



**CROSSROADS**  
INDUSTRIAL CENTER



**UP TO ±558,000 SF FOR LEASE**

10407 & 10608 Tanner Road | Tampa, FL 33610

**DELIVERING Q4 2023**

Unparalleled Connectivity at the  
Intersection of I-75 & I-4



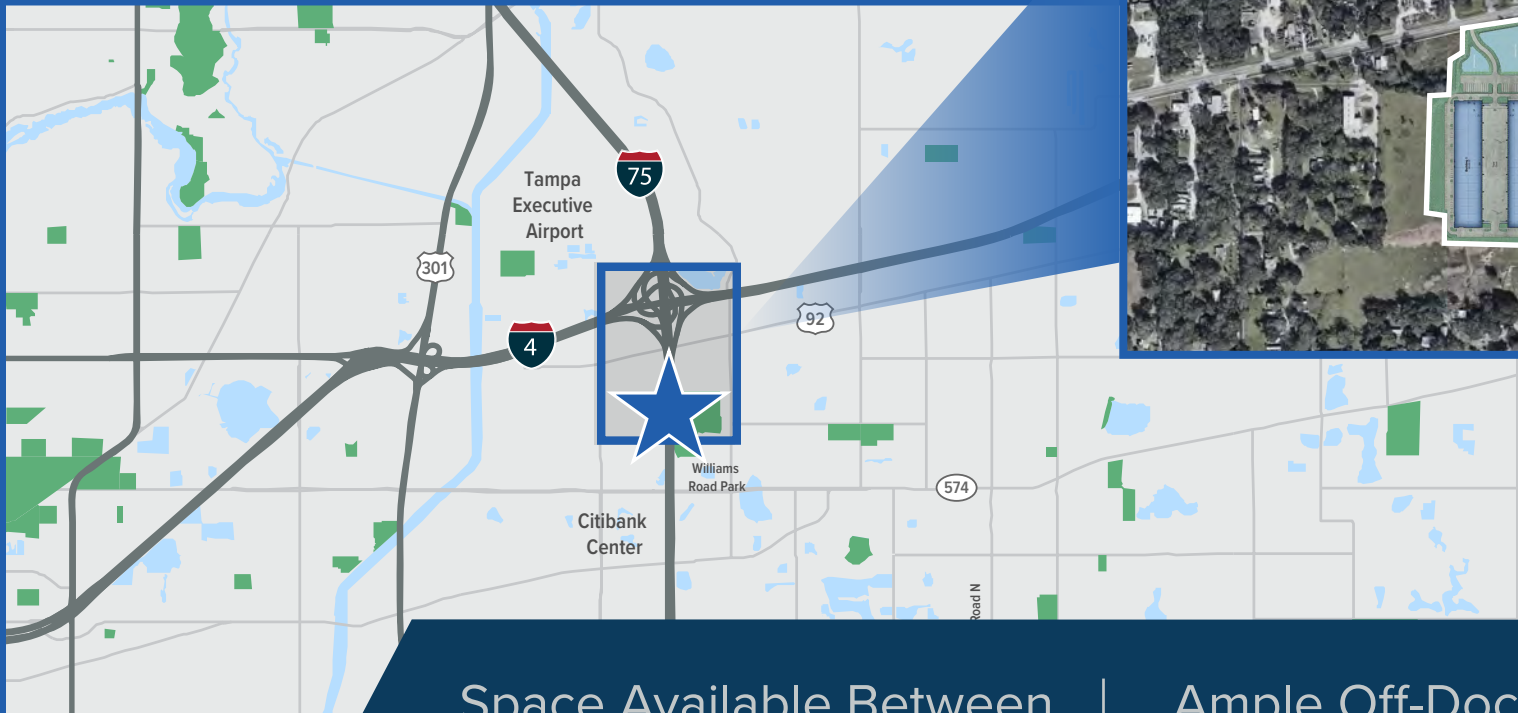
# CROSSROADS INDUSTRIAL CENTER OVERVIEW

Total Building SF:

Acres:

