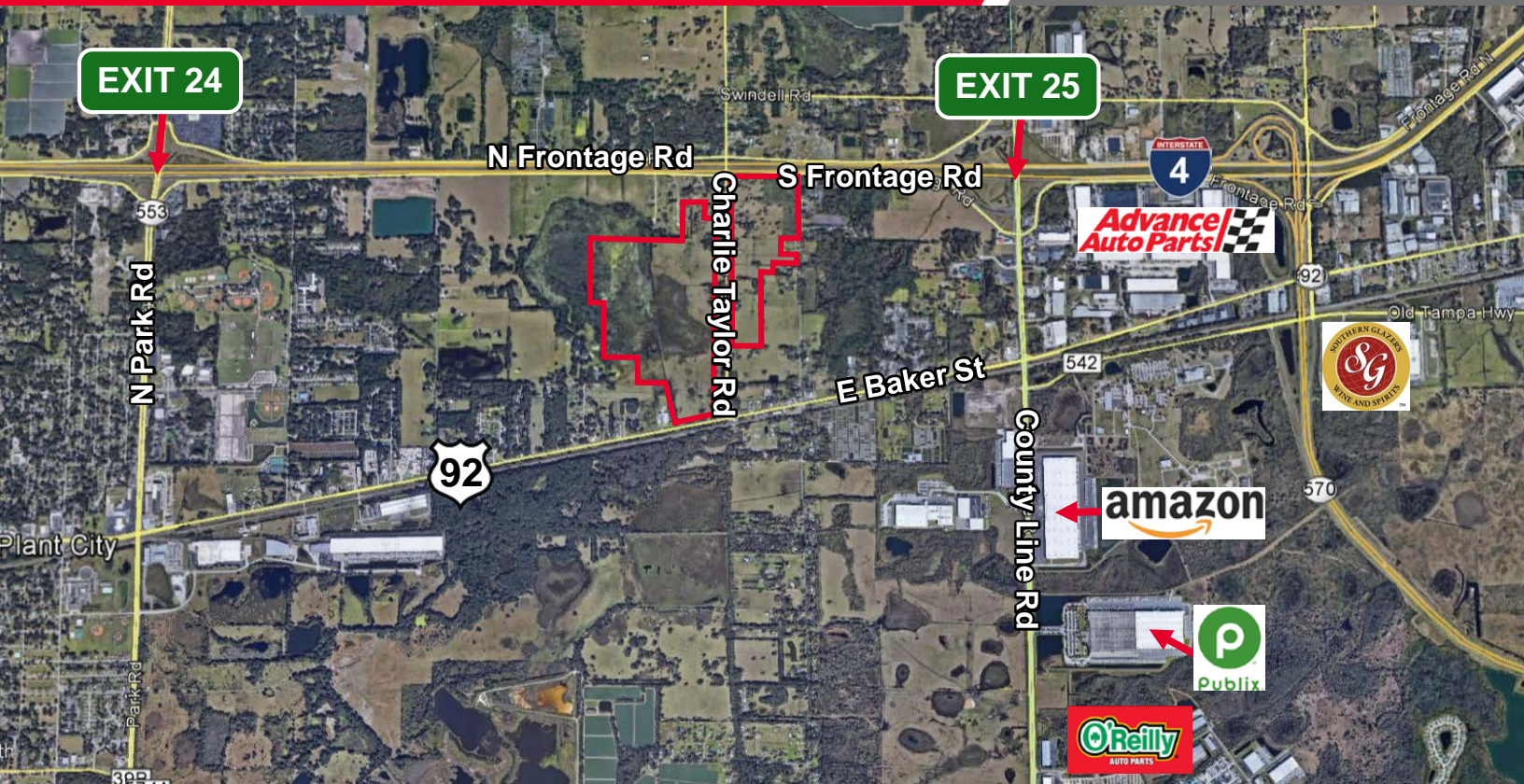




FOR SALE
CHARLIE TAYLOR ROAD
INDUSTRIAL SITE
+/- 273 ACRES - WILL DIVIDE
I-4 and US 92, Plant City, Florida



For more information, please contact:

Julia Rettig
Director
+1 813 204 5332
julia.rettig@cushwake.com

Jessica Mizrahi
Associate
+1 813 204 5323
jessica.mizrahi@cushwake.com

One Tampa City Center
Suite 3300
Tampa, Florida 33602
phone: +1 813 223 6300



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LAKELAND / PLANT CITY MARKET

Strategically located between Tampa and Orlando on Interstate 4, as of Q2-2017 the Lakeland / Plant City Industrial Market consists of approximately 40 million square feet of total industrial inventory. As one of the fastest growing industrial markets in the country, with nearly seven million square feet delivered over the past ten 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 4.4% and class “A” rental rates ranging between \$4.00 and \$6.00 NNN, the area is poised for continued future growth.

