



1200 W. DR. MARTIN LUTHER KING BLVD. | PLANT CITY, FL

INDUSTRIAL FOR LEASE

**10,000 - 87,000 SF
AVAILABLE**

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Monopoly Group
Real Estate

www.MonopolyGRE.com

PROPERTY DETAILS

PRICING: \$7 Modified Gross

CEILING HEIGHT: 18' - 22'

LOADING DOCKS: 8

DRIVE INS: 3

CONTIGUOUS SPACE: 10,000 - 87,000 SF

ADDITIONAL HIGHLIGHTS:

- Ideal for manufacturing, warehousing or light distribution
- Ownership installed new truck court on the east side, front, and west side of the building
- Capital improvements to facade and office areas coming soon



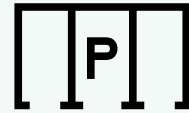
M-1
ZONING



RENOVATIONS
UNDERWAY



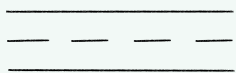
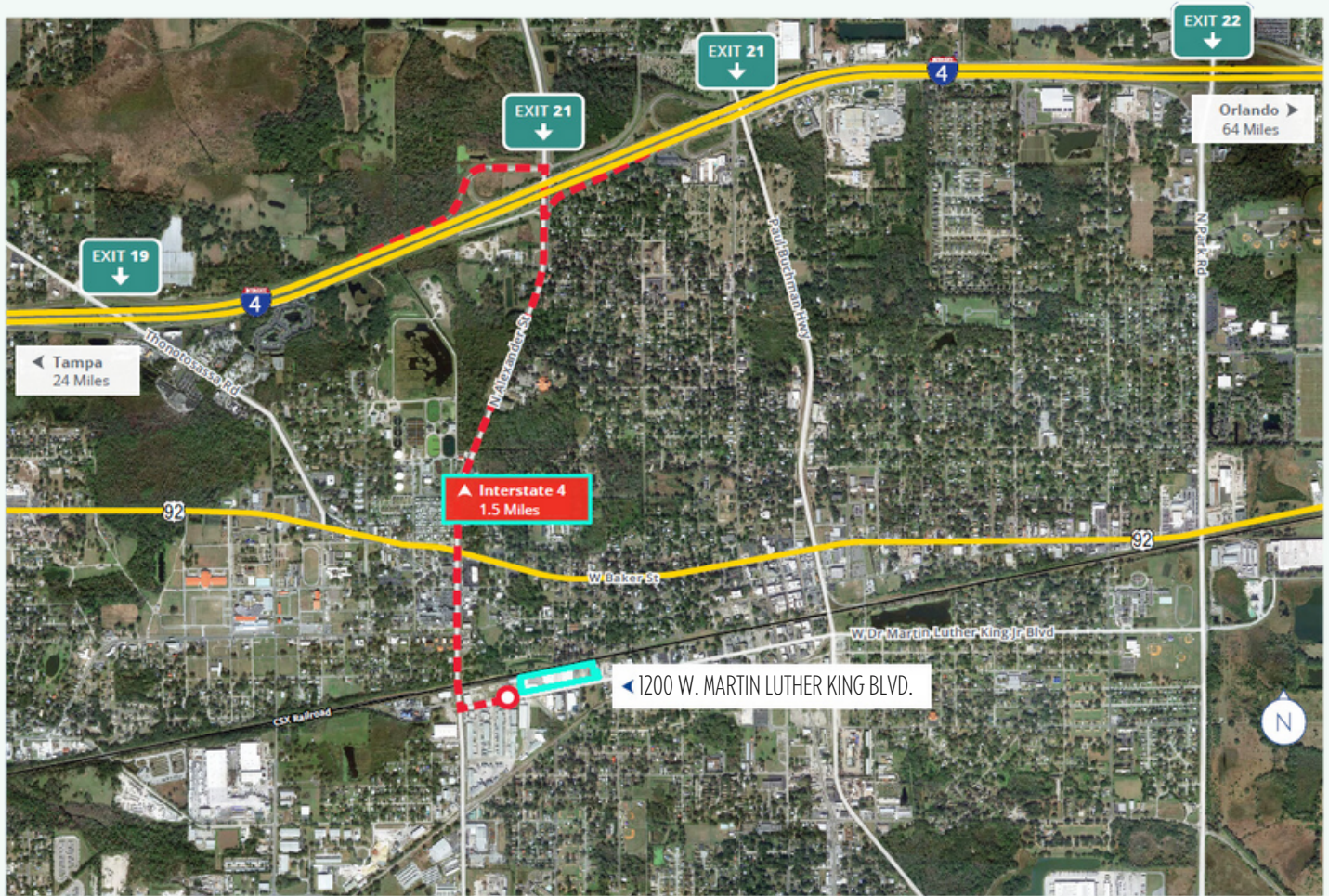
LED
LIGHTING