±558,000 SF

±50



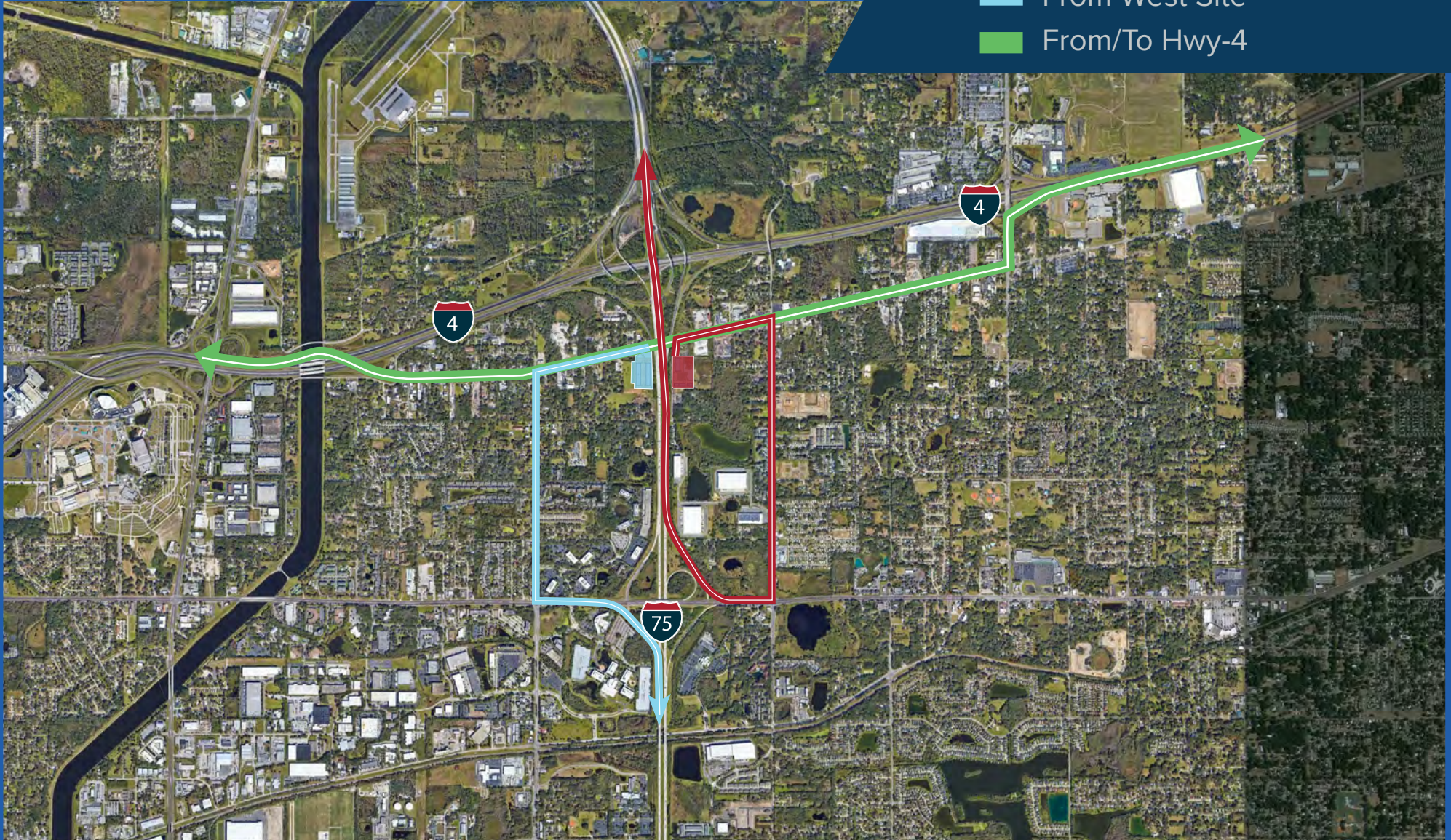
Space Available Between  
10,000 - 180,000 SF

