



6337 Mango Road, Seffner 33584 (Exit 10 off I-4)

# Mango I-4 Logistics Center



## Opportunity

- 303,006 sf building
- Class A logistics building on Mango Road off Interstate
- 36' Clear Height
- Rear Load

## Parking

- 76 trailer parking spaces
- 302 car parks

## Location

- Located less than 1 mile north of I-4 (Exit 10) on Mango Road. The property has convenient access to the nearby interchange at I-75.



For more information, please contact:

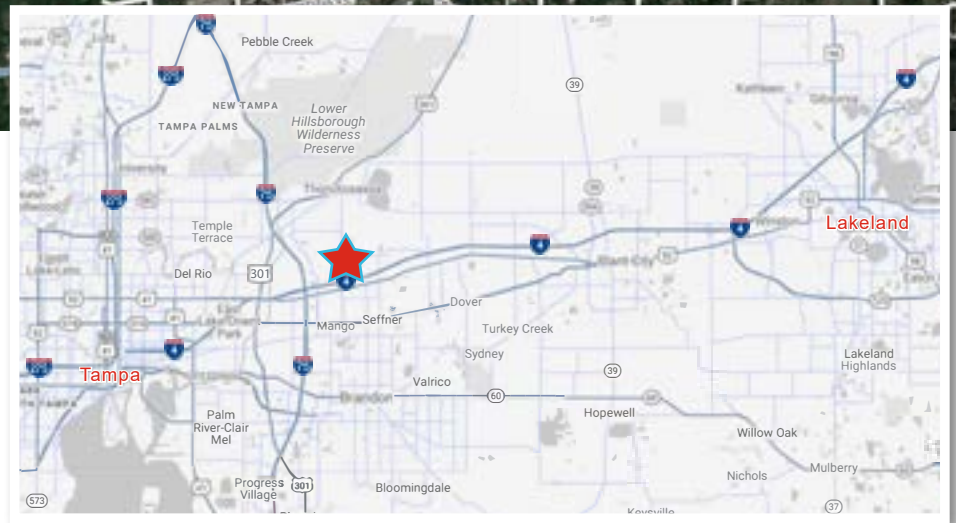
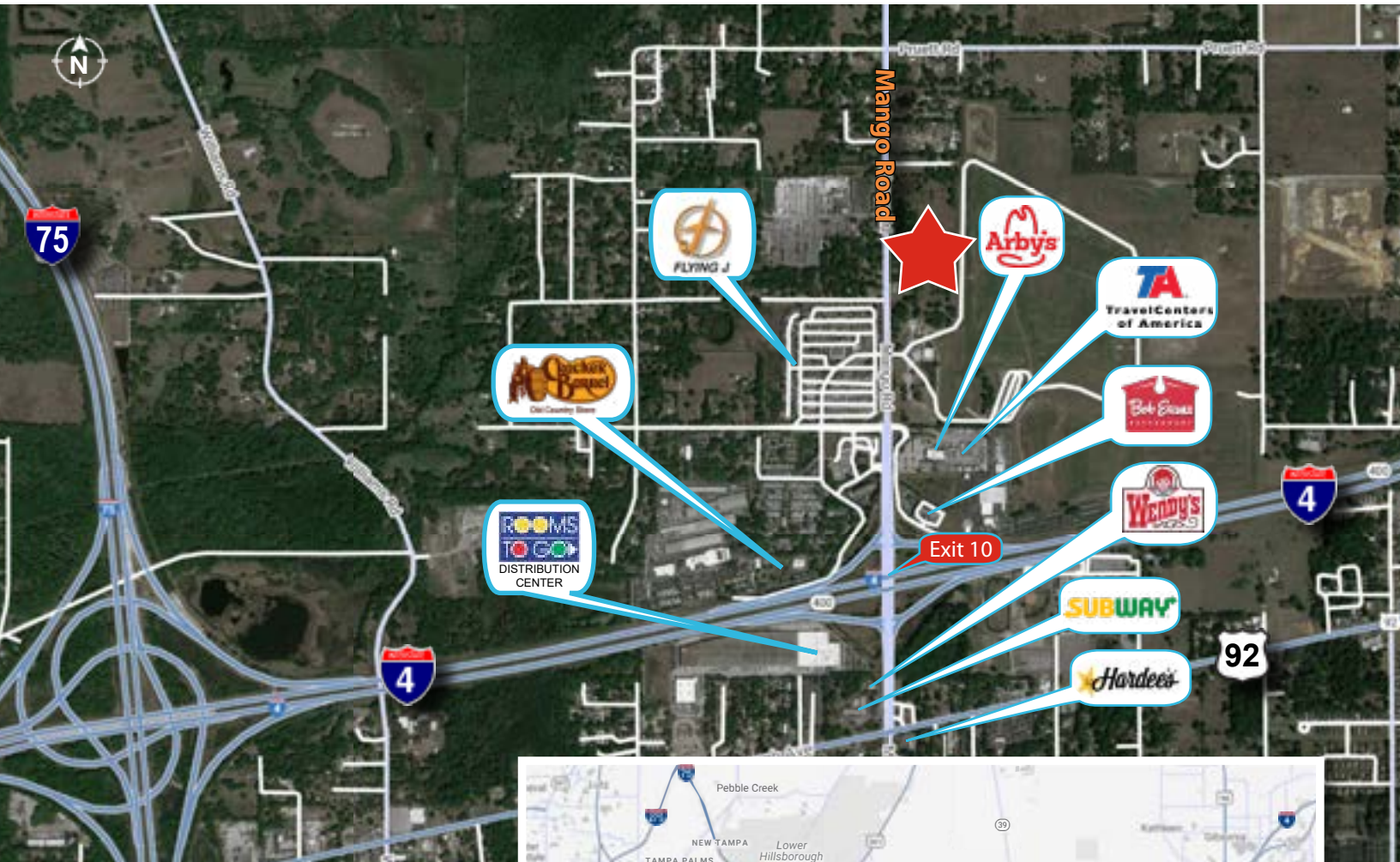
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Owned by:



