

# For Lease or Build-to-suit

## Center State Plant City

Up to 605,056± SF Available



## Industrial Development Opportunity

- 60.25± acres total/ 32.75± acres developable
- Opportunities for 50,000 SF to 605,056 SF tenant sizes
- Centrally located off of Interstate 4
- Situated in a strong industrial growth area
- Pursuing entitlements up to 605,056± SF
- Build-to-suit opportunities available
- Experienced developer capable of providing flexibility to user's specific needs
- Reach a population of over 20 million within a 5-hour drive time



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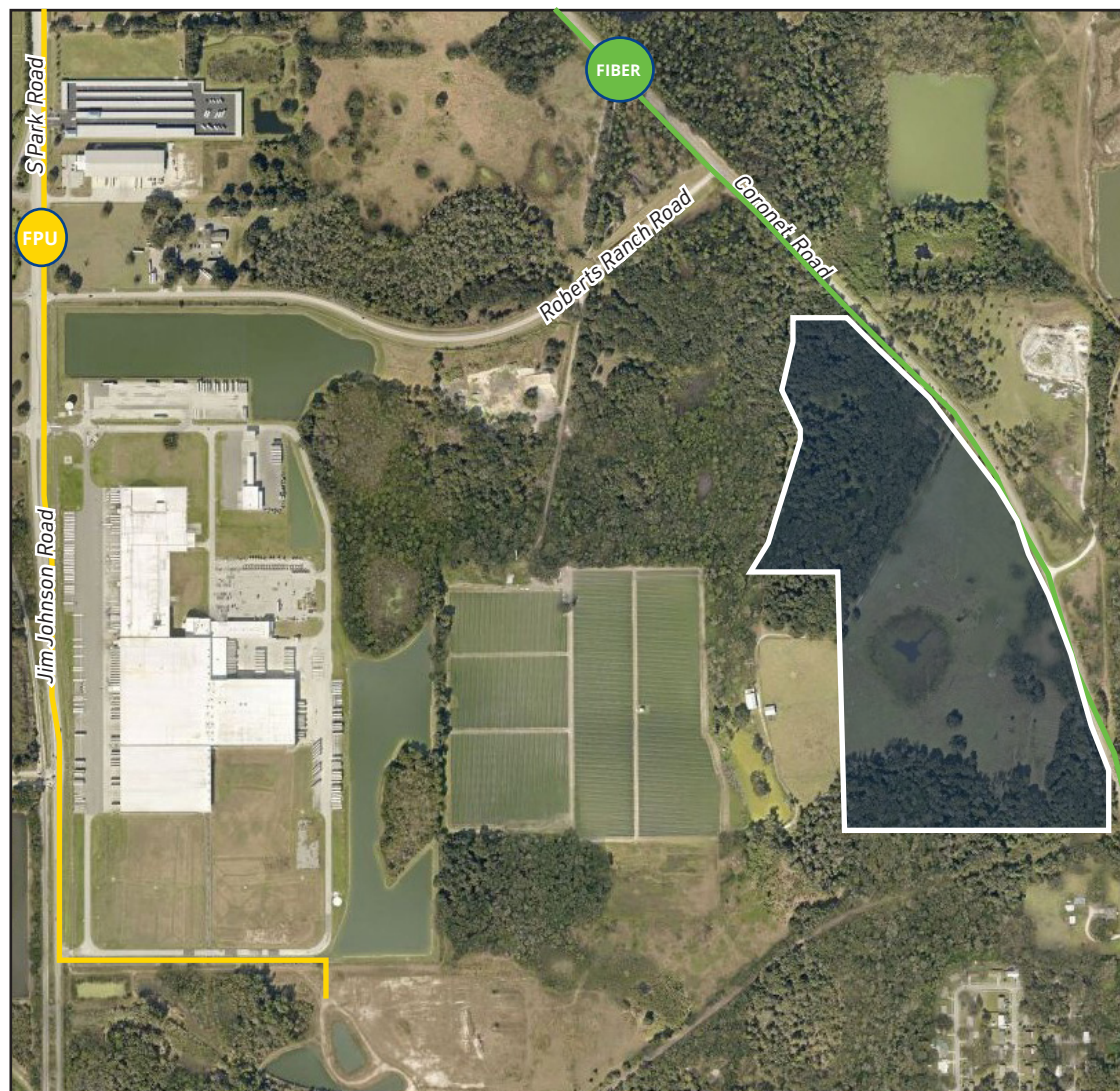
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### AERIAL OVERVIEW

