

OWNED BY



**ARES
INDUSTRIAL
MANAGEMENT**

301 BUSINESS CENTER

9210 E. COLUMBUS DRIVE, TAMPA, FL 33619

AVAILABLE NOW | Building 100 - 27,270 SF



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**CUSHMAN &
WAKEFIELD**

Property FEATURES

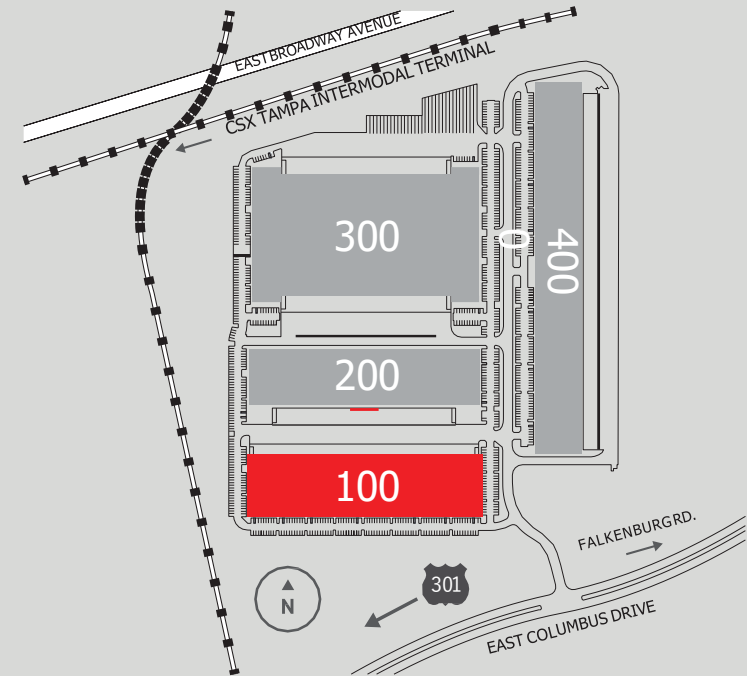
Building Type: Rear-Load
 Building Size: 145,756 SF
 Available Space: 27,270 SF
 Office Area: 2,039 SF
 Dock Doors: 10 (9' x 10') Dock High Doors
 (10 have dock gates, 2 have pit levelers)
 Drive-In Doors: 1 (12' x 16') Ramped Drive-In
 Parking Ratio: 1.77/1000

Construction: Architectural Tilt-up Concrete
 with Tinted Glass
 Ceiling Height: 30' Minimum to Bar Joist
 Column Spacing: 50' W x 40' D (typical)
 60' D Loading Bays
 Truck Court: 180' Deep Truck Court (shared with Building 200)
 60' Concrete Apron
 Sprinkler: ESFR System with Pump
 Power: 3 phase 480v 250a
 Lighting: Motion Sensor LEDs

