

# 121,600+ SQUARE FEET 15.48 ACRES MOL

FOR SALE - PARTIAL LEASEBACK INDUSTRIAL / IOS WITH EXCESS LAND  
4006 AIRPORT ROAD  
PLANT CITY, FLORIDA 335633



PLANT CITY  
AIRPORT (PCM)

FOR ADDITIONAL INFORMATION CONTACT:  
**DERON THOMAS, SIOR, CCIM**  
CELL (727) 204-0201  
TYLER THOMAS, JD  
KYLE HARRIS  
OFFICE (727) 724-3300



INDUSTRIAL REALTY SOLUTIONS, INC.  
701 ENTERPRISE ROAD E., SUITE 701  
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## PROPERTY SPECIFICATIONS:

<b>Building Size:</b>	<b>121,604± Square Feet MOL</b>
<b>Partial Leaseback:</b>	<b>Seller To Lease Back 29,000± SF</b>
<b>Building Class:</b>	<b>C - Recently Painted</b>
<b>Construction:</b>	<b>CBS To 8' &amp; Insulated Metal</b>
<b>Office Area:</b>	<b>15,262± Square Feet MOL 10,250± 1st Floor, 5,012± 2nd Floor</b>
<b>Clear Height:</b>	<b>28.2'-32.2'</b>
<b>Dock High Loading Doors:</b>	<b>15</b>
<b>Grade Level Loading Doors:</b>	<b>3 (8'w x 12'h)</b>
<b>Power:</b>	<b>2,000-3,800± Amp 3-Phase(Estimated)</b>
<b>Sprinklered:</b>	<b>Yes</b>
<b>Paved Parking Spaces:</b>	<b>158 (1.3/1) Plus 16 Spaces For Trucks</b>
<b>Site Size:</b>	<b>15.48 Acres MOL</b>
<b>Zoning:</b>	<b>M-AP Airport Light Industrial Dist.</b>
<b>Rail Potential:</b>	<b>Yes, NW Corner Of The Property</b>
<b>Building Pad For Expansion:</b>	<b>Yes, Estimated To Be 60,000± SF</b>
<b>Excess Land For Sale:</b>	<b>Yes, 2 Acres MOL Contiguous</b>
<b>Offered For Sale:</b>	<b>Contact Broker For Pricing</b>



