

FROSTPROOF BUSINESS PARK

DEVELOPMENT / LEASING BY

THE
Ruthvens

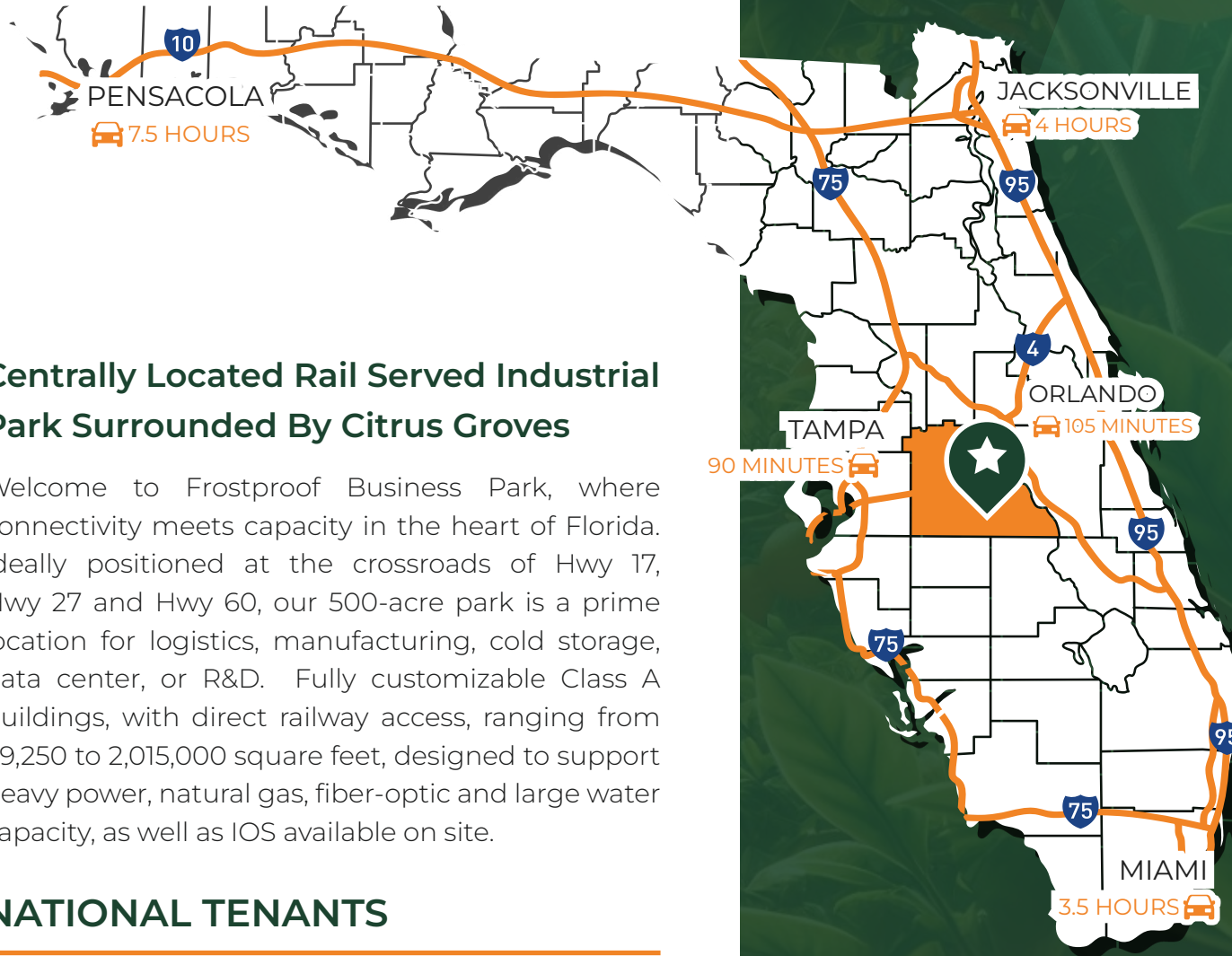
OWNED BY:



