GULF POINT 8

AVAILABLE FOR SALE OR LEASE

TWO-BUILDING, INDUSTRIAL DEVELOPMENT

FRONT-LOAD - 80,340 SF | CROSS-DOCK - 272,160 SF

Q4 2026 DELIVERY



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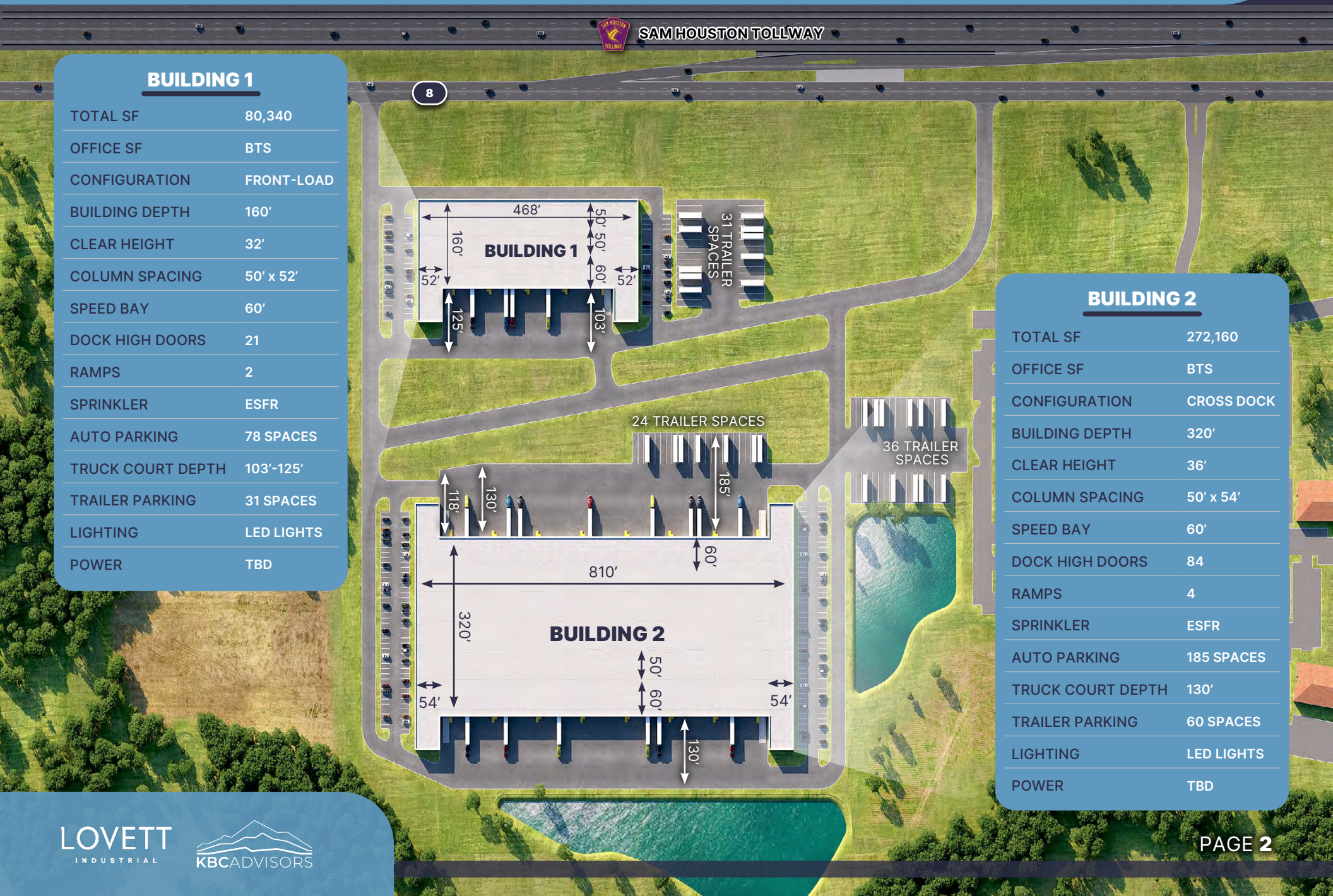
LOVETT INDUSTRIAL

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PROPERTY SPECIFICATIONS

BUILDING 1

TOTAL SF	80,340
OFFICE SF	BTS
CONFIGURATION	FRONT-LOAD
BUILDING DEPTH	160’
CLEAR HEIGHT	32’
COLUMN SPACING	50’ x 52’
SPEED BAY	60’
DOCK HIGH DOORS	21
RAMPS	2
SPRINKLER	ESFR
AUTO PARKING	78 SPACES
TRUCK COURT DEPTH	103’-125’
TRAILER PARKING	31 SPACES
LIGHTING	LED LIGHTS
POWER	TBD