### PROPERTY SPECIFICATIONS

Parcel	P-03-29-22-ZZZ-000004-83640.0
Land area	60.25± acres (32.75± developable)
Municipality	City of Plant City
County	Hillsborough
Zoning	M-1A light industrial City of Plant City
Future land use (FLU) designation	Industrial
Frontage	Coronet Road
Electric	TECO
Water	City of Plant City 12 inch water main to be constructed along Coronet Road
Wastewater	City of Plant City 4 inch force main with sufficient capacity along Roberts Ranch Road
Telecom/fiber	Frontier & charter lines adjacent to Coronet Road
Natural gas	Florida Public Utilities Connection available at Jim Johnson Road.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.



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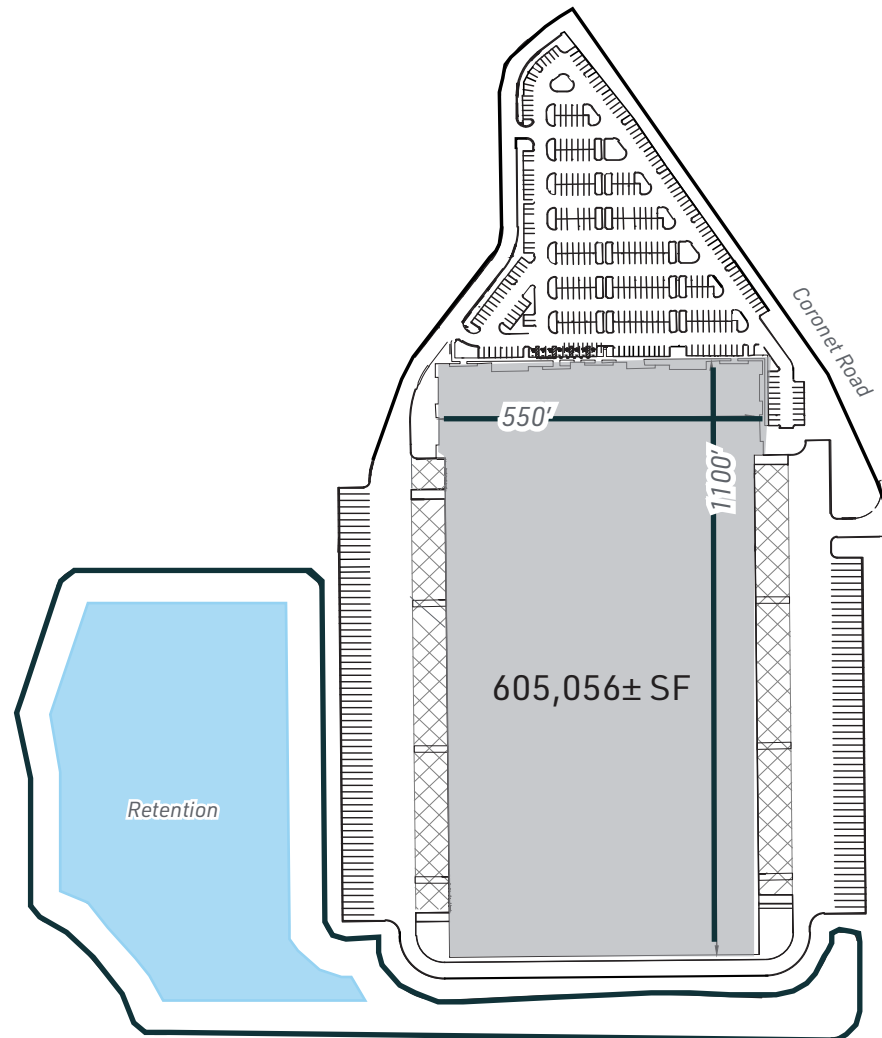
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### PROPOSED SITE PLAN

