

FOR IMMEDIATE RELEASE

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HARPER LIMBACH TO RELOCATE HQ FROM TAMPA'S WESTSHORE TO NEW INDUSTRIAL FACILITY NEAR CBD

The Building Solutions Company Will Occupy 31,820 SF at Tampa Fulfillment Center, a Bayfront, Class A, LEED-Certified Distribution Center by Developer Keating Resources

TAMPA, FLORIDA – 7/23/19 – Keating Resources (www.keatingresources.com) and Cushman & Wakefield (www.cushwaketampa.com) are pleased to announce that Harper Limbach (www.harperlimbach.com) has pre-leased a 31,820-square-foot space at Tampa Fulfillment Center, a new, Class A distribution center under development near downtown Tampa and Ybor City. The Tampa-based, provider of building systems and solutions will use the new, state-of-the-art space as its headquarters, relocating from the Westshore area.

Keating Resources, the developer of Tampa Fulfillment Center, has officially started construction on the 179,080 square-foot distribution facility following the July 23 closing of the 18-acre, bayfront, infill site. The project is scheduled for completion April 2020.

The Cushman & Wakefield team of Director John Jackson, Managing Director Julia Silva, Senior Associate Jessica Mizrahi and Associate JT Faircloth represented Keating Resources in the lease negotiations with Harper Limbach. Amber Fleming of Charles Rutenberg Realty represented the tenant.

Designed with "sustainable" features, Tampa Fulfillment Center will be the first LEED-Certified distribution center in the Tampa market. At 101 S. 34th St., it is approximately three miles east of downtown Tampa and two miles south of Ybor City, putting it at the geographic center of Tampa's residential population. The location provides direct access to the Selmon Expressway and convenience to Interstate 275, Interstate 4 and Interstate 75. In addition, the waterfront property is adjacent to Desoto Park, which features a picnic area, walking trails, and swimming pool.

"Tampa Fulfillment Center's close proximity to downtown, scenic waterfront location, adjacent Desoto Park, and eco-friendly features are truly unique in the Tampa market," said Dominick Traina, Vice President with Harper Limbach. "We are excited to make this first-of-its-kind facility the new home of Harper Limbach."

Tampa Fulfillment Center will be able to accommodate up to six tenants. With the Harper Limbach pre-lease, approximately 147,260 square feet remain available.

The distribution Center will feature flow-through design with aligned site entrances, drive-in/drive-out ramp options and traffic flow that is segregated from parking and trailer storage areas. The property's generous truck court design and parking ratio of 1.7 spaces per 1,000 square feet create an ideal environment for traditional distribution and warehouse users, as well as last-mile operators. Additionally, the building has an FTZ designation pending.

"With the land closed and a significant pre-lease secured, Tampa Fulfillment Center is moving full speed ahead," said Jackson. "We are excited to welcome Harper Limbach as the first tenant in this premier distribution facility, and we look forward to announcing several additional leases in the near future as the project goes vertical."

ABOUT KEATING RESOURCES

Keating Resources, with offices in Florida and Nebraska, invests in value-add real estate, logistics, agriculture, and energy assets. Since December of 2015, Keating Resources has purchased over 700,000 square-feet of existing urban industrial buildings in Tampa. To learn more about Keating Resources visit www.keatingresources.com and/or call CEO Gerard Keating at 402-925-5113.

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CONTENT SOURCE

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