SIZE

273 ± acres total with 149.6 acres upland. The West Parcel is 164.5 acres with 81.6 acres upland. The East Parcel is 68.9 acres with 68.0 acres upland. Will divide.

LOCATION

The Parcel is located in Plant City, which is between Tampa and Lakeland, with frontage on both I-4 and US 92.

Across from Publix and Amazon distribution centers.

ACCESS

The property has 916 ± feet of frontage along US 92 and 1,300 ± feet of frontage on South Frontage Road (I-4). The total road frontage on Charlie Taylor Road is approximately 8,500 feet. The property is between two I-4 exits with truck access via US 92 and South Frontage Road. The Park Road exit is two miles west and the County Line Road exit is one mile east of the property. Charlie Taylor Road is a designated truck route by Hillsborough County.

ZONING & USE

PD-Industrial: Allows any use in the M1-A Industrial zoning district such as food processing plants, bottling plants, electronics and precision tool manufacture, scientific laboratories, distribution warehouses, business park, etc.

UTILITIES

Water, sewer and reclaimed water are adjacent to the property, provided by the City of Plant City.

PERMITS

Existing SWFWMD, EPC Permits for industrial development.

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.

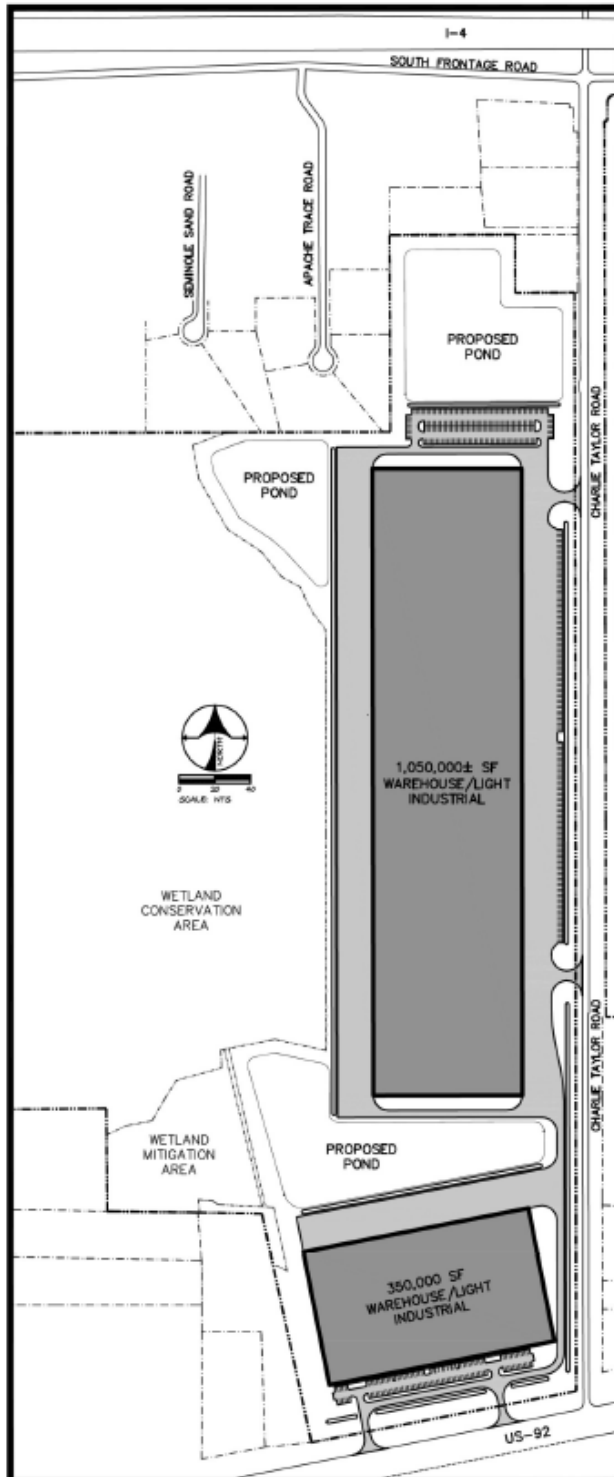
ENGINEERING STATUS 2016

Property has been surveyed. EPC permit. Platted. Water Management permit. Genesis Engineering 813.620.4500 – Bruce Kaschyk.

