



FOUR CORNERS
BUSINESS PARK

806,976+ SF REGIONAL DISTRIBUTION CENTER

4500 HOME RUN BOULEVARD, DAVENPORT, FL 33837

CLASS A INDUSTRIAL BUILDINGS



Abundant auto parking for heavy employee counts and multi-shift operations



Less than 30 minutes to Florida Polytechnic University, the #1 Public College in the Southeast*



Within 25 miles of all Central Florida theme parks



Access to US 27 within 3 minutes and I-4 within 5 minutes



Centered in dense population base for workforce and last-mile distribution

* US News, Best Colleges 2024

Located within the highly coveted Polk County industrial submarket, **FOUR CORNERS BUSINESS PARK** offers an unprecedented opportunity to be located at the major intersection of Interstate 4 and US Highway 27. The site's proximity to Championsgate, an abundant labor pool, population density, and numerous area restaurants and big box retailers make this an ideal location for any industrial user. Nearby distribution users include Walmart, FedEx and Amazon.



LBA Logistics



LEASING PLANS

BUILDING 300

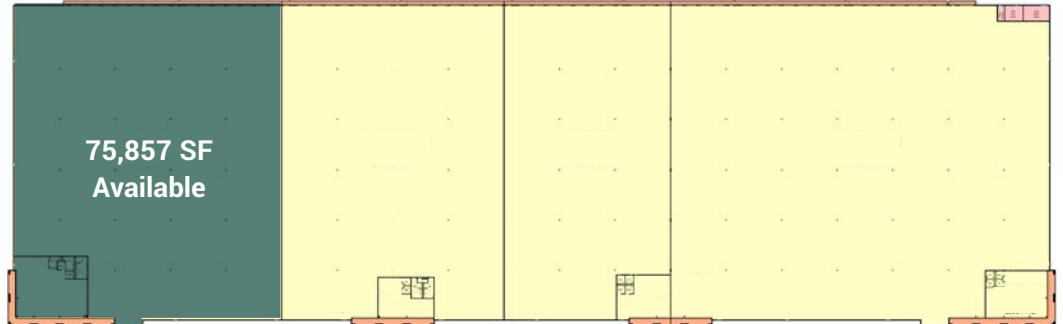
291,788 SF
4500 Home Run Blvd

Clear Height: 32'
Building Depth: 295'
Loading: Rear
Truck Court: 125'
Auto Parking Ratio: 0.60/1,000 SF
Trailer Parking: 55 spaces
Fire Suppression: ESFR
Construction: Tilt Wall
Site Size: 52 acres
Zoning: BCPX-1, Polk County



SUITE 100

Available: 75,857 SF
Office: 4,011 SF
Doors: 13 docks
 1 ramp
Available: 10/01/2024



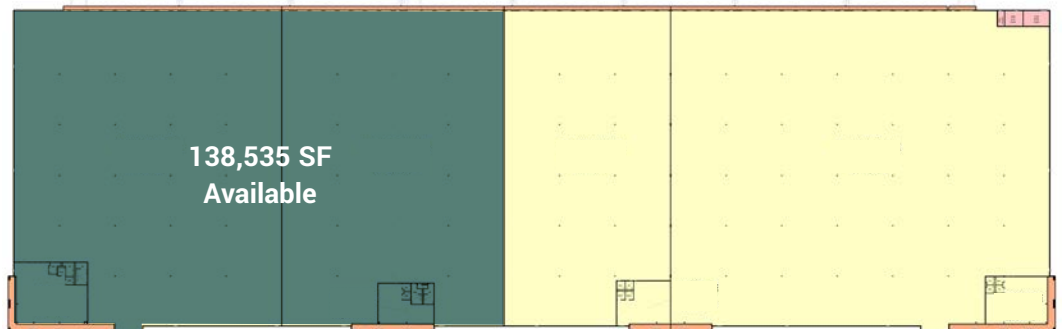
SUITE 200

Available: 62,678 SF
Office: 2,052 SF
Doors: 13 docks
 1 ramp
Available: 03/01/2025