Ample Off-Dock  
Trailer Parking



# CROSSROADS INGRESS/EGRESS

- From East Site
- From West Site
- From/To Hwy-4



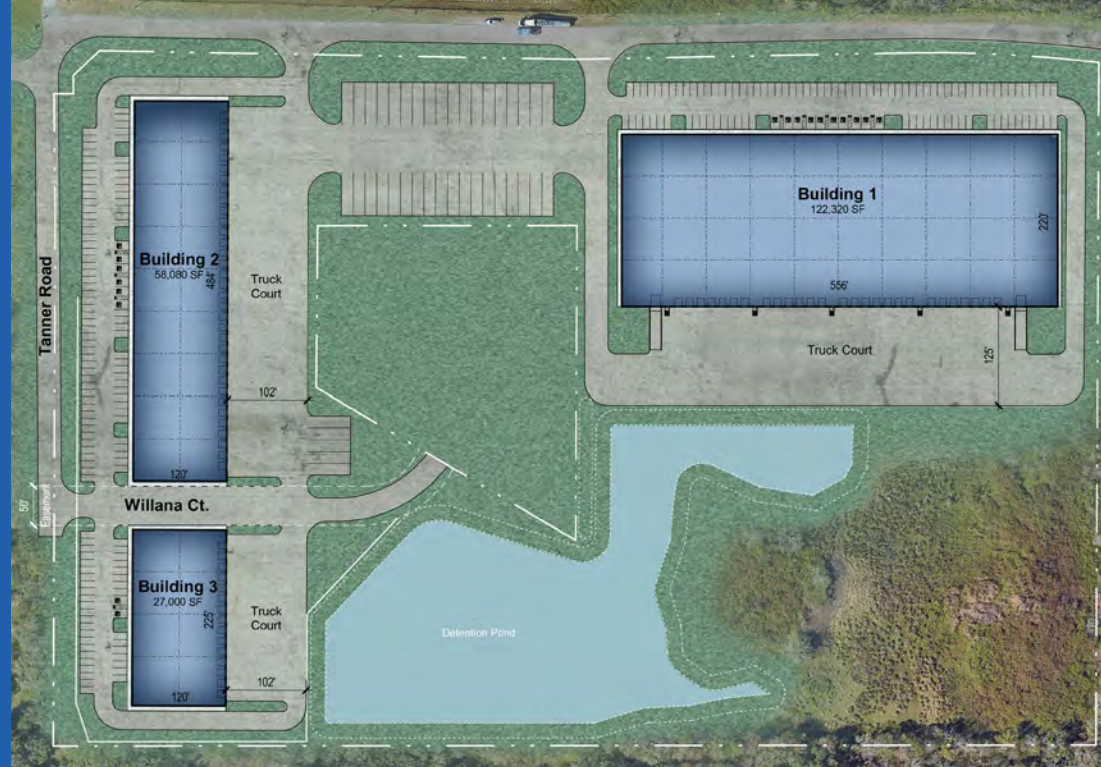


# EAST SITE

±207,000 Total SF Available



Watch Aerial Video



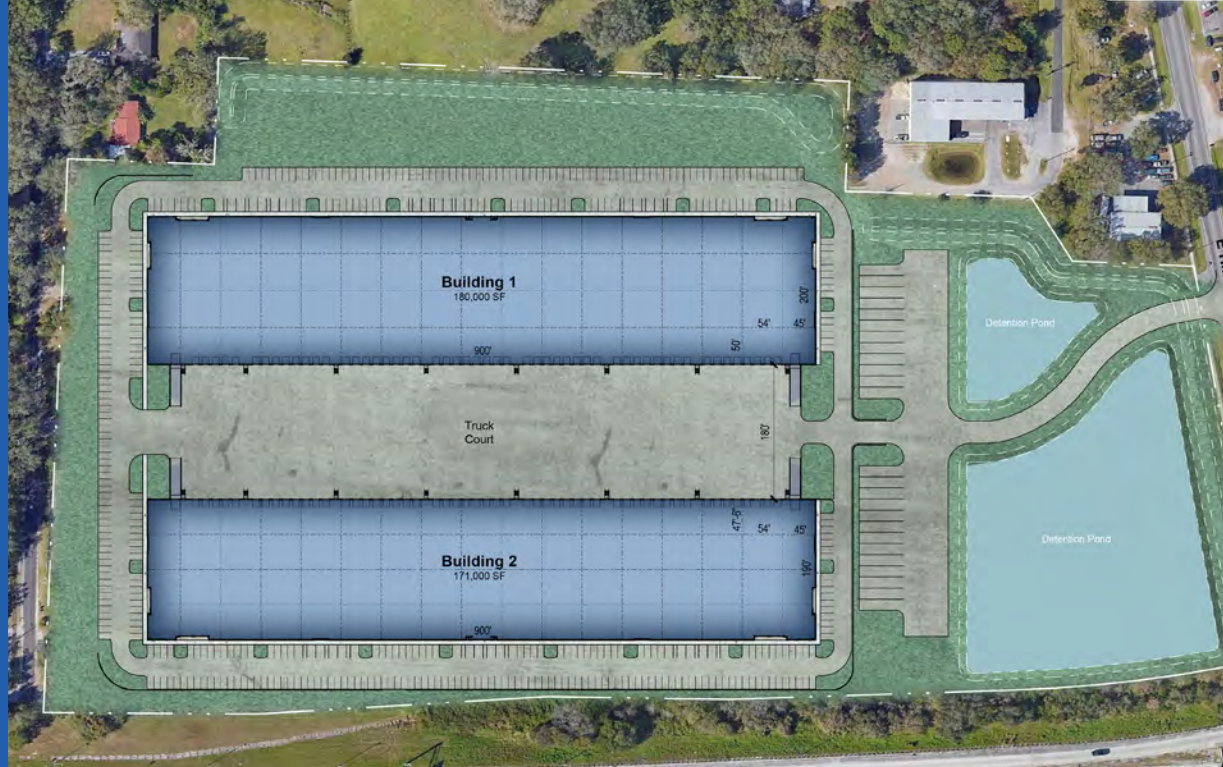
	<b>BUILDING 1</b>	<b>BUILDING 2</b>	<b>BUILDING 3</b>
<b>BUILDING TYPE:</b>	Rear-Load	Rear-Load	Rear-Load
<b>BUILDING SIZE:</b>	±122,000 Square Feet	±58,000 Square Feet	±27,000 Square Feet
<b>DOCK DOORS:</b>	30 (9' x 10') Dock Highs	34 (9' x 10') Dock Highs	15 (9' x 10') Dock Highs
<b>DRIVE-IN DOORS:</b>	2 (12' x 16') Ramped Drive-Ins	2 (12' x 16') Ramped Drive-Ins	2 (12' x 16') Ramped Drive-Ins
<b>CEILING HEIGHT:</b>	36' Minimum to Bar Joist	28' Minimum to Bar Joist	28' Minimum to Bar Joist
<b>COLUMN SPACING:</b>	55'W x 53' D w/ 60' Speed Bay	54'W x 60' D	54'W x 60' D
<b>CAR PARKING:</b>	1/1,000 Parking Ratio	1.55/1,000 Parking Ratio	1.48/1,000 Parking Ratio
<b>OFF-DOCK TRAILER DROPS:</b>	36	5	-
<b>TRUCK COURT:</b>	125' Deep Truck Court with 60' Concrete Apron	102' Deep Shared Truck Court with 60' Concrete Apron	102' Deep Truck Court with 60' Concrete Apron