DUE DILIGENCE

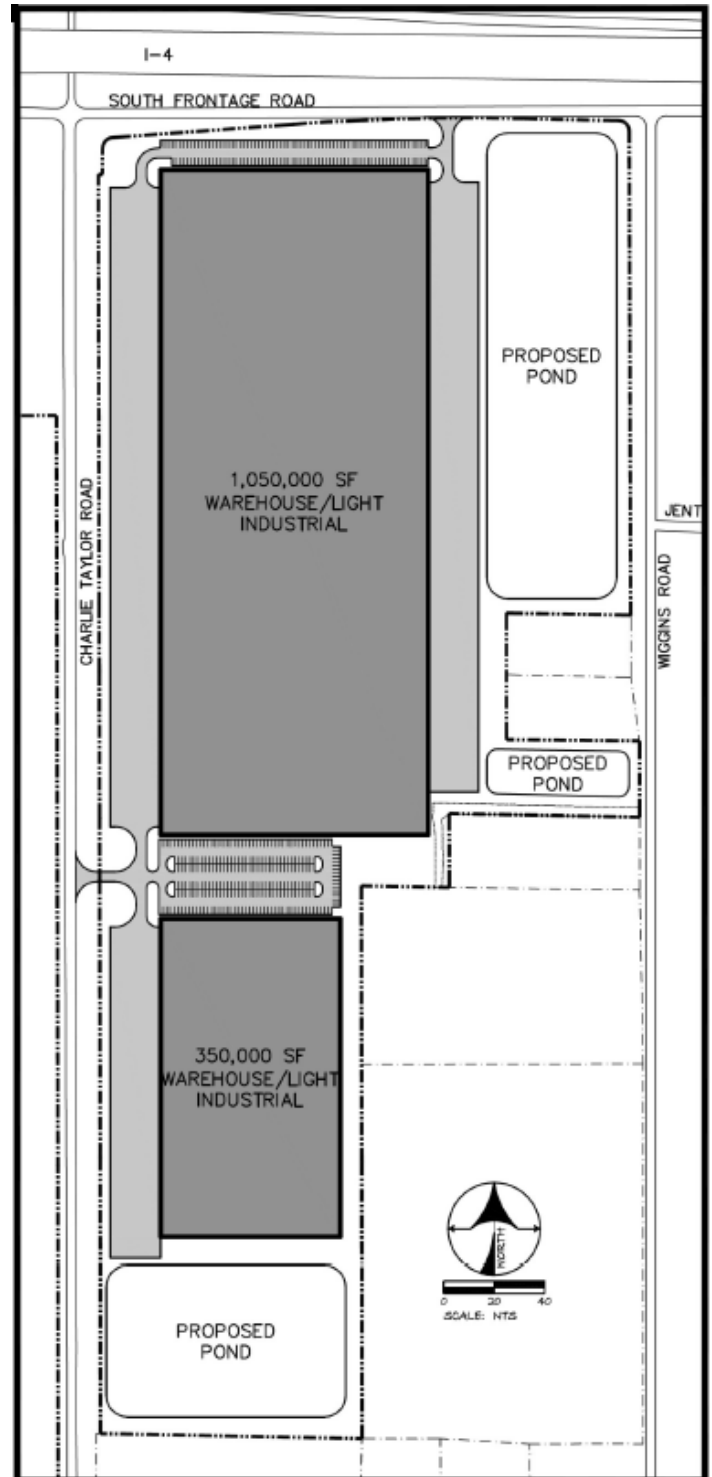
Seller has surveys, phase I, wetland delineation, soil borings, etc. available for review.