 [FROSTPROOFBUSINESSPARK.COM](https://frostproofbusinesspark.com)



INTRODUCTION



Centrally Located Rail Served Industrial Park Surrounded By Citrus Groves

Welcome to Frostproof Business Park, where connectivity meets capacity in the heart of Florida. Ideally positioned at the crossroads of Hwy 17, Hwy 27 and Hwy 60, our 500-acre park is a prime location for logistics, manufacturing, cold storage, data center, or R&D. Fully customizable Class A buildings, with direct railway access, ranging from 89,250 to 2,015,000 square feet, designed to support heavy power, natural gas, fiber-optic and large water capacity, as well as IOS available on site.

NATIONAL TENANTS



MAJOR CITIES

CSX Intermodal WH	30 minutes
Tampa, FL	90 minutes
Orlando, FL	105 minutes
Miami, FL	3.5 hours
Jacksonville, FL	4 hours
Savannah, GA	6.5 hours
Pensacola, FL	7.5 hours
Atlanta, GA	8 hours

MAJOR AIRPORTS

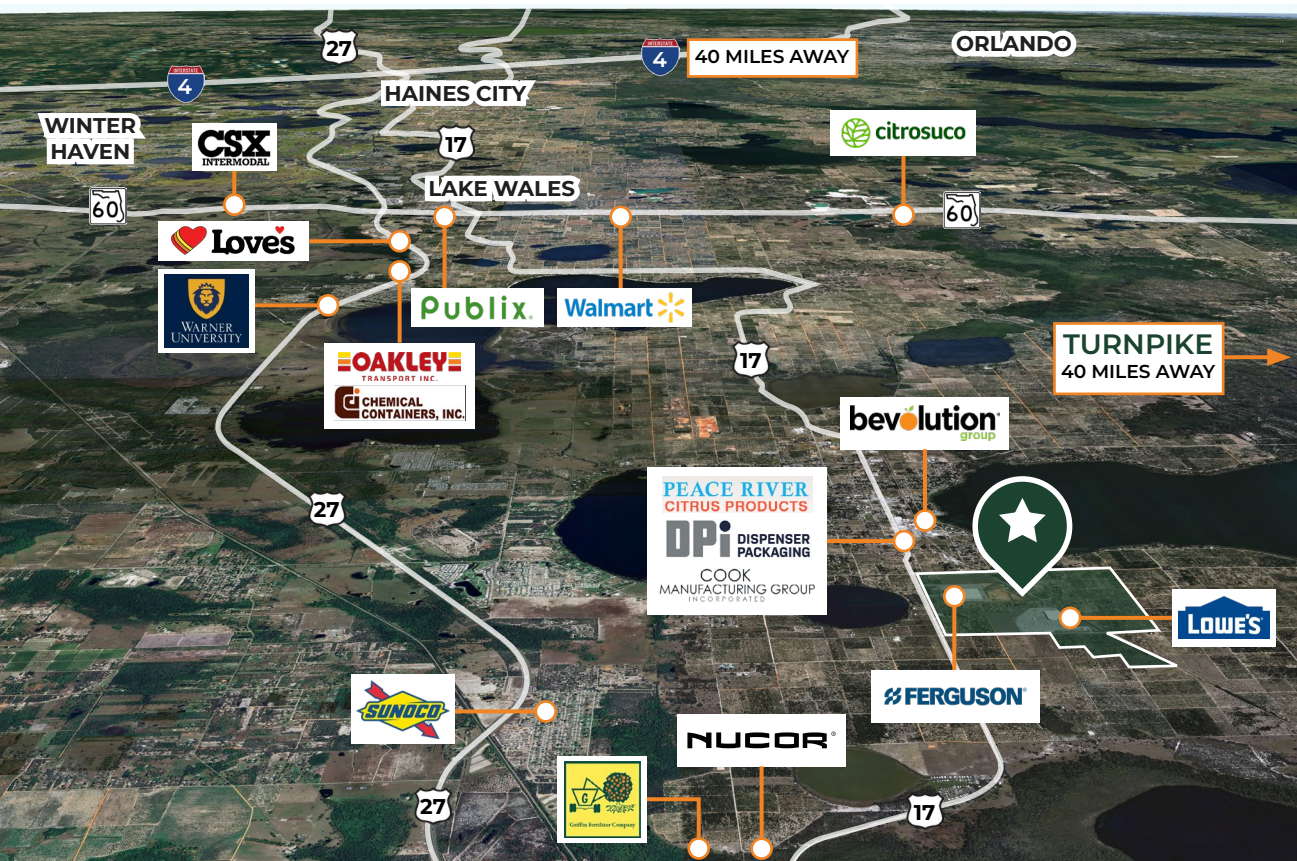
Orlando International Airport (MCO)	90 minutes
Sarasota-Bradenton International Airport (SRQ)	105 minutes
Tampa International Airport (TPA)	2 hours