SUITE 100-200

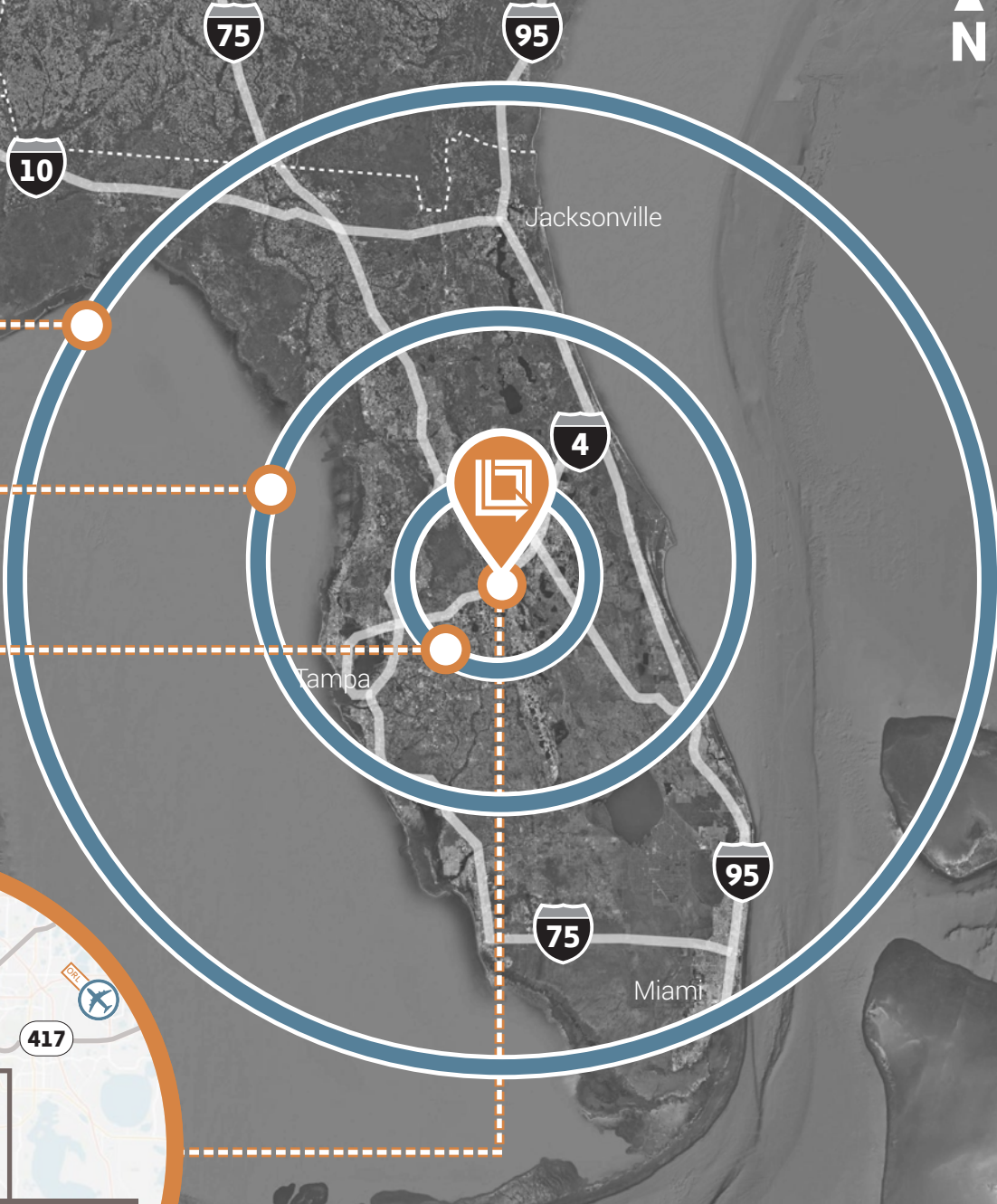
Available: 138,535 SF
Office: 6,063 SF total
Doors: 26 docks
 2 ramps
Available: 03/01/2025