Site Plans



West Parcel

164.50 Acres
(81.56 Acres Upland)
Up to 1,400,000 SF of buildings



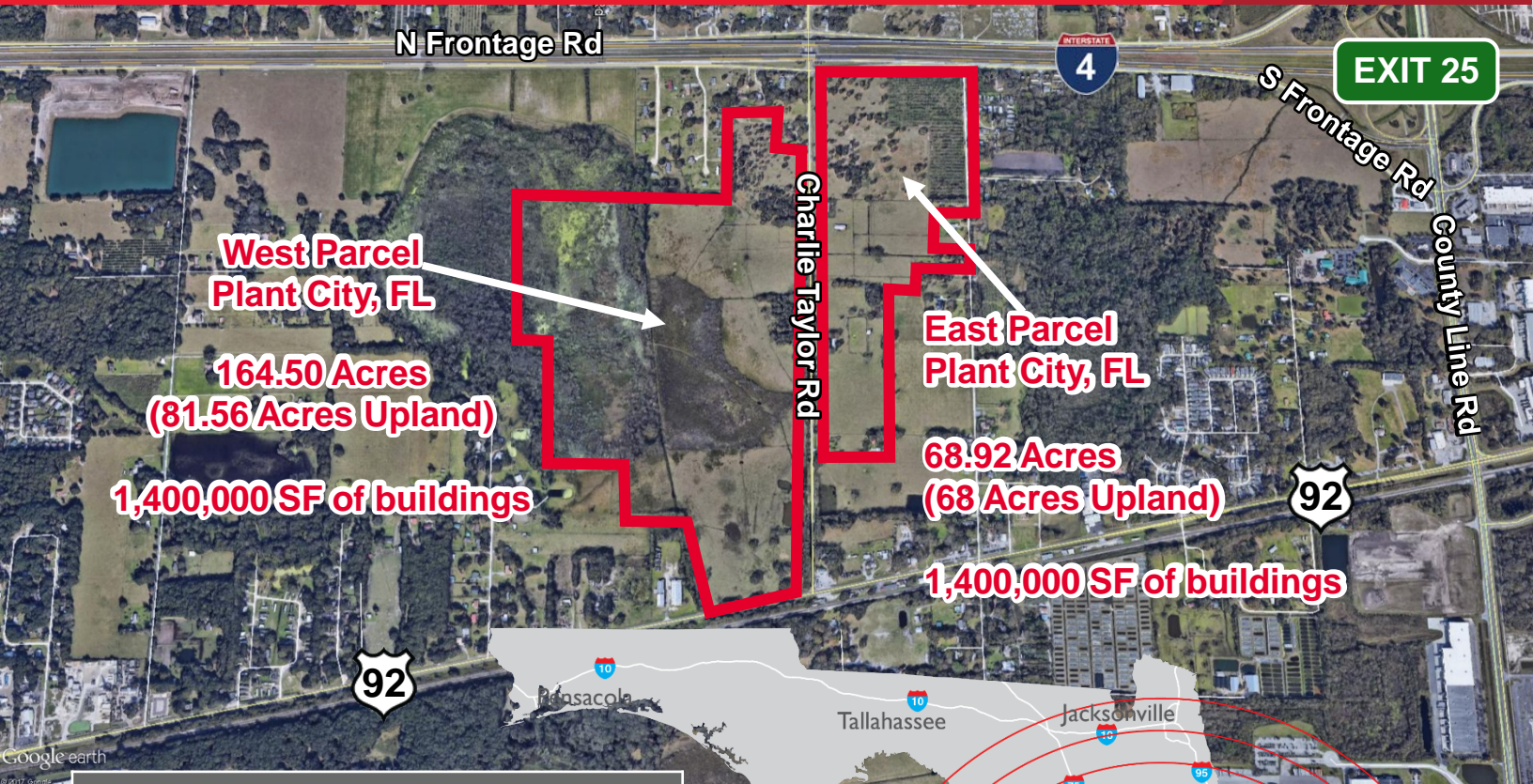
East Parcel

68.92 Acres
(68 Acres Upland)
Up to 1,400,000 SF of buildings



FOR SALE – INDUSTRIAL SITE CHARLIE TAYLOR ROAD

+/- 273 Acres – WILL DIVIDE
I-4 and US 92, Plant City, Florida



DISTANCES	
I-4 EXIT 25	2 min (0.9 mi)
US HWY 27	30 min (31.0 mi)
CSX INTERMODAL WINTER HAVEN	38 min (30.1 mi)
DOWNTOWN TAMPA	29 min (26.3 mi)
DOWNTOWN LAKELAND	16 min (7.6 mi)
TAMPA INTERNATIONAL AIRPORT	35 min (32.3 mi)
LAKELAND LINDER REGIONAL AIRPORT	11 min (6.1 mi)



Conveniently located off of I-4 on Charlie Taylor Road!

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