

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

USA TODAY REGIONAL DISTRIBUTION FACILITY

300 W LIME STREET, LAKELAND, FL



**100% ABSOLUTE NET LEASED TO USA TODAY | 181,720 SF INFILL INDUSTRIAL FACILITY
COVERED LAND PLAY FOR ULTRA HIGH DENSITY REDEVELOPMENT**



EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is pleased to present USA Today Regional Distribution Facility (the "Property"), an exceptionally well located 181,720 square foot, uber infill industrial facility situated on 17+ acres in downtown Lakeland. The Property is 100% leased to USA Today, Inc.. (NYSE: TDAY), which has occupied the asset for more than 13 years and operates under an Absolute Net lease with 6.3 years of remaining Weighted Average Lease Term ("WALT").

This location serves as a mission-critical regional printing facility for the New York Times, Wall Street Journal, Tampa Bay Times, and Orlando Sentinel. Its central position within the state makes it ideally suited to support consolidated printing operations for many of Florida's major news, print, and advertising organizations further increasing the likelihood of continued occupancy within the property.

Positioned at 300 W Lime Street, the Property offers unmatched proximity to Lakeland's rapidly expanding downtown district. Its walkable location, surrounded by retail, dining, and entertainment, provides compelling mixed use or multifamily

redevelopment potential. Under existing PUD zoning, the site supports 179 units per acre, allowing for up to 3,060 units. The Property is minutes from Interstate 4, Bartow Road, Polk Parkway, and other major arterials linking Lakeland to Tampa, Orlando, and key regional population centers, enabling access to nearly 7.9 million ("M") people within 90 minutes.

Constructed in 1997 with durable tilt wall construction, the Property features clear height up to 60'. Dual loading areas on the south and west sides offering operational flexibility and creating a clear path to future multi tenanting.

The USA Today Regional Distribution Facility presents a rare, infill investment and redevelopment opportunity in a supply constrained urban environment. With limited comparable future offerings and a basis well below replacement cost, the Property stands as a compelling acquisition for investors seeking optionality, long term value creation, and strong real estate fundamentals.

300 W LIME STREET
LAKELAND, FL

6.3
YEARS WALT

+/-17.11
TOTAL LAND AREA
(ACRES)

\$2.0M
YEAR 1 NOI



OFFERING SUMMARY

TOTAL SIZE
181,720 SF

OCCUPANCY
100%

ZONING
PUD

YEAR BUILT
1997

RECOVERY METHOD
ABSOLUTE NET

CLEAR HEIGHT
20' - 60'



USA TODAY REGIONAL DISTRIBUTION HUB

REGIONAL PRINTING HUB FOR:
THE WALL STREET JOURNAL
The New York Times
Tampa Bay Times
Orlando Sentinel



TDAY
 NYSE Ticker

\$2.33B
 Trailing Twelve
 Months "TTM"
 Revenue

11,700
 Employees

INVESTMENT HIGHLIGHTS

STABLE INCOME STREAM WITH UPSIDE POTENTIAL AT AN EXCEPTIONAL COST BASIS

- » Fully leased to USA Today, Inc. (recently rebranded as USA Today Co., Inc. (NYSE: TDAY)), the largest newspaper publisher in the United States, providing strong credit tenancy
- » This site serves as the state's largest consolidated printing facility for USA Today, providing production services for **The New York Times, The Wall Street Journal, Tampa Bay Times, Orlando Sentinel, and USA Today's own publications.** Given the extraordinary costs and operational complexity associated with relocation, lease renewal is highly likely
- » 6.3 years of remaining WALT, ensuring predictable cash flow while allowing strategic planning for long-term redevelopment
- » Purchase price anticipated to trade below replacement cost, offering compelling risk adjusted return potential

UBER INFILL LOCATION WITHIN RAPIDLY GROWING AREA

- » Located on a 17-acre site in the heart of Downtown Lakeland, directly adjacent to key cultural, civic, and retail anchors including RP Funding Center, Florida Southern College, and Publix Headquarters
- » Minutes from Lakeland Regional Health, Bonnet Springs Park, Lakeland Linder Airport, and other significant employment and recreation centers
- » The Lakeland MSA ranks as the #2 fastest-growing metro area in the U.S., supporting strong long-term demand across residential, commercial, and industrial sectors
- » Strategically positioned between Tampa and Orlando, creating unique regional accessibility that continues to attract institutional ownership, including Brookfield, EQT Exeter, MetLife, Prologis, CBRE Investment Management, AEW Capital, Blackstone, and others