BOBBY ISOLA SIOR, CCIM
 +1 407 930 1804
 bobby.isola@jll.com

PETER CECORA SIOR
 +1 347 219 0503
 peter.cecora@jll.com

PROXIMITY & POPULATION



240 MIN. DRIVE TIME

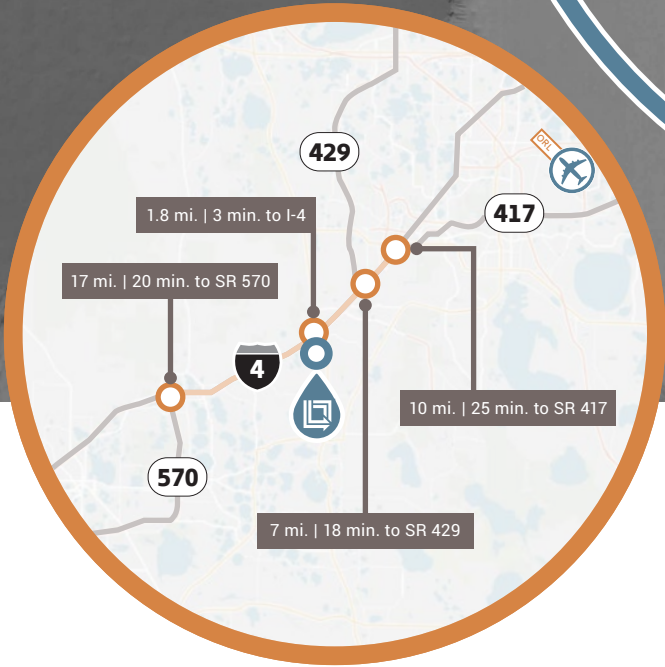
Total Population: 20,238,671
 Households: 8,088,036
 Total Labor Force: 8,632,819

120 MIN. DRIVE TIME

Total Population: 9,931,067
 Households: 4,006,308
 Total Labor Force: 3,990,127

60 MIN. DRIVE TIME

Total Population: 3,576,169
 Households: 1,323,135
 Total Labor Force: 1,621,697



FOUR CORNERS BUSINESS PARK offers users a location advantage few companies can enjoy. A convenient 60 minute drive provides access to two major Florida cities - Orlando and Tampa along with numerous points of entry to Central Florida's robust highway system, delivering unprecedented access to Florida's vibrant and diverse population within four hours.



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LBALogistics



LOCAL AREA HIGHLIGHTS



- Ashley HOMESTORE
- Bath & Body Works
- BEALLS Outlet
- BEST BUY
- BJ's
- Burlington
- Cinépolis
- CHIPOTLE MEXICAN GRILL
- Culver's
- EVERY SEASON STARTS AT DICK'S SPORTING GOODS
- DOLLAR TREE
- FIRST WATCH THE DAYTIME CAFE
- five BELOW
- FIVE GUYS BURGERS AND FRIES
- HOBBY LOBBY
- HomeGoods
- JCPenney
- Marshalls
- Michaels
- Panera BREAD
- PETSMART
- ROSS DRESS FOR LESS
- STAPLES
- Starbucks
- TARGET