#### BUILDING SPECIFICATIONS

Available SF	605,056± square feet
Building dimensions	550 feet x 1100 feet
Total site size	60.25 acres
Construction	Concrete tilt panel exterior bearing walls; conventional steel frame
Roof	White TPO membrane over R-20 rigid insulation
Clear height	40 feet
Truck loading type	Cross dock
Speed bays	60 feet
Floor slab	Slab on grade, 7 inch, 4,000 psi
Fire protection	ESFR fire suppression system
Warehouse lighting	LED
Loading	Dock high and ramped
Trailer parking	122
Car parking	374
Year built	Proposed
Utilities	Electric: TECO Water/sewer: City of Plant City Fiber: Frontier

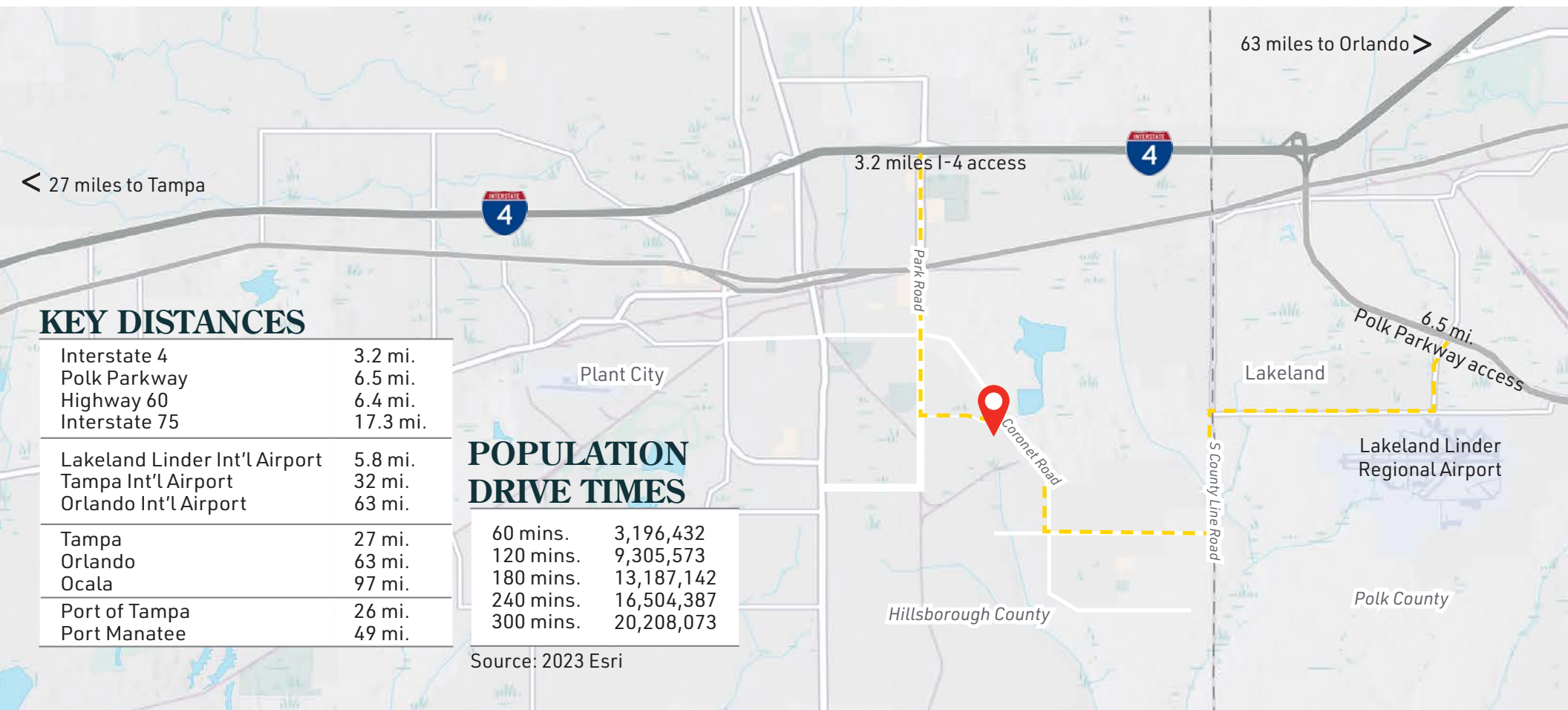




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