ROBUST MARKET FUNDAMENTALS

- » Florida contains four of the top 10 U.S. markets for industrial rent growth, underscoring statewide demand strength
- » Lakeland's skilled labor costs average 13.5% below Tampa and Orlando, providing competitive operating advantages for employers and industrial tenants
- » The Lakeland region hosts major corporate occupiers including Amazon, Home Depot, FedEx, PepsiCo, Coca-Cola, Best Buy, Rooms-To-Go, and Publix Super Markets (HQ)
- » The Lakeland MSA population grew from 602,095 in 2010 to 852,878 in 2024, an increase of 250,000 residents (+41%) over 14 years, making it one of the fastest-expanding midsize MSAs nationwide
- » Warehouse/distribution rental rates in the Polk market have increased 56.2% over the past five years, highlighting broader Florida industrial momentum
- » The Lakeland warehouse/distribution industrial market ended the year with a vacancy rate of 7.8%, down 250 basis points ("bps") year over year ("yoy"), reinforcing increased demand fundamentals

I-4 (AADT 105,500)



LAKELAND REGIONAL HEALTH

NEARBY WALKABLE AMENITIES



Prime mixed-use zoning maximizes value, accommodating office, commercial, and residential projects at high-density levels of up to 179 units per acre or a total of 3,060 units

BARTOW RD (AADT 50,000)

POLK ARTS & CULTURAL ALLIANCE

MAIN ST

POLK THEATRE

MISSOURI AVE

BANK OF AMERICA



HARDEN BLVD

W ORANGE ST



SPRINGHILL SUITES BY MARRIOTT

LIME ST

+/- 500 FEET OF LINEAR FOOTAGE



- » Major multi-purpose convention, entertainment, sports, and event complex
- » Hosts 500+ events annually spanning trade shows, conventions, sporting events, concerts, family shows, community gatherings, and more through it's 8,000+ seat arena, 2,200 seat theatre, and 100,000+ sf of flexible meeting, exhibition, and conference space
- » Annual attendees number in the hundreds of thousands, contributing significantly to local tourism and economy

DOWNTOWN WEST ACTION PLAN

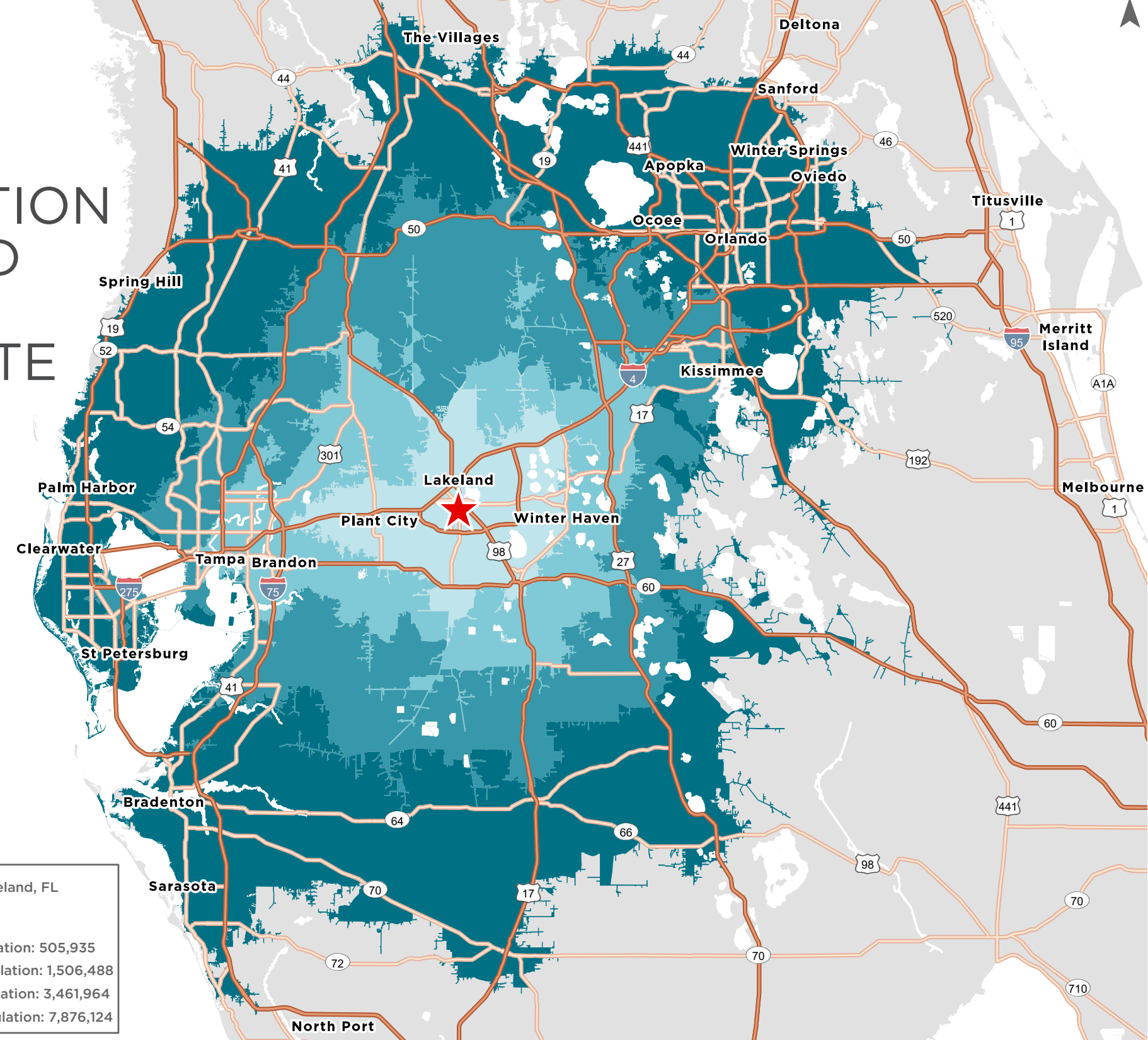
- » Commencement: Fall 2022
- » Official Adoption: Spring 2024
- » Key Themes
 - Improved Mobility & Connectivity
 - Infrastructure Strengthening
 - Infill Housing & Mixed-Use Flexibility
 - Strategic Redevelopment Focus