<b>SPRINKLER:</b>	ESFR	ESFR	ESFR
<b>ELECTRICAL:</b>	TECO	TECO	TECO

# WEST SITE

±351,000 Total SF Available



Watch Aerial Video



	<b>BUILDING 1</b>	<b>BUILDING 2</b>
<b>BUILDING TYPE:</b>	Rear-Load	Rear-Load
<b>BUILDING SIZE:</b>	±180,000 Square Feet	±171,000 Square Feet
<b>DOCK DOORS:</b>	53 (9' x 10') Dock Highs	53 (9' x 10') Dock Highs
<b>DRIVE-IN DOORS:</b>	2 (12' x 16') Ramped Drive-Ins	2 (12' x 16') Ramped Drive-Ins
<b>CEILING HEIGHT:</b>	36' Minimum to Bar Joist	36' Minimum to Bar Joist
<b>COLUMN SPACING:</b>	54'W x 46.5' D w/ 60' Speed Bay	54'W x 43.5' D w/ 60' Speed Bay
<b>CAR PARKING:</b>	1.32/1,000 Parking Ratio	1.32/1,000 Parking Ratio
<b>OFF-DOCK TRAILER DROPS:</b>	12	13
<b>TRUCK COURT:</b>	180' Deep Shared Truck Court with 60' Concrete Apron	180' Deep Shared Truck Court with 60' Concrete Apron
<b>SPRINKLER:</b>	ESFR	ESFR
<b>ELECTRICAL:</b>	TECO	TECO





DELIVERING Q4 2023

UP TO  
**±558,614 SF**  
FOR LEASE

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