BUILDING 100

BUILDING 300

BUILDING 200

138,535 SF

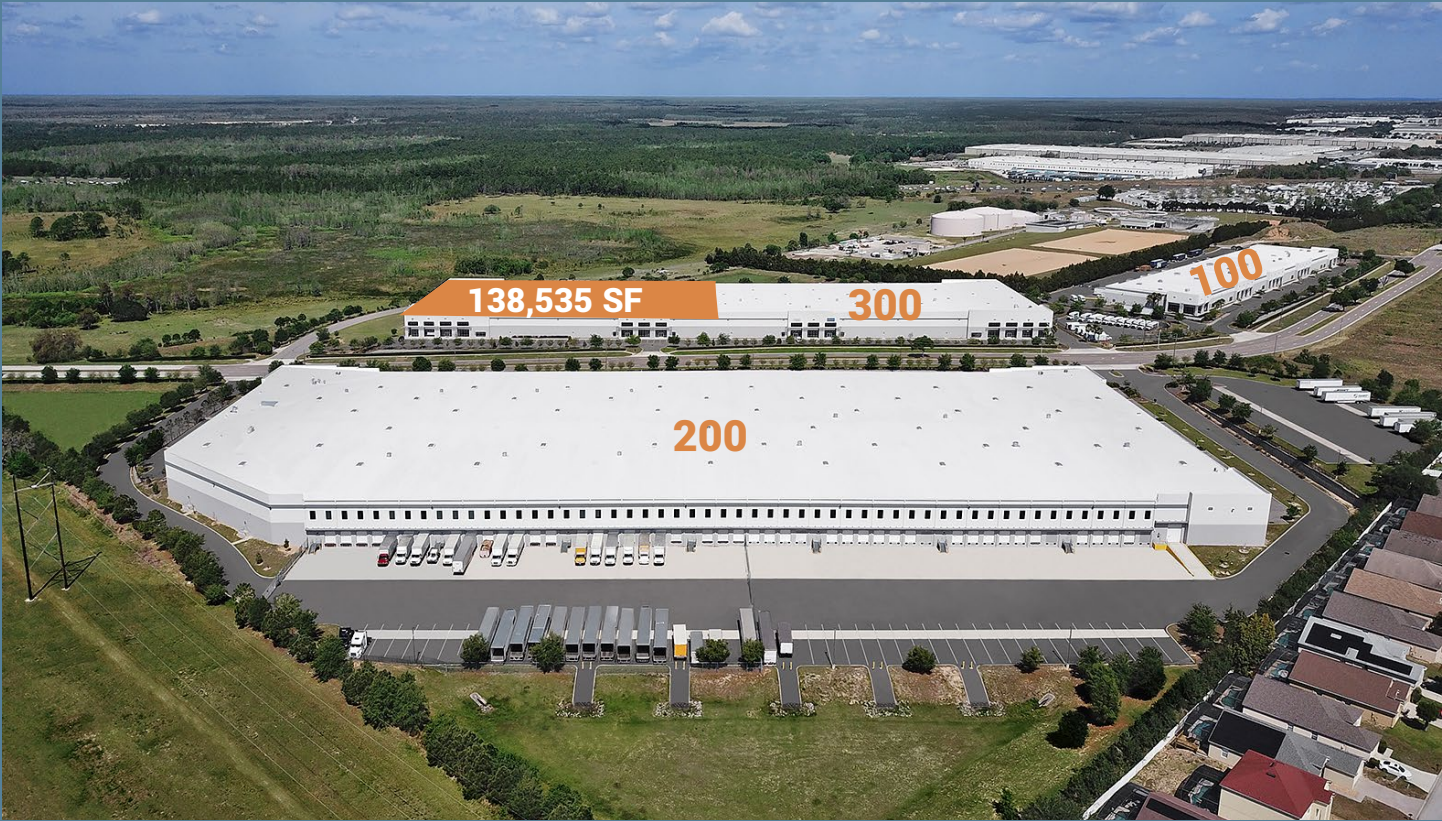
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BOBBY ISOLA SIOR, CCIM
Executive Managing Director
+1 407 930 1804
bobby.isola@jll.com

PETER CECORA SIOR
Senior Managing Director
+1 347 219 0503
peter.cecora@jll.com

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