



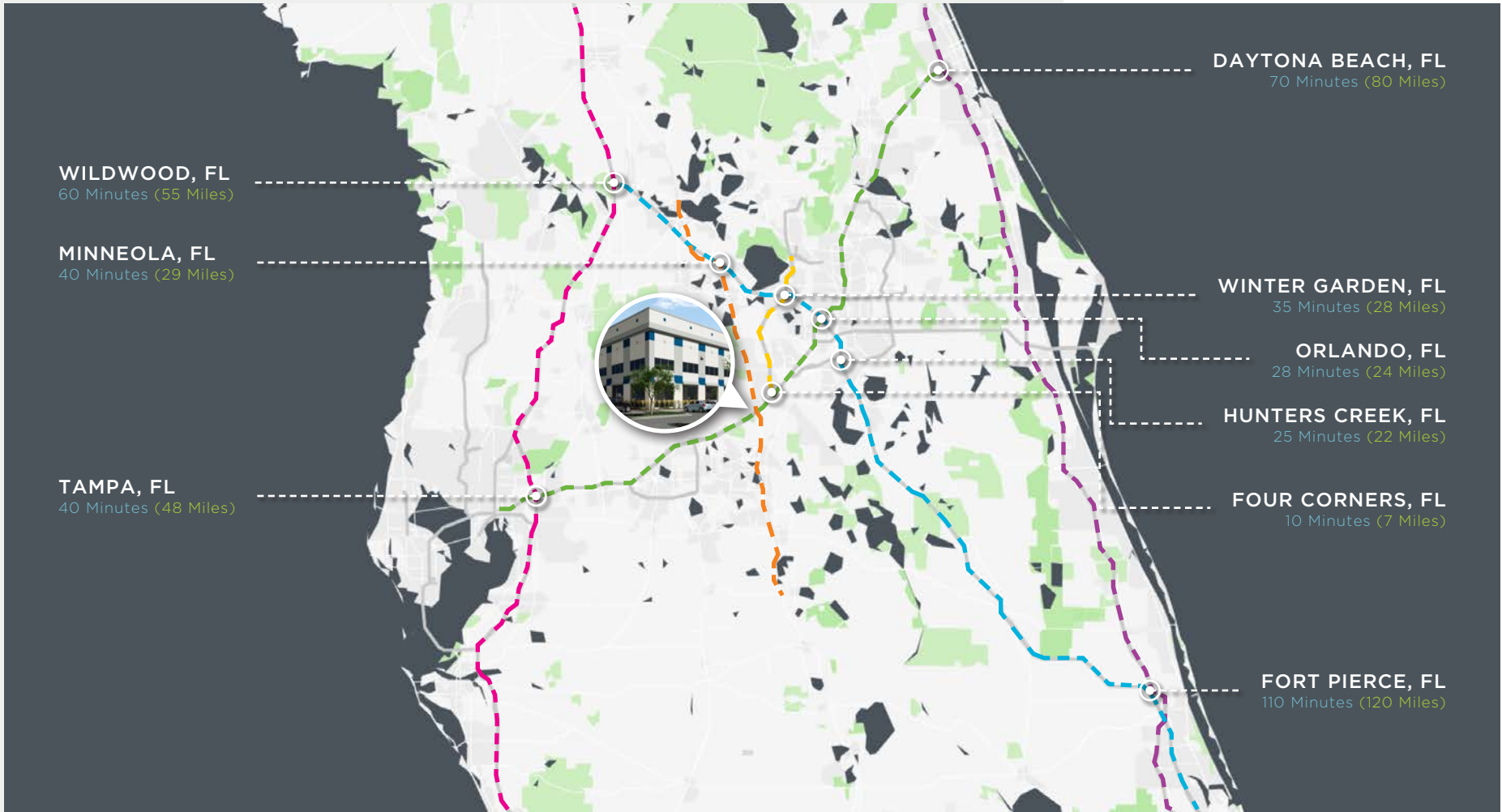
BUILDING RENDERING

# MAJESTIC

## I-4 LOGISTICS CENTER

AVAILABLE FOR LEASE  
450,000± SF  
2841 ACCESS ROAD, DAVENPORT

LEASING BY  
**CBRE**



# PROXIMITY MATTERS

Located in the “Heart of Florida’s I-4 Corridor” between Orlando and Tampa

- FLORIDA’S TURNPIKE
- INTERSTATE 4
- INTERSTATE 75
- INTERSTATE 95
- STATE ROAD 429
- US HIGHWAY 27

# PROPERTY OVERVIEW

SITUATED AT THE ICONIC INTERSECTION OF U.S. HIGHWAY 27 AND INTERSTATE 4



- Class “A” cross-dock facility
- Q2 2019 delivery
- 450’ building depth
- 36’ clear height
- 88 dock high doors (44 doors will feature Rite-Hite 40,000 LB mechanical pit levelers)
- 4 drive-in ramps
- 211 car parking spaces
- 195 trailer parking spaces
- ESFR sprinkler system
- Solar ready
- Office, mechanical and electrical build-to-suit
- Situated on a 35.59± acre lot
- Adjacent to the new 2 million SF Walmart eCommerce Fulfillment Center and the 350,000 SF FedEx Ground Distribution Center
- New signalized intersection at Access Road
- Frontage on Interstate 4
- Class “A” Business Park setting
- Strategic Central Florida location for regional and statewide distribution

**450,000<sup>±</sup>SF**  
FOR LEASE

INTERSTATE 4 | 131,000 AADT

US HIGHWAY 27 | 58,000 AADT

# SITE PLAN

## MAJESTIC I-4 LOGISTIC CENTER

TOTAL SF  
**450,000+ SF**





Walmart

FedEx Ground

Arby's

ROCKY HORSE

Loves

amazon

Ford



INTERSTATE 4

US HIGHWAY 27

LOCAL AMENITIES

<b>Bob Evans</b>	<b>M MARATHON</b>
<b>Chick-fil-e</b>	<b>RAMADA</b>
<b>Days Inn &amp; Suites</b>	<b>Wawa</b>

<b>BEEF 'O' BRADY'S</b>
<b>SUBWAY</b>
<b>Walgreens</b>

LOCAL AMENITIES

<b>BEST BUY</b>	<b>Michaels</b>
<b>Cinépolis</b>	<b>PETSMART</b>
<b>DICK'S SPORTING GOODS</b>	<b>ROSS DRESS FOR LESS</b>
<b>JCPenney</b>	<b>STAPLES</b>
<b>MATTRESS FIRM</b>	<b>TARGET</b>

LOCAL AMENITIES

<b>Chevron</b>	<b>Hampton Inn</b>
<b>Comfort Inn</b>	<b>H Holiday Inn</b>
<b>Denny's</b>	<b>WAFFLE HOUSE</b>



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**CBRE**

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