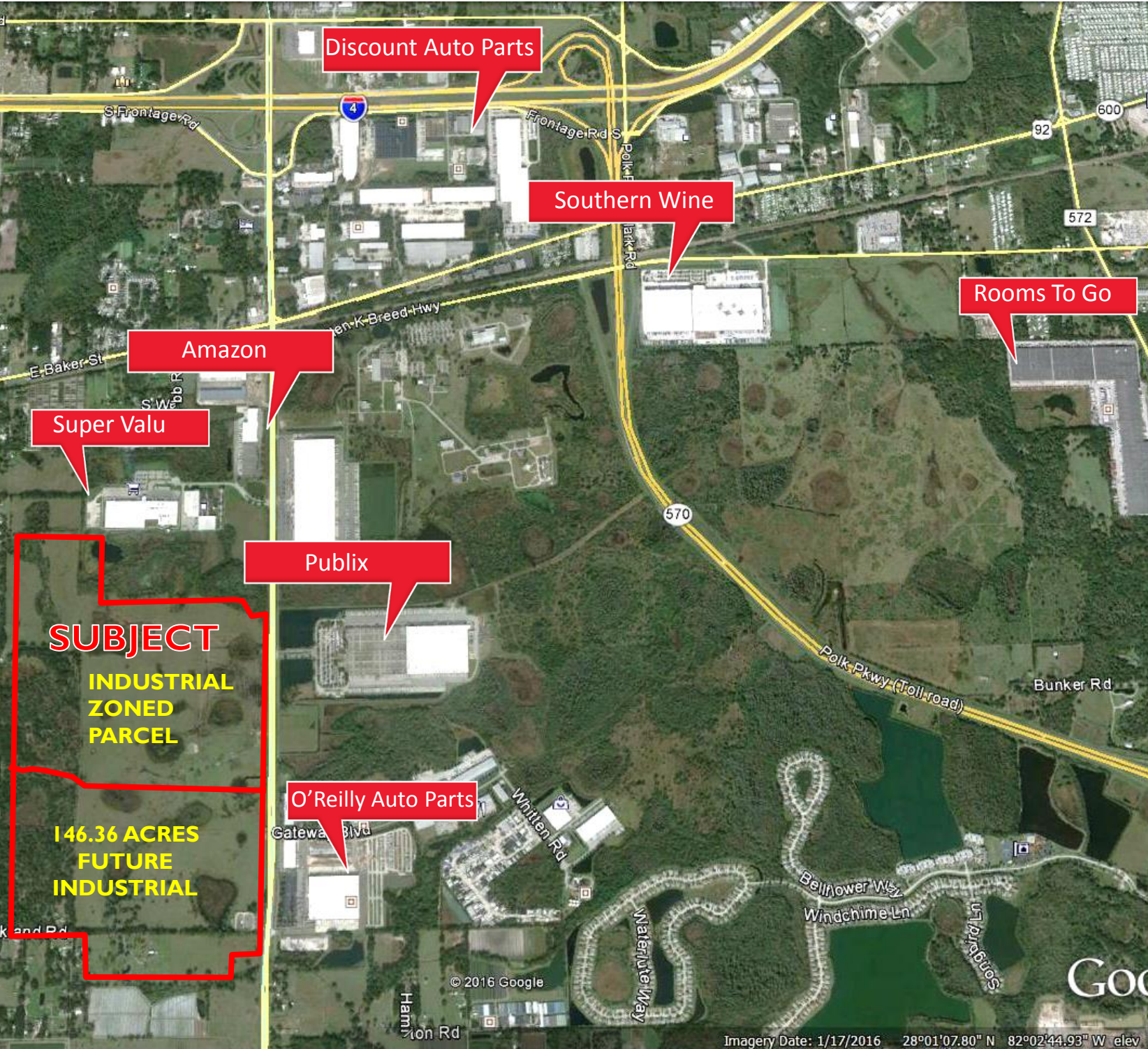


FOR SALE



SUBJECT

**INDUSTRIAL
ZONED
PARCEL**

**146.36 ACRES
FUTURE
INDUSTRIAL**

Discount Auto Parts

Southern Wine

Rooms To Go

Amazon

Super Valu

Publix

O'Reilly Auto Parts



FOR SALE

COUNTY LINE CENTRAL PARK

INDUSTRIAL PARK SITE, LAKELAND / PLANT CITY, FL

PROPERTY FEATURES

Strategically located between Tampa and Orlando on Interstate 4, as of Q3-2016 the Lakeland / Plant City Industrial Market consists of approximately 40,840,224 square feet of total industrial inventory. As one of the fastest growing industrial markets in the country, this submarket has grown at a rate of approximately 22% or nearly seven million square feet over the last 10 years, largely as a result of demand from regional distribution and light manufacturing firms seeking centrally located, high-quality space at competitive rates.

With over 8.8 million people located within a 100-mile radius of the submarket, Lakeland / Plant City has emerged as the premier distribution point within the state of Florida.

With a current vacancy rate of 3.8% and class "A" rental rates ranging between \$3.85 and \$6.00 NNN (avg. \$4.88 NNN), the area is poised for continued future growth.

LOCATION

SWQ U.S. Highway 92 and County Line Road (I-4 exit), approximately 1.5 miles south of I-4. Across from Publix and Amazon distribution centers.

LAND USE

Light Industrial

SIZE

Total of 407.15 acres, and 175.86 pad acres, after roads, retention and mitigation.

Will divide.