BUILDING 2

TOTAL SF	272,160
OFFICE SF	BTS
CONFIGURATION	CROSS DOCK
BUILDING DEPTH	320’
CLEAR HEIGHT	36’
COLUMN SPACING	50’ x 54’
SPEED BAY	60’
DOCK HIGH DOORS	84
RAMPS	4
SPRINKLER	ESFR
AUTO PARKING	185 SPACES
TRUCK COURT DEPTH	130’
TRAILER PARKING	60 SPACES
LIGHTING	LED LIGHTS
POWER	TBD

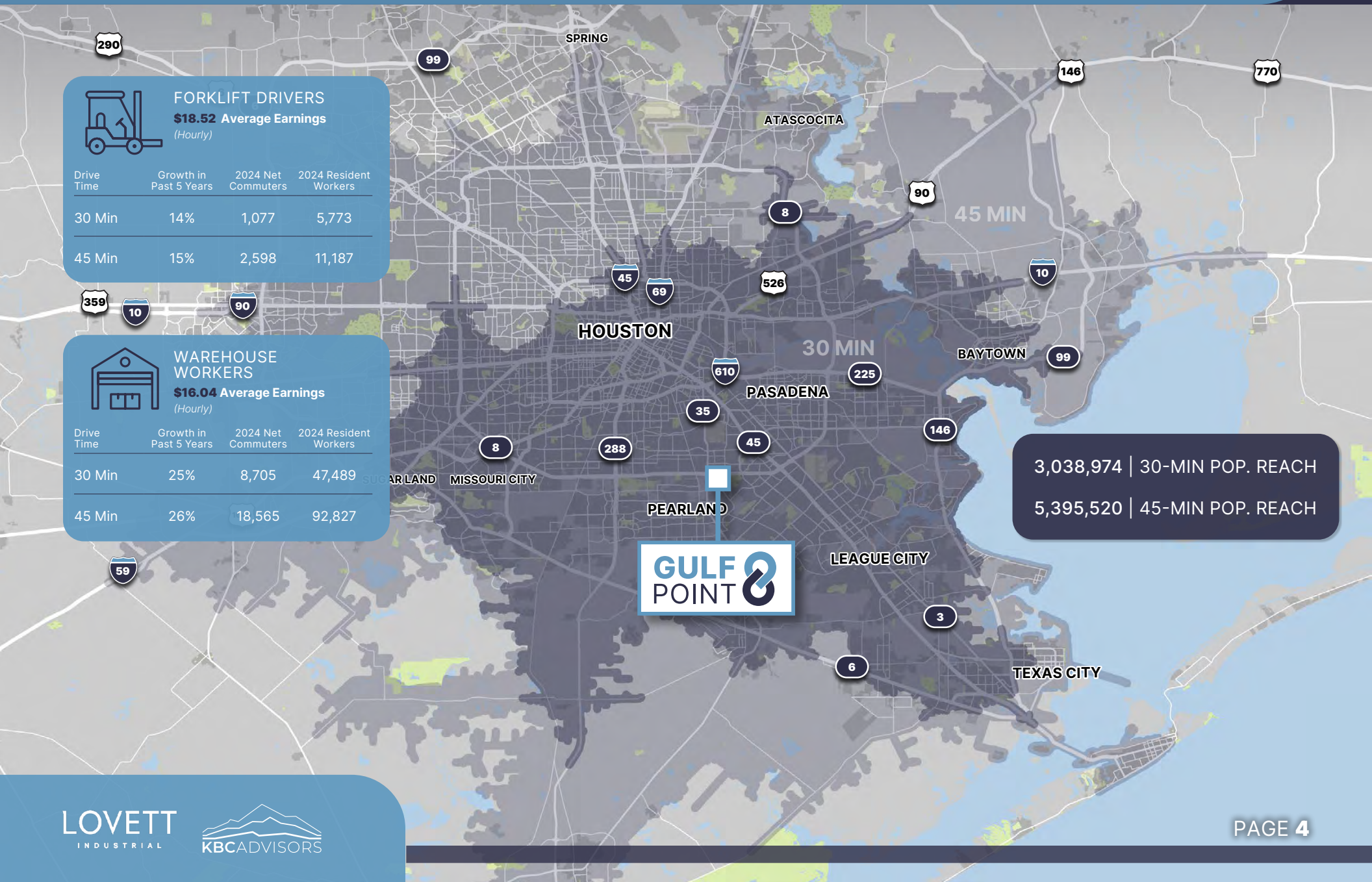
LOCAL ACCESS MAP



LOVETT INDUSTRIAL

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ACCESS TO SKILLED
REGIONAL WORKFORCE