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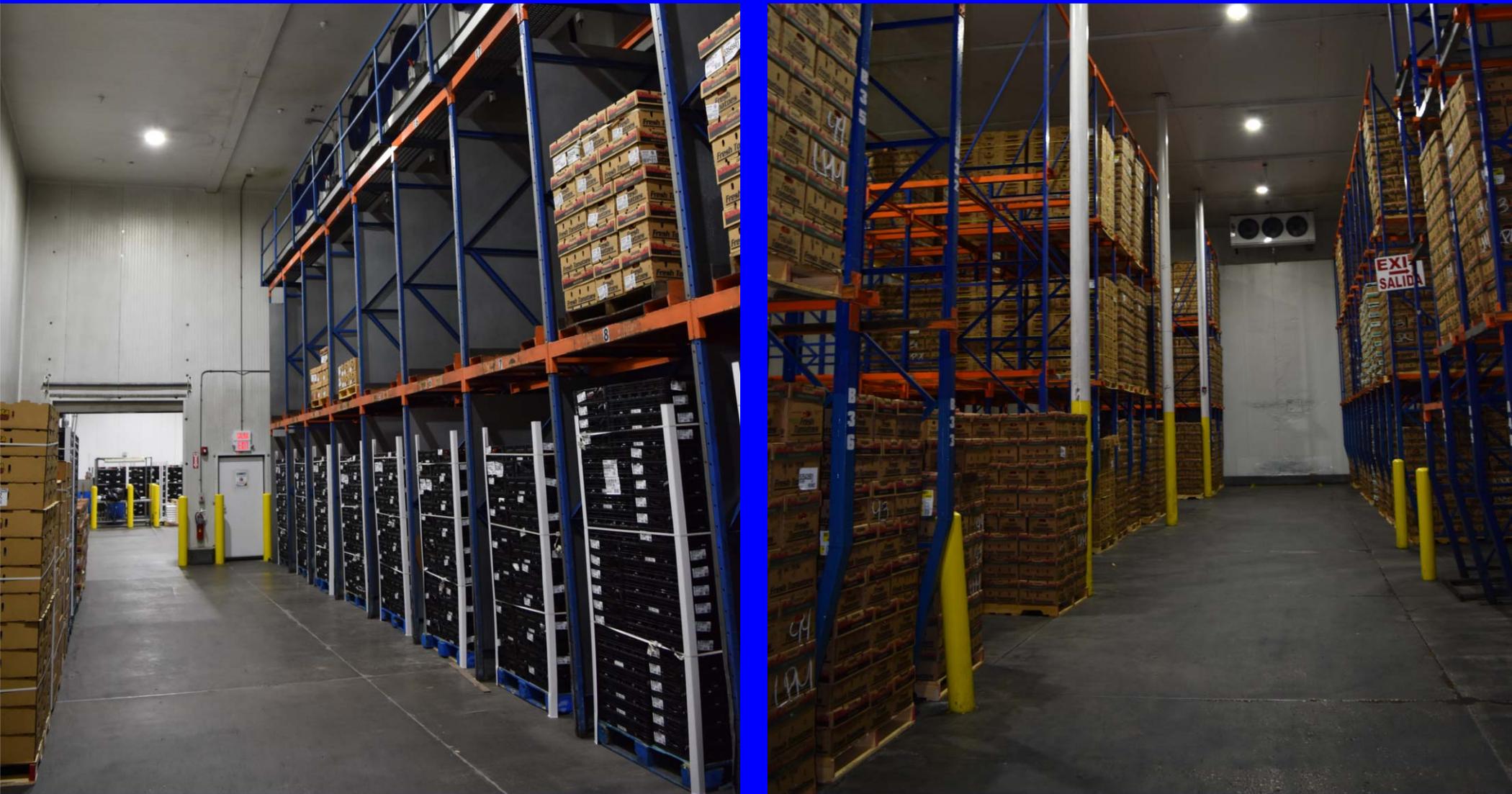


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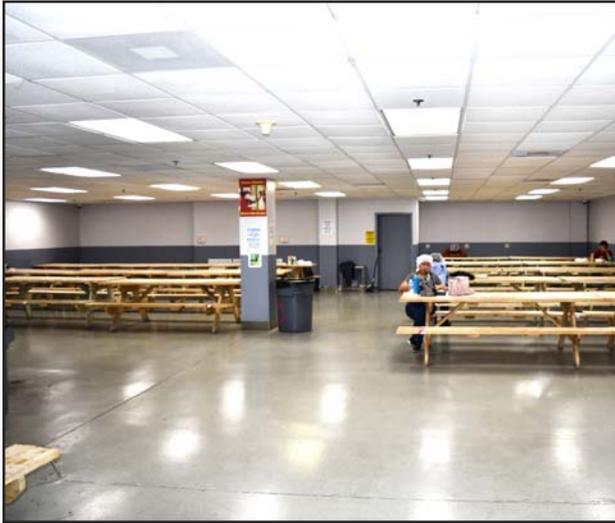