Building 100 - 27,270 SF



301 Business Center

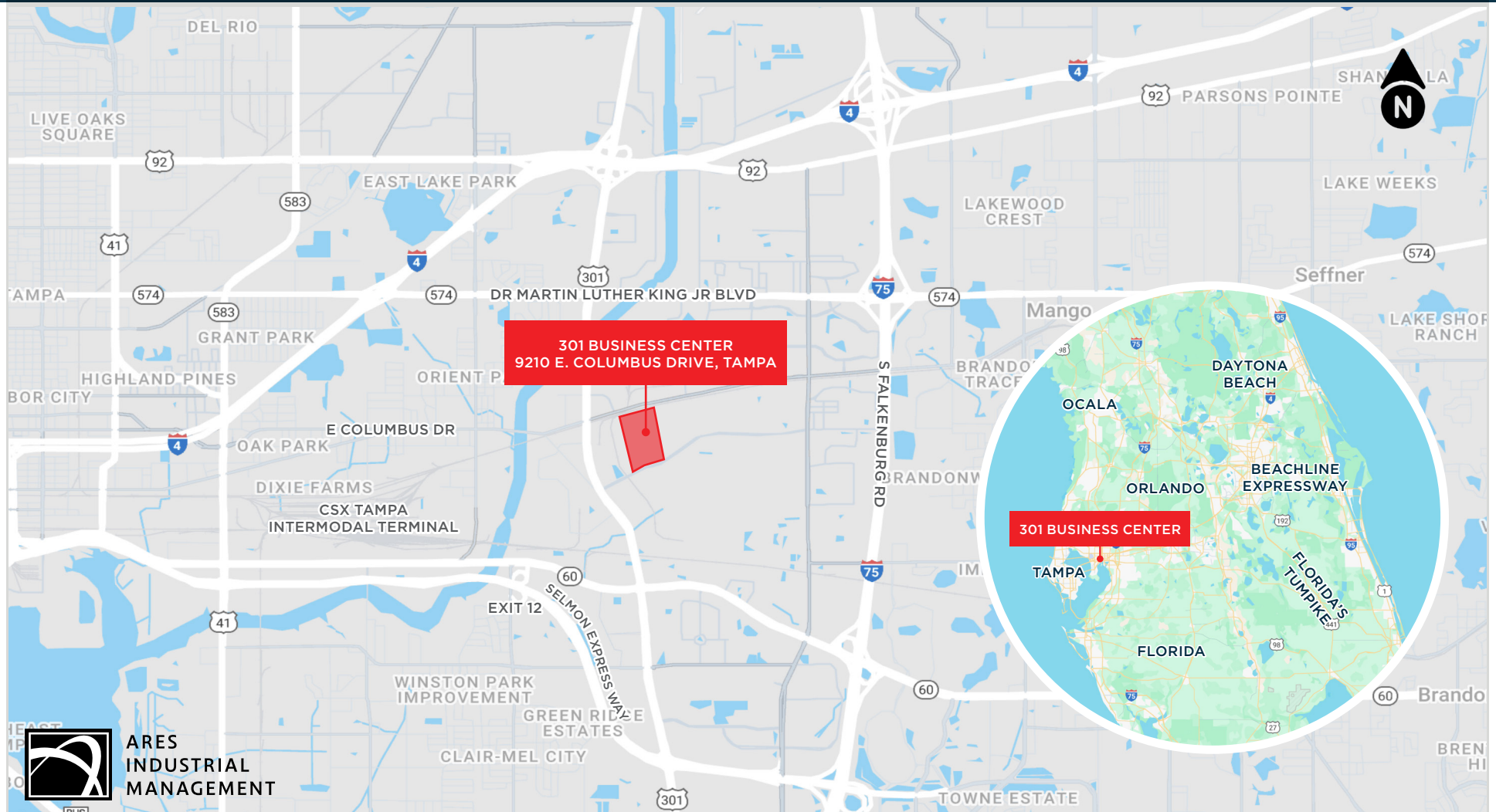


Location HIGHLIGHTS

NOW LEASING

- Rear-Load Distribution Building
 - Final Mile/Infill Location
- East Tampa Industrial submarket with nearby access to I-4 and I-75 via SR574/Martin Luther King Jr. Boulevard and SR60/Adamo Drive