Developed by:





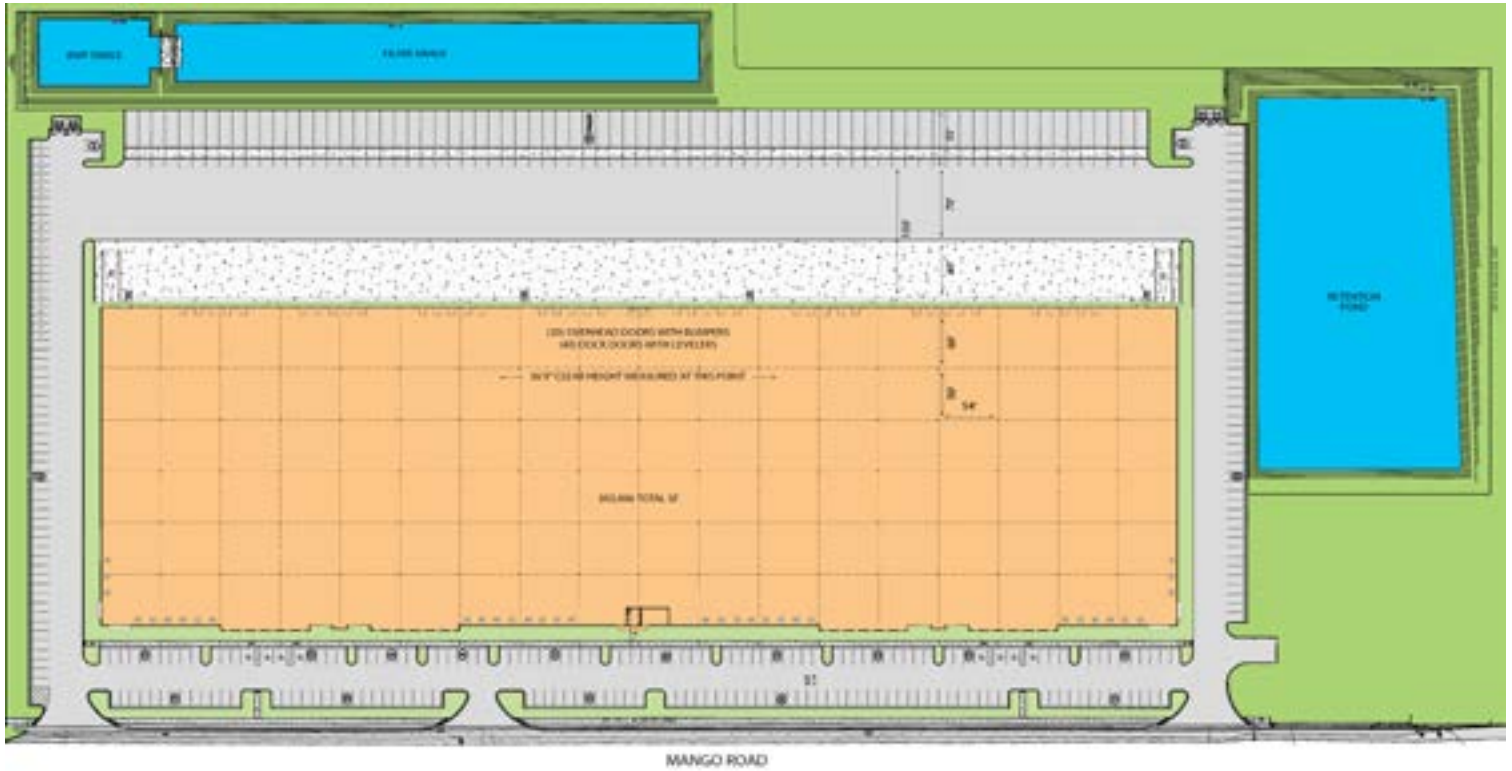
**PRIME LOCATION**

- 8.1 million people within 100 miles
- 20.8 million people within 250 miles
- Less than 1 mile from Interstate 4
- 2 miles from Interstate 75