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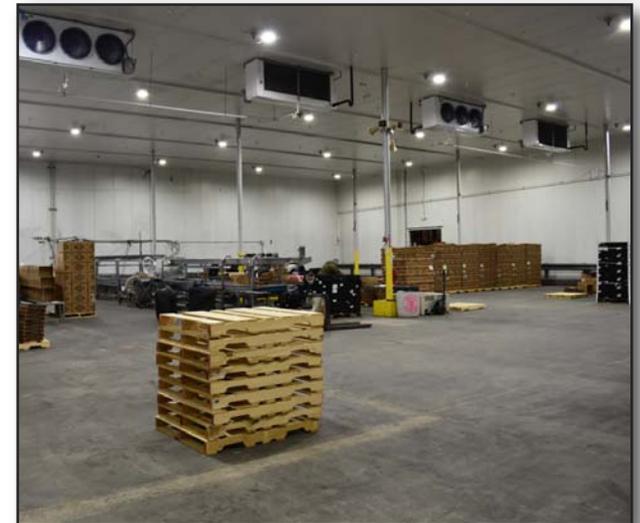
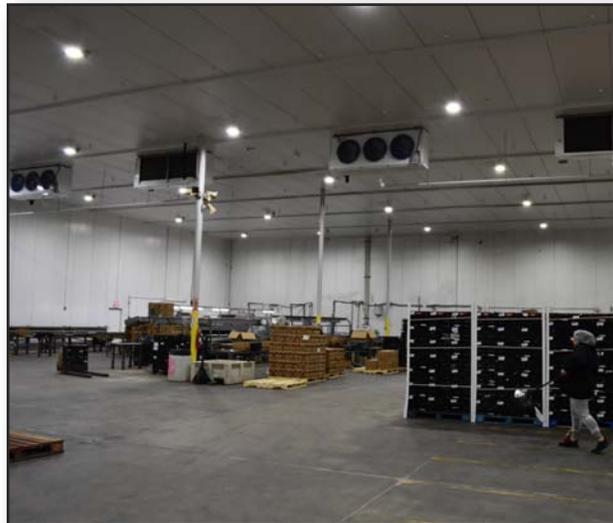
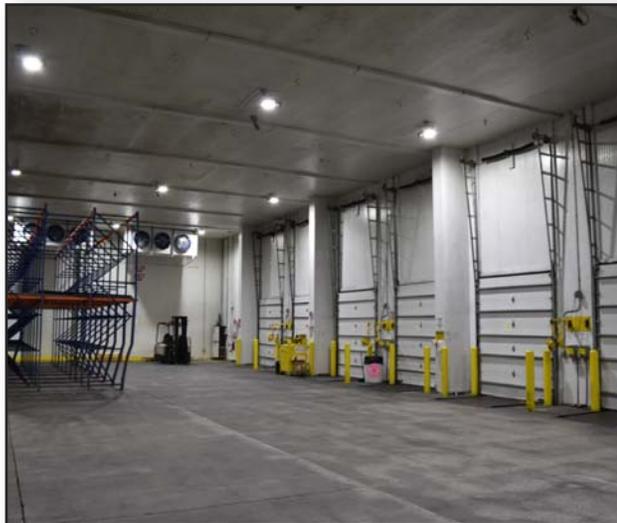
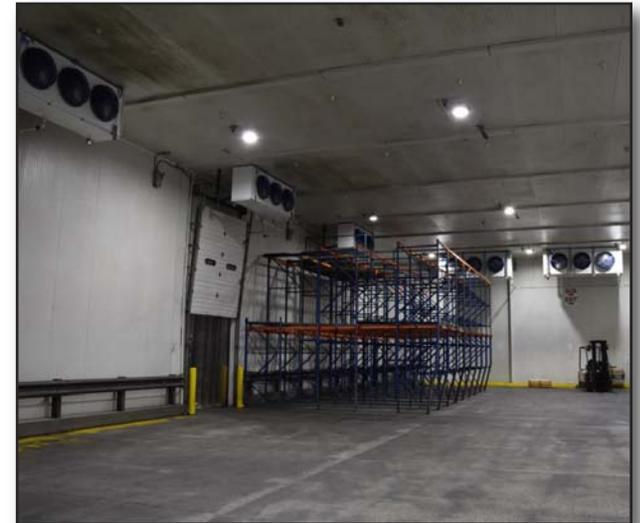