FORKLIFT DRIVERS

$18.52 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
30 Min	14%	1,077	5,773
45 Min	15%	2,598	11,187

WAREHOUSE WORKERS

$16.04 Average Earnings
(Hourly)

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
30 Min	25%	8,705	47,489
45 Min	26%	18,565	92,827

3,038,974 | 30-MIN POP. REACH

5,395,520 | 45-MIN POP. REACH

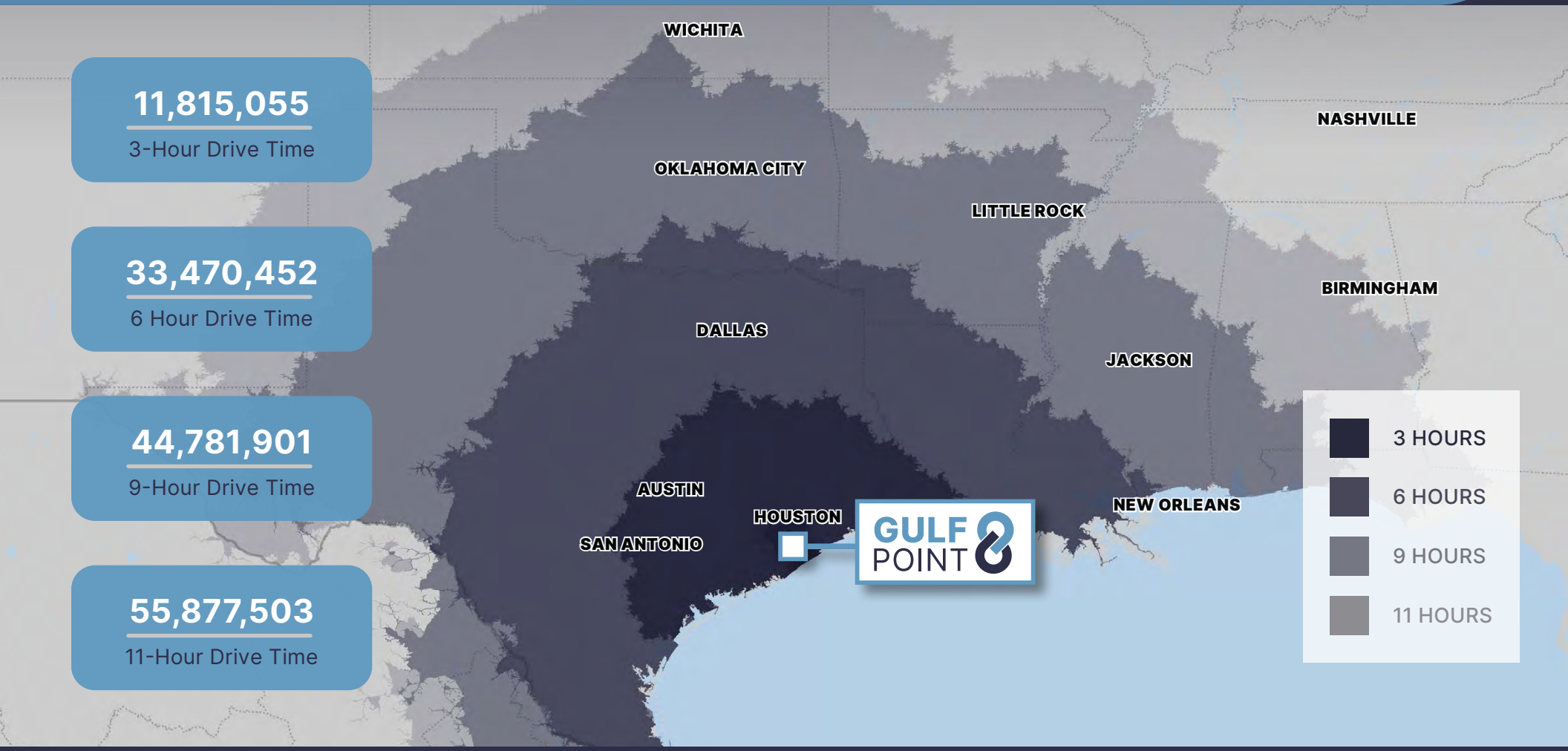
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GATEWAY TO THE REGION



1-DAY REACH
TO 56 MILLION PEOPLE



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LOVETT INDUSTRIAL

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