ZONING

PD for 2,400,000 sf of industrial and 30,000 sf support commercial, on 151.15 net acres. M-1a regulations.

An additional 930,000 sf of industrial has been site planned on the 146.36 acres. Plant City wants this land to be industrial.

ACCESS

Interstate 4 to County Line Road from the north. U.S. Highway 60 to County Line Road from the south.

REDUCED PRICING

\$8,850,000 or \$2.95/building foot based on 3,000,000 sf.

MARKET HIGHLIGHTS

- 7 million people within 100 mile radius.
- Low labor costs.
- Significant existing institutional and corporate base

UTILITIES

Utilities are at the site. The site is within the City of Plant City, which provides sewer and water service.

Tampa Electric Company supplies power. 5-6 Megawatt and up to 37 Megawatt by mid 2016. Dual power by mid 2016.

Natural gas is also available.

PERMITTING PROCESS

All permits are processed through the City of Plant City in which approvals are given through the City Planner and City Engineer. This process can be completed in weeks versus months and years in other locations. Impact fees and permit fees are among the lowest in the Tampa Bay area.

ENGINEERING STATUS 2016

Property has been surveyed.

EPC permit.

Platted.

Water Management permit.

Genesis Engineering 813.620.4500 – Bruce Kaschyk.

DISTANCES

Lakeland	1.0 mile
Lakeland Square Mall	8.0 miles
I-75	17 miles
Tampa CBD	26.5 miles
Tampa International Airport	31 miles
Orlando Airport	55 miles
Orlando CBD	63 miles
Jacksonville	202 miles
Miami	246 miles