+/- 870 FEET OF LINEAR FOOTAGE





7.9M
POPULATION
REACHED
WITHIN
90-MINUTE
DRIVE



LOCATION HIGHLIGHTS

PREMIER CENTRAL LOCATION NEAR MAJOR THOROUGHFARES

- » Positioned minutes from Interstate 4, Bartow Road, Polk Parkway, and primary regional connectors, providing efficient access to Tampa, Orlando, and other surrounding markets
- » Within a 90-minute drive of nearly 7.9 million residents, expanding the site's strategic reach for commercial, residential, or logistics users
- » Excellent proximity to major transportation corridors enhances suitability for distribution, logistics, and service oriented tenants



Bartow Road
1.0 Mile



Florida Southern College
1.4 Miles



Interstate-4
2.9 Miles



Polk Parkway
3.8 Miles



Lakeland Linder International Airport
6.4 Miles



Interstate-75
24.6 Miles



Port Tampa Bay
34.2 Miles



Tampa CBD
35.2 Miles



Tampa International Airport
40.0 Miles



Orlando International Airport
54.2 Miles



Orlando CBD
55.4 Miles

INVESTMENT SALES

MIKE DAVIS

Executive Vice Chairman
+1 813 340 9898
mike.davis@cushwake.com

RICK COLON

Senior Director
+1 407 541 4422
rick.colon@cushwake.com

RICK BRUGGE

Vice Chairman
+1 813 204 5365
rick.brugge@cushwake.com

DOMINIC MONTAZEMI

Executive Managing Director
+1 305 533 2850
dominic.montazemi@cushwake.com

LAND ADVISORY GROUP

ANDY SLOWIK

Managing Director
andrew.slowik@cushwake.com
+1 407 541 4428

JORDAN WEAN

Director
jordan.wean@cushwake.com
+1 813 204 5351

FINANCING

JASON HOCHMAN

Executive Director
+1 305 533 2876
jason.hochman@cushwake.com

RON GRANITE

Director
+1 954 377 0470
ron.granite@cushwake.com

Brokers representing purchasers must look to their clients for a commission. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. It is your responsibility to independently confirm its accuracy and completeness.

CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL	MOUNTAIN WEST	WEST	FLORIDA	SOUTHWEST	NORTHEAST	MID-ATLANTIC / SOUTHEAST	PORTFOLIO SALES /JOINT VENTURES	FINANCING
Mike Tenteris	Will Strong	Jeff Chiate	Mike Davis	Jim Carpenter	Gary Gabriel	Stewart Calhoun	Adam Pastor	Rob Rubano
Adam Tyler	Michael Matchett	Rick Ellison	Rick Brugge	Jud Clements	Gerry Blinebury	Casey Masters	Derek Siadak	John Alascio
Jim Carpenter	Molly Miller	Bryce Aberg	Dominic Montazemi	Robby Rieke	Kyle Schmidt	Jon Carpenter		Brian Share
Megan Barker	Jack Stamets	Matthew Leupold	Rick Colon	Emily Brandt	Tony Coskren	Graham Savage		TJ Sullivan
		Aubrie Monahan			Brian Pinch			Jeff Altenau
								Gideon Gil

Click below for more information and insights from our National Industrial Advisory Group

www.cushmanwakefield.com/iag