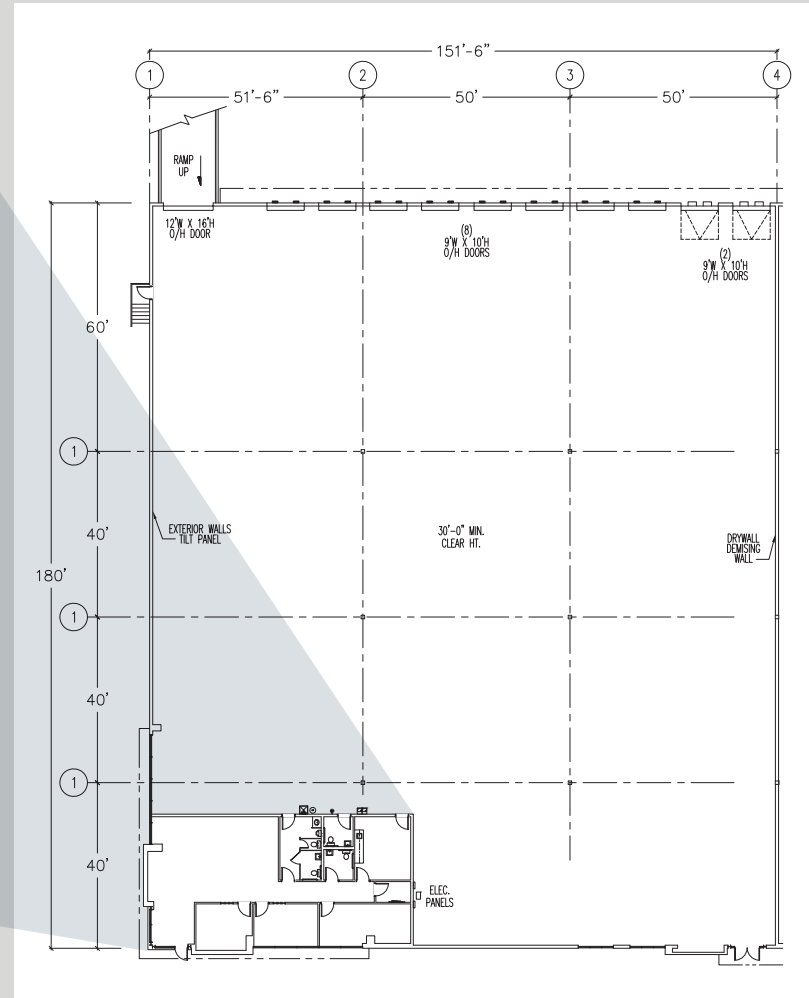
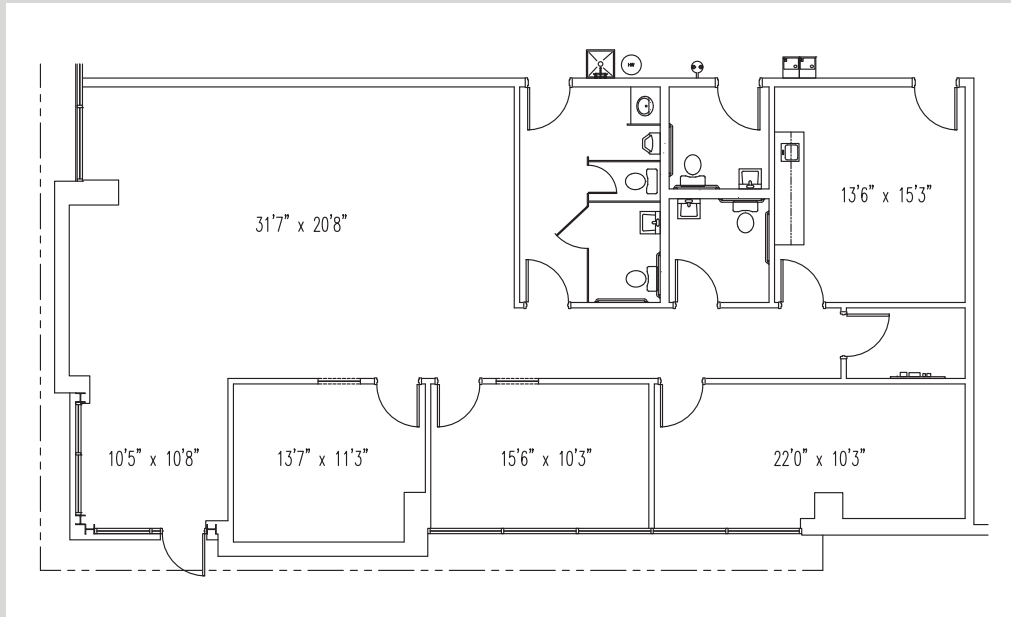
301 Business Center is a 68-acre distribution park located in the heart of Tampa's industrial corridor directly in between, with direct one-turn access onto, both Highway 301 and Falkenburg Road, and approximately 2.5 miles from I-4 and I-75. 301 Business Center is a Class A Industrial Park comprised of 4 buildings totaling 865,000 SF.



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Office Space

2,039 SF



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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