EXISTING TENANTS

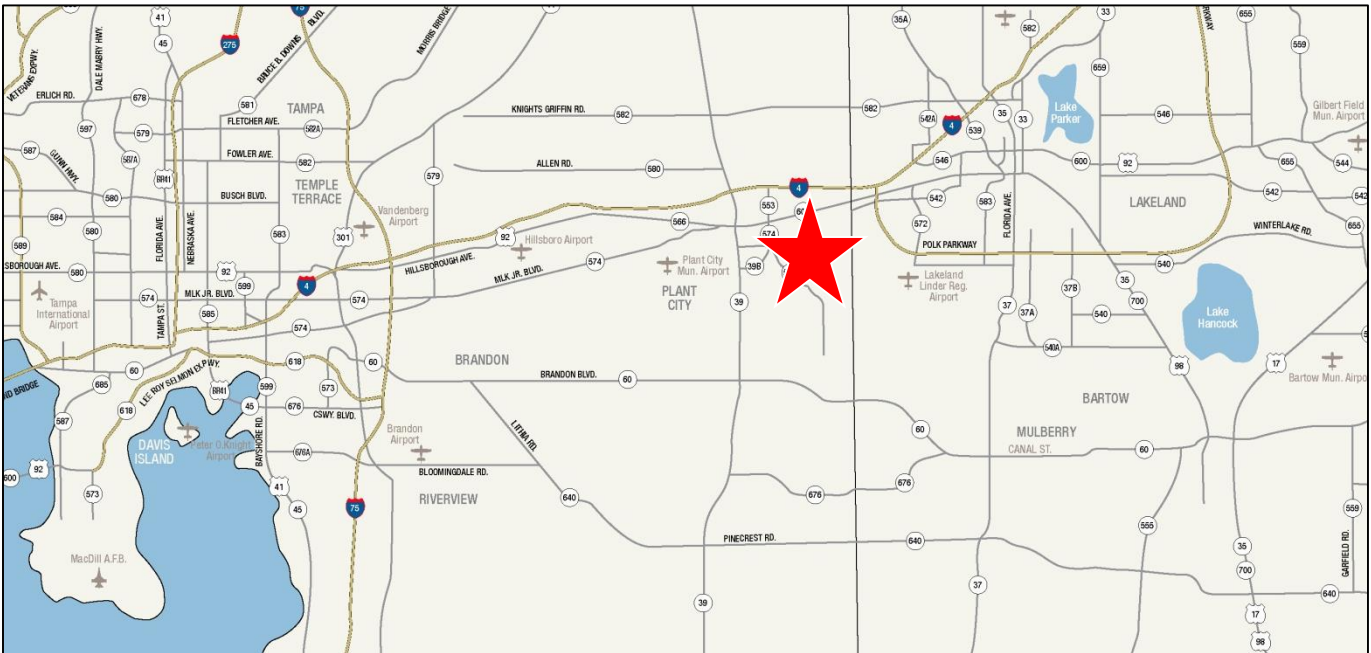
Amazon	1,000,000 sf
Publix	1,000,000 sf
O'Reilly Auto Parts	300,000 sf
Rooms To Go	1,696,400 sf
Southern Wine and Spirits	552,475 sf
SuperValu	329,000 sf
Discount Auto Parts	565,896 sf
Winn Dixie	818,239 sf
Gordon Foods	955,637 sf
Star Distribution	568,240 sf

COMMENTS

- Easy access to I-4.
- Plant City is pro business.
- Seven million people live within 100 miles.
- Excellent labor force.
- Airports: Tampa International – 35 minutes; Orlando – 55 minutes; Lakeland Linder Regional – 5 minutes; Plant City – 11 minutes.
- Port of Tampa – 25 minutes.
- City water and sewer.
- Mobility fee in place.
- Rapid building permitting.
- Website link:

http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=60

- Hillsborough County Community College branch; Florida Southern College; Florida Polytechnic; and Travis Vocational School within 10 to 12 minutes.
- South Florida Baptist Hospital and Lakeland Regional Medical Center within 10 minutes.
- Three day care facilities within minutes.
- Restaurants within minutes.
- Seller financing available.
- Will divide.
- Major corporations like Publix, Amazon, Rooms To Go, Saddle Creek & Southern Wine & Spirits have 1,000,000+ SF distribution centers in Lakeland/Plant City. Others having distribution centers in the area are: Advanced Auto Parts, O'Reilly Auto Parts, JC Penney, HD Supply, Haverly's and Sav-A-Lot.