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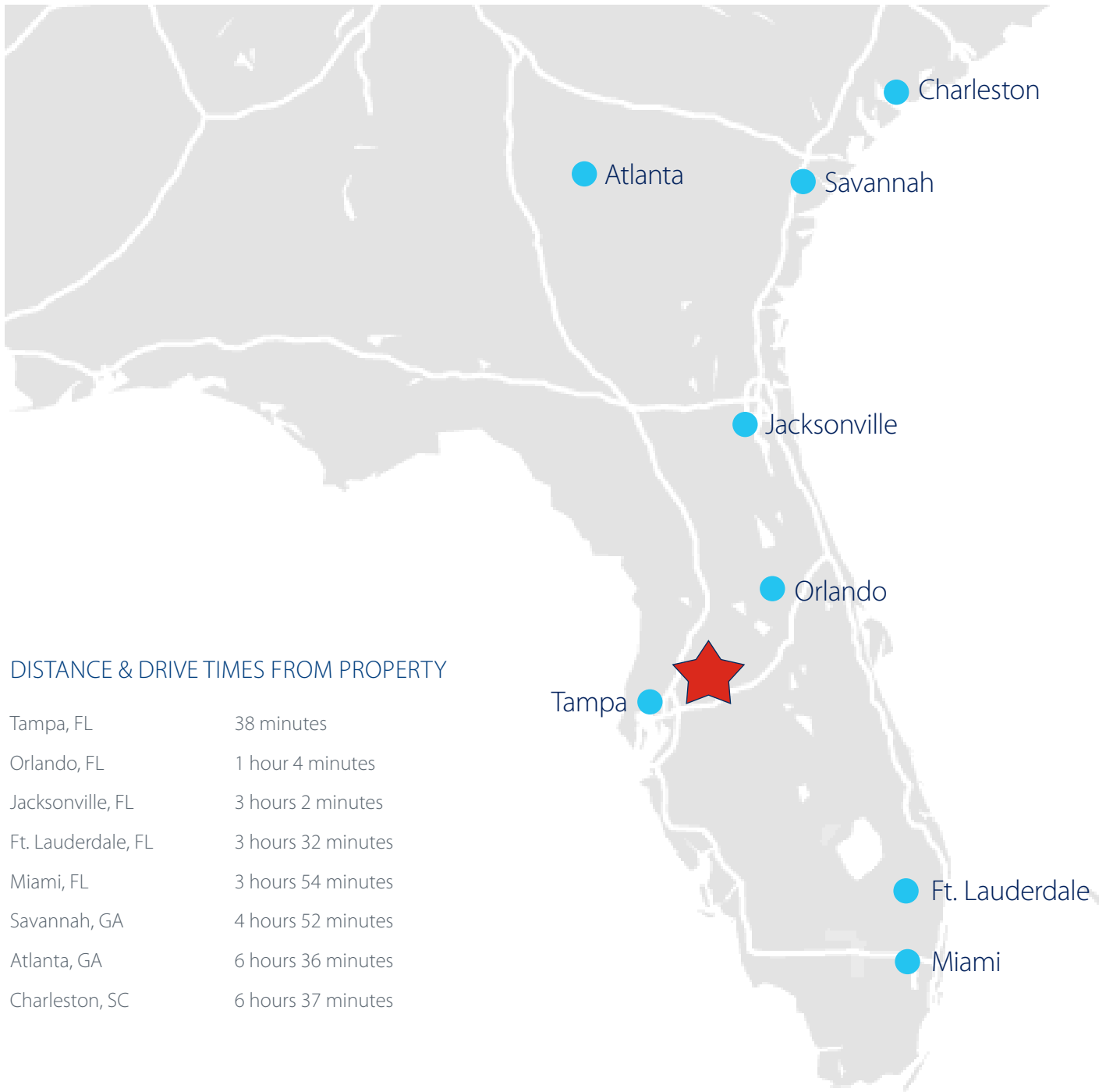
## BUILDING SPECIFICATIONS

SPACE DEPTH:	310'	SLAB:	6" THICK
CLEAR HEIGHT:	36'	FIRE SPRINKLERS:	ESFR
COLUMN SPACING:	54'W X 50' D WITH 60' SPEED BAY	TRAILER STORAGE:	76 SPACES
LOADING:	REAR LOAD	TRUCK COURT:	130' DEEP WITH 55' TRAILER SPACES
POWER:	THREE PHASE   480 V   2,400 AMPS	TRUCK APRON:	60' CONCRETE
LIGHTING:	LED's 20 FOOT CANDLES BASED ON OPEN PLAN	WINDOWS:	CLERESTORY PER BAY
PARKING:	302 CAR PARKS	ZONING:	PD
DOORS:	57 (9'X10') OVERHEAD DOORS 40 WITH FULL DOCK PACKAGES 2 (12'X14') DOORS WITH RAMPS	UTILITIES:	FIBER & PHONE - FRONTIER   SPECTRUM ELECTRIC - TECO WATER & SEWER - HILLSBOROUGH CNTY



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DISTANCE & DRIVE TIMES FROM PROPERTY

Tampa, FL	38 minutes
Orlando, FL	1 hour 4 minutes
Jacksonville, FL	3 hours 2 minutes
Ft. Lauderdale, FL	3 hours 32 minutes
Miami, FL	3 hours 54 minutes
Savannah, GA	4 hours 52 minutes
Atlanta, GA	6 hours 36 minutes
Charleston, SC	6 hours 37 minutes

Tampa

Ft. Lauderdale

Miami



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