RESURFACED
& STRIPED
LOT



SITE OVERVIEW



MAJOR ROADWAYS

- Interstate 4: 1.5 miles
- State Road 60: 6.1 miles
- Interstate 75: 12.6 miles



CSX INTERMODALS

- Tampa: 19.9 miles
- Winter Haven: 34.2 miles



AIRPORTS

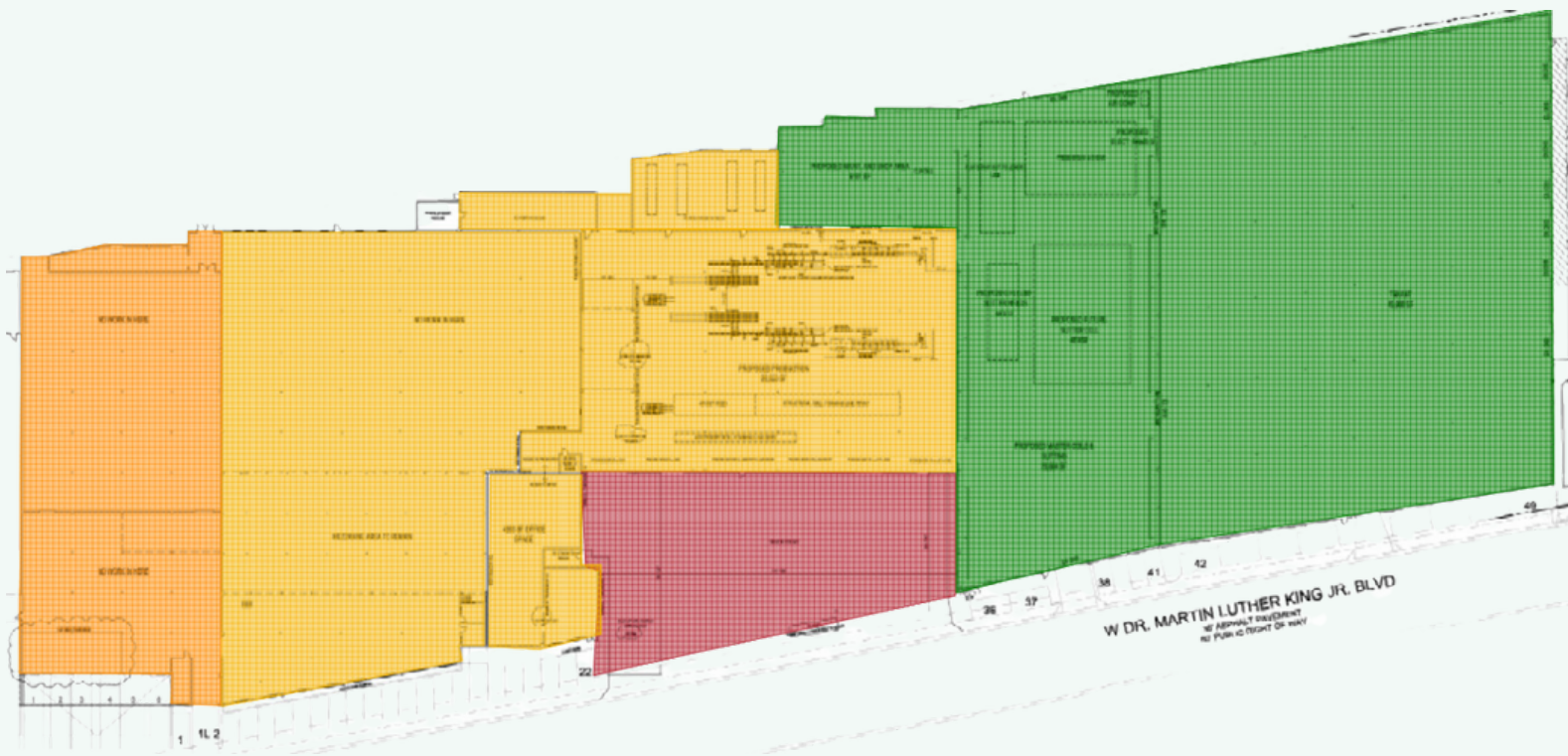
- Lakeland Linder: 9.9 miles
- Tampa International: 28.5 miles
- Orlando International: 66.3 miles



MAJOR CITIES

- Tampa: 24 miles
- Orlando: 64 miles
- Ocala: 93 miles
- Fort Myers: 116 miles
- Jacksonville: 206 miles
- Miami: 249 miles

FLOOR PLAN



- 20 - TELLING INDUSTRIES - 74,139 SF
- 21 - TRUCK COURT - 14,657 SF
- 24 - MIDDLE LEASE AREA - 65,121 SF
- 25 - WEST LEASE AREA - 21,465 SF