O'Reilly Auto Parts
300,000 SF



Amazon
1,000,000 SF



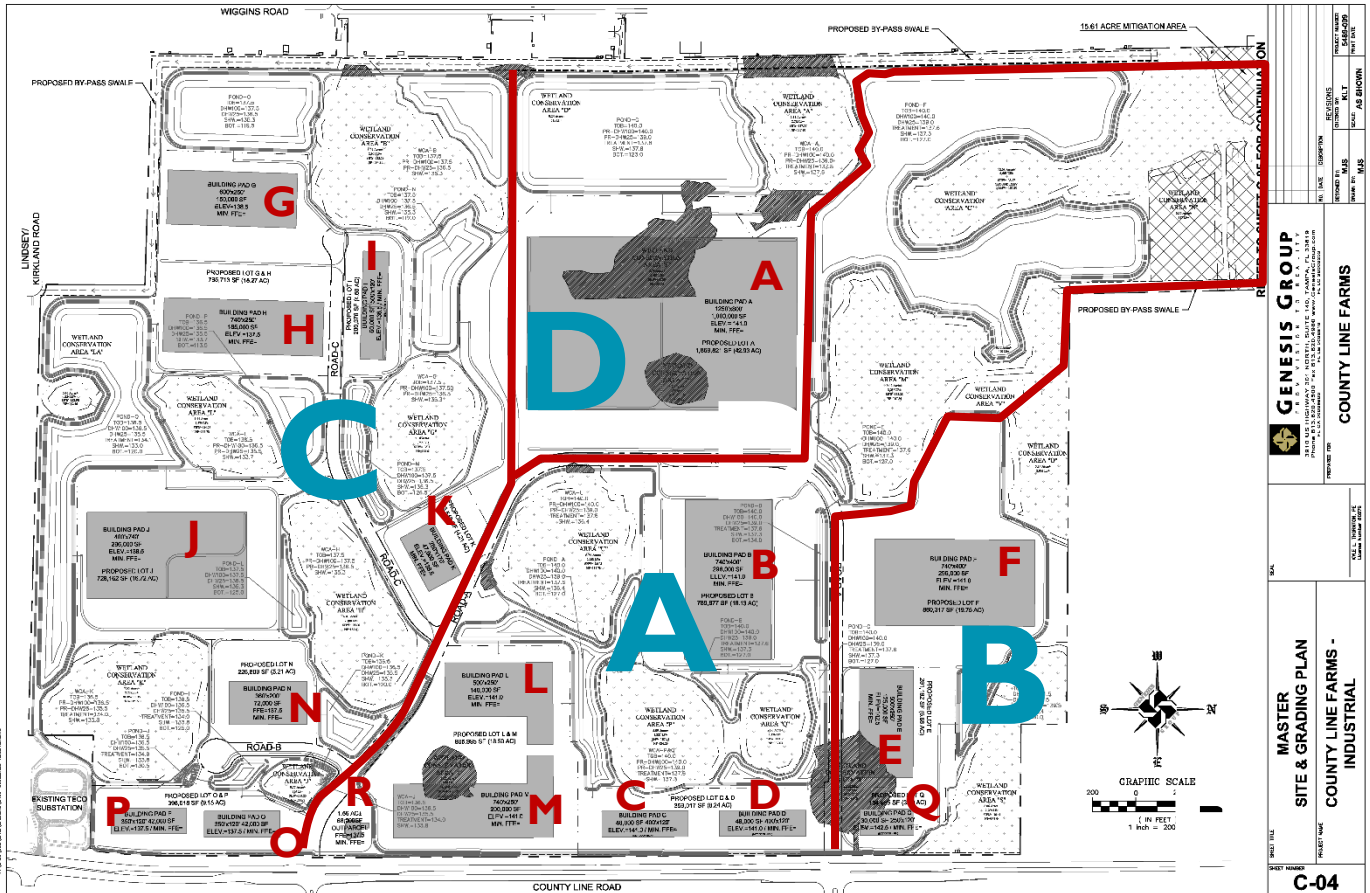
Publix
1,000,000 SF

Parcel A
144.45 Acres Gross
44.8 Pad Acres
732,000 SF
.375 FAR

Parcel B
44.54 Acres Gross
29.53 Pad Acres
451,000 SF
.35 FAR

Parcel C
146.54 Acres Gross
58.6 Pad Acres
894,600 SF
.354 FAR

Parcel D
55.31 Acres Gross
42.93 Pad Acres
1,000,000 SF
.534 FAR



Demographics	50 Miles	100 Miles	150 Miles
Population	4,478,393	8,819,195	11,651,403
Median Age	41.7	42.8	43.3
Total Households	1,779,303	3,544,930	4,699,955
Median House Income	\$45,255	\$44,666	\$45,400

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