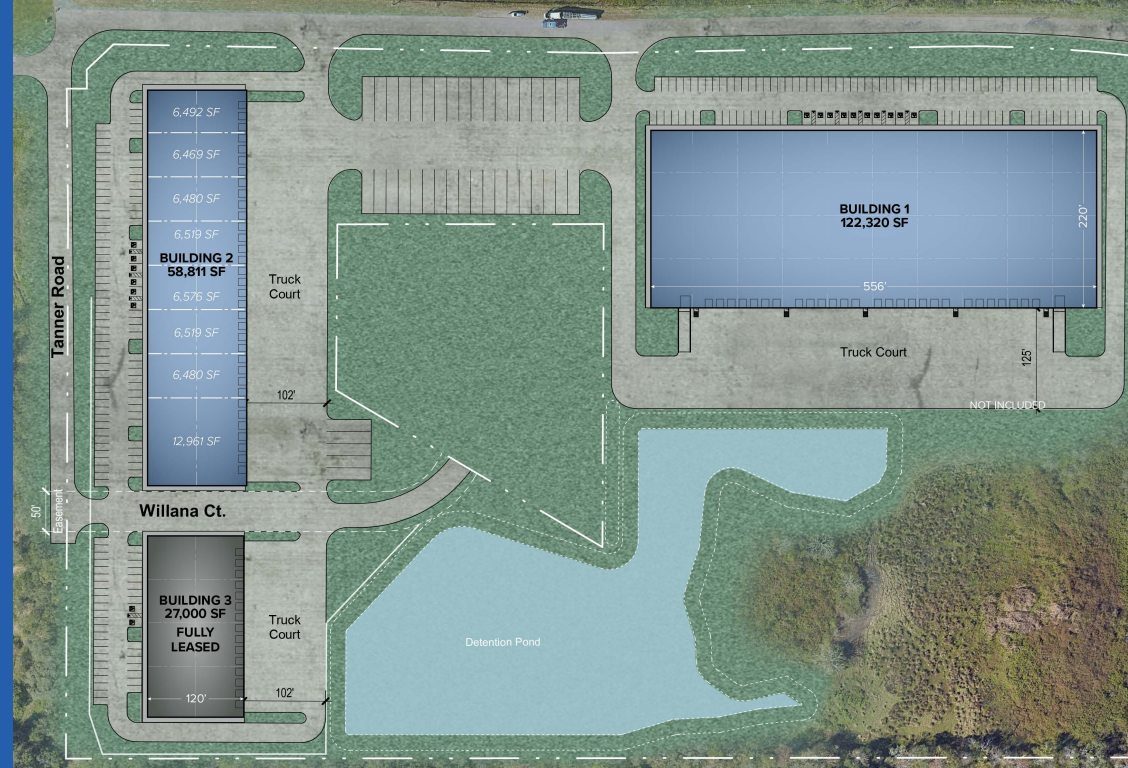


EAST SITE

±207,000 Total SF Available



Watch Aerial Video



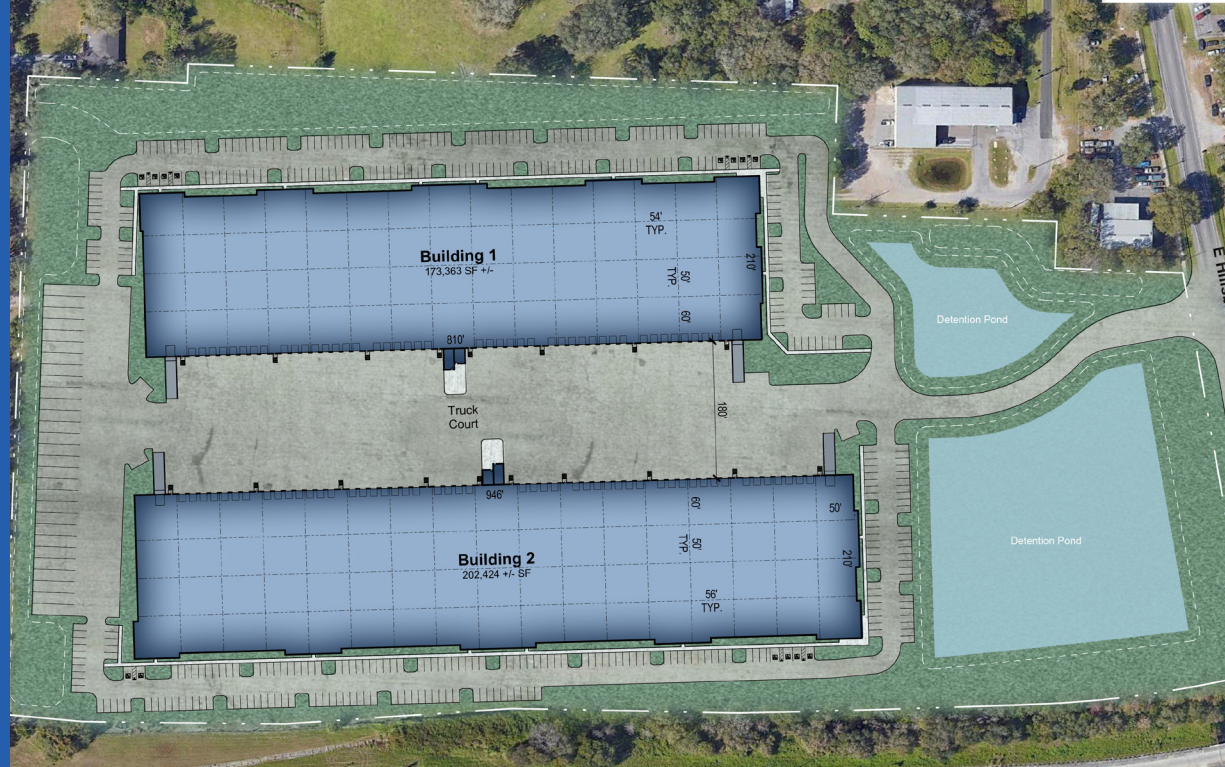
	BUILDING 1	BUILDING 2	BUILDING 3
BUILDING TYPE:	Rear-Load	Rear-Load	Rear-Load
BUILDING SIZE:	±122,320 Square Feet	±58,811 Square Feet	±27,000 SF (Fully Leased)
DOCK DOORS:	30 (9' x 10') Dock Highs	34 (9' x 10') Dock Highs	15 (9' x 10') Dock Highs
DRIVE-IN DOORS:	2 (12' x 16') Ramped Drive-Ins	2 (12' x 16') Ramped Drive-Ins	2 (12' x 16') Ramped Drive-Ins
CEILING HEIGHT:	36' Minimum to Bar Joist	28' Minimum to Bar Joist	28' Minimum to Bar Joist
COLUMN SPACING:	55'W x 53' D w/ 60' Speed Bay	54'W x 60' D	54'W x 60' D
CAR PARKING:	1/1,000 Parking Ratio	1.55/1,000 Parking Ratio	1.48/1,000 Parking Ratio
OFF-DOCK TRAILER DROPS:	36	5	-
TRUCK COURT:	125' Deep Truck Court with 60' Concrete Apron	102' Deep Shared Truck Court with 60' Concrete Apron	102' Deep Truck Court with 60' Concrete Apron
SPRINKLER:	ESFR	ESFR	ESFR