MAJOR PORTS

Port of Tampa	90 minutes
Port Manatee	90 minutes
Port Canaveral	2 hours
Port Everglades	3 hours
Port of Miami	3.5 hours
Port of Jacksonville	4 hours
Port of Savannah	6 hours

LOCATION

- Located in the southeastern region of Polk County
- Rail served and within 30-minute driving distance from CSX Intermodal WH
- 10.6M population within 100 miles, 21M within 4 hours
- 40 miles from I-4, Florida's Turnpike and SR-70
- 4 international airports and 4 major ports within 2 hours



POLK COUNTY

300+ MILES
OF RAIL IN POLK
COUNTY

10+ MILLION
PEOPLE WITHIN 100
MILES

5
INTERNATIONAL
AIRPORTS WITHIN
75 MILES

1ST FASTEST
GROWING
COUNTY IN THE
NATION

9TH BEST
TALENT ATTRACTION MARKET



FLORIDA

#2 LARGEST
FOREIGN TRADEZONE NETWORK IN U.S.

#2 BEST
STATE FOR
BUSINESS

#4 STATE
BEST BUSINESS TAX
CLIMATE

10% ABOVE
PRE-PANDEMIC
LEVEL FOR
EMPLOYMENT

#1 STATE
FOR ATTRACTING &
DEVELOPING SKILLED
WORKFORCE

AERIAL RENDERING





PARK HIGHLIGHTS

- Customizable new class A buildings
- Rail Access to most buildings
- Truck access and ample truck parking / IOS throughout complex
- From 89,250 SF to 2,015,000 SF building available
- Heavy power and water capacity
- Located near Hwy 17 and Hwy 60 in Frostproof, Florida
- Workforce available nearby
- 10.6M population within 100 miles, 21M within 4 hours

UTILITIES



Electricity: Supplied by Duke Energy, our park is served by two robust 12.47-kV distribution lines and a 69-kV transmission line, ensuring reliable power across the park. The nearest substation offers a substantial capacity of 25 MW, catering to high-power requirements and future expansions.



Water Services: Managed by the City of Frostproof, our facilities benefit from a 12-inch waterline with an excess capacity of 450,000 gallons per day (GPD), providing more than adequate water supply for your operational needs.



Wastewater Management: Also provided by the City of Frostproof, our park is equipped with a 4-inch wastewater line. This system supports an excess capacity of 250,000 GPD, facilitating efficient waste management and sustainability practices.