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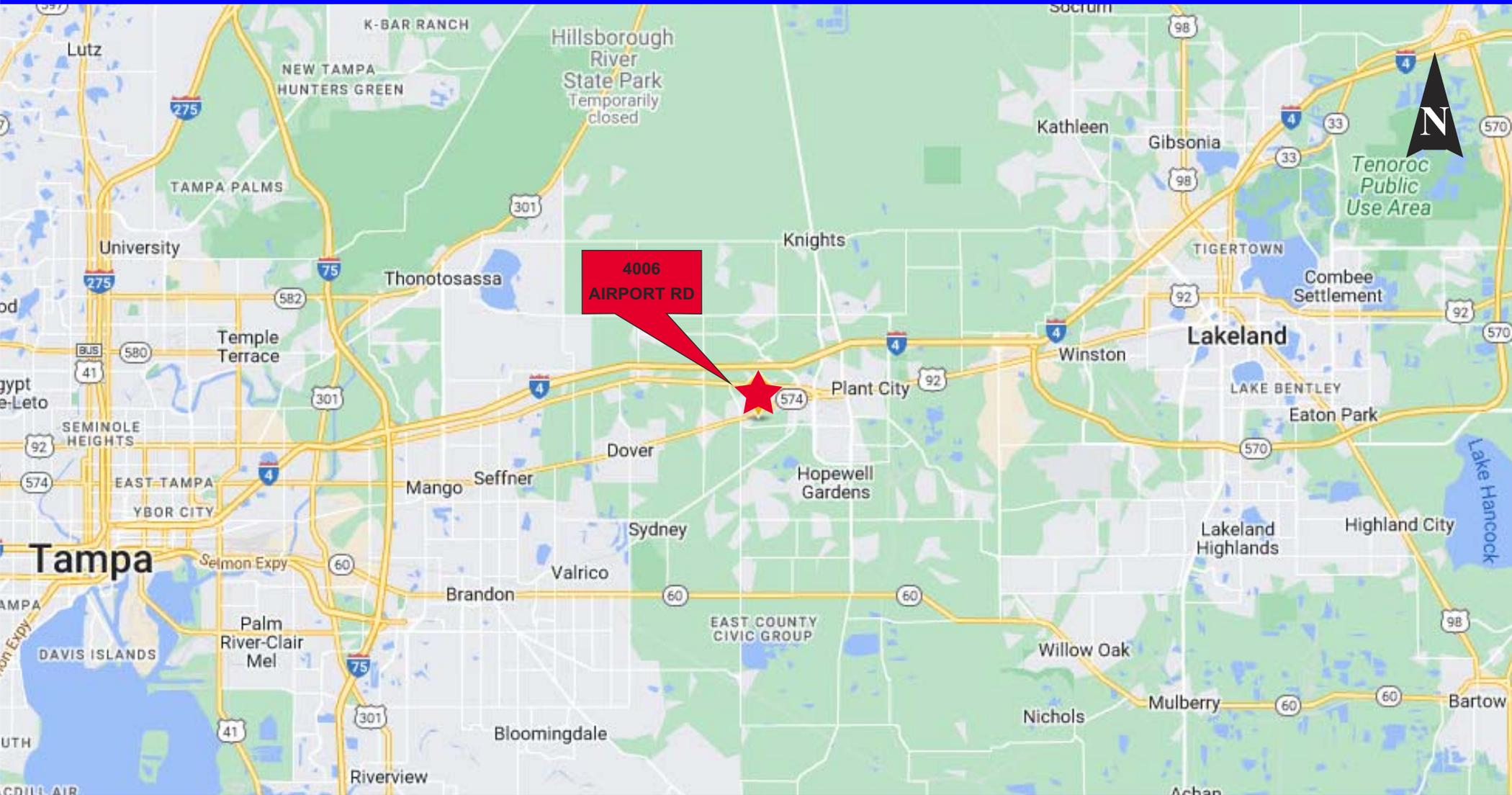


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