ELECTRICAL:	TECO	TECO	TECO

WEST SITE

±375,000 Total SF Available



Watch Aerial Video



	BUILDING 1	BUILDING 2
BUILDING TYPE:	Rear-Load	Rear-Load
BUILDING SIZE:	± 173,000 Square Feet	±202,000 Square Feet
DOCK DOORS:	50 (9' x 10') Dock Highs	60 (9' x 10') Dock Highs
DRIVE-IN DOORS:	2 (12' x 14') Ramped Drive-Ins	2 (12' x 14') Ramped Drive-Ins
CEILING HEIGHT:	36' Minimum to Bar Joist	36' Minimum to Bar Joist
COLUMN SPACING:	54'W x 50'D w/ 60' Speed Bay	54'W x 50'D w/ 60' Speed Bay
CAR PARKING:	1.18/1,000 Parking Ratio	0.96/1,000 Parking Ratio
OFF-DOCK TRAILER DROPS:	21	15
TRUCK COURT:	180' Deep Shared Truck Court with 60' Concrete Apron	180' Deep Shared Truck Court with 60' Concrete Apron
SPRINKLER:	ESFR	ESFR
ELECTRICAL:	TECO	TECO

STRATEGICALLY LOCATED AT THE INTERSECTION OF I-75 AND I-4

Unmatched Access to Regional & Local Distribution Routes



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FOR LEASE

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