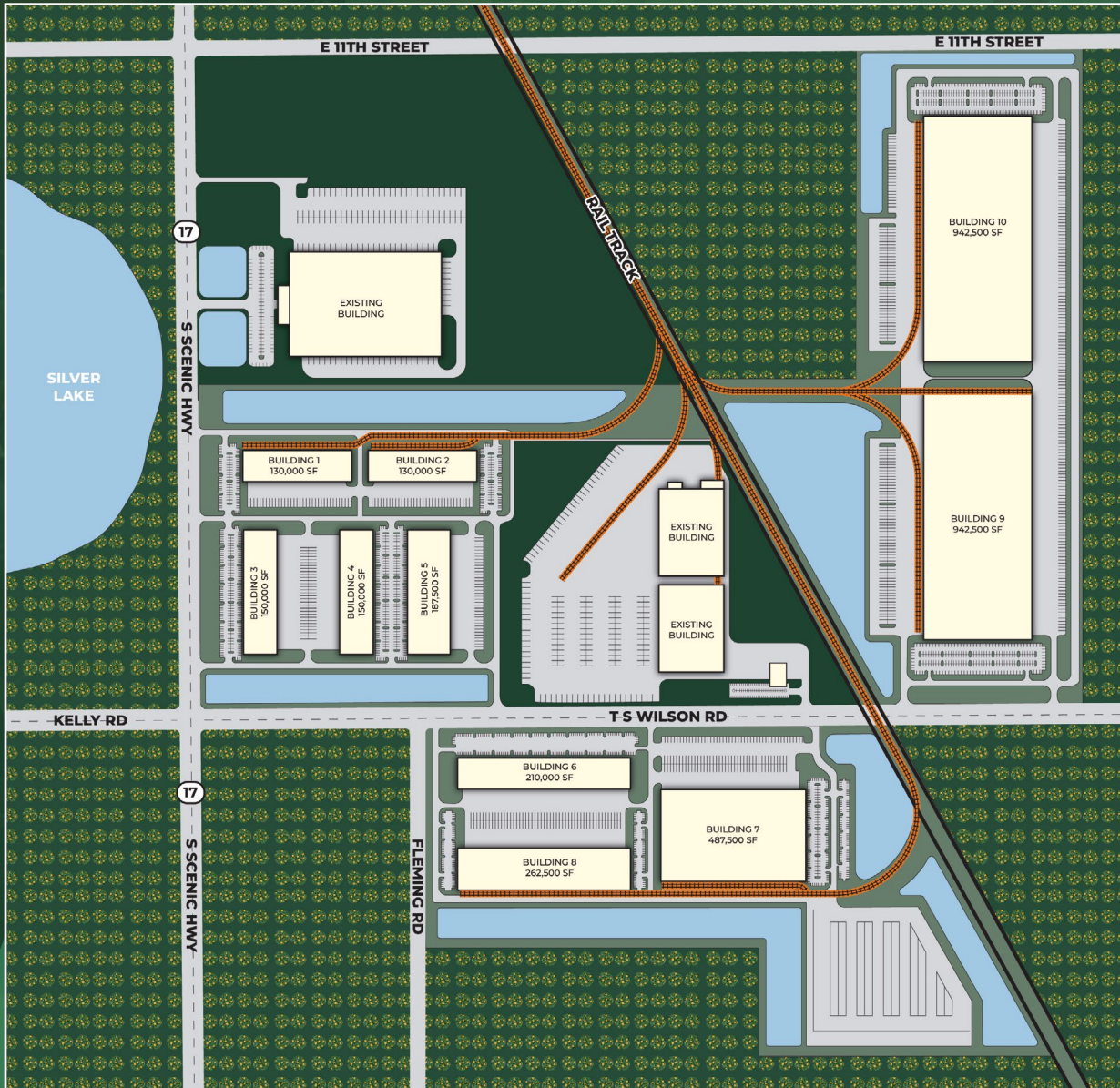


Natural Gas: TECO People's Gas supplies natural gas with available capacity for light industrial use. Extensions of the gas line can be accommodated to meet specific energy requirements, ensuring flexibility and scalability for growing businesses.



Telecommunications: With fiber-optic infrastructure adjacent to our site, connectivity can be readily extended into each facility, offering high-speed internet and telecom services to keep your business connected and competitive.

MAXIMIZED RAIL SITE PLAN

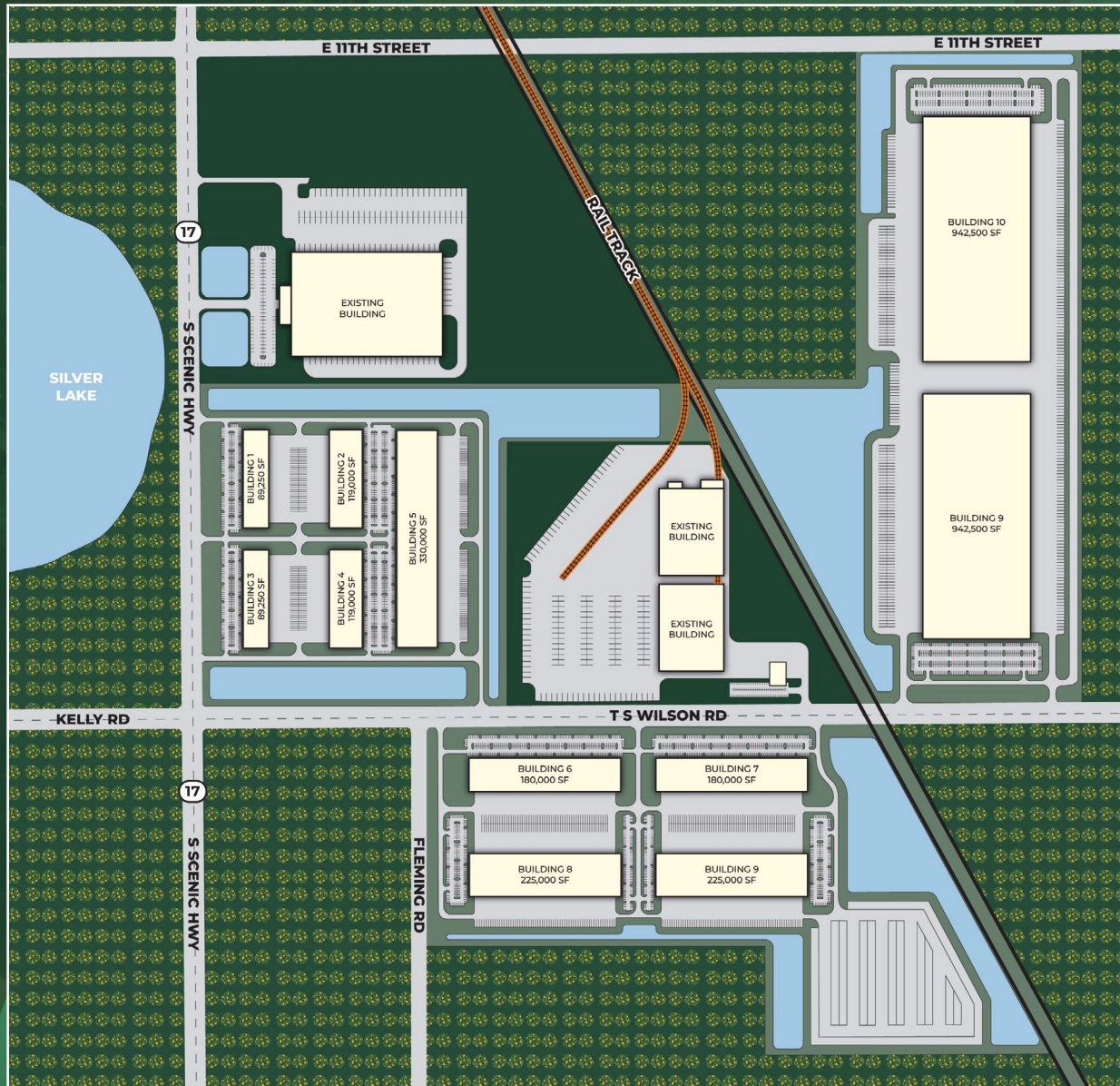


The Maximized Rail site plan offers up to 10 custom-built spaces, ranging from 130,000 to 942,500 square feet. Six of these buildings feature direct rail access, with tracks leading right to the doors, streamlining logistics effortlessly.

HIGHLIGHTS

- Fully customizable
- 130,000 to 942,500 SF
- Six buildings with direct rail access
- IOS available on site
- Rear-load or cross-dock
- Dock high and drive-in access
- 30' to 40' clear height
- ESFR wet sprinklers
- 3ph, 480v, 2,000Amps + (25 MW capacity)

INDIVIDUAL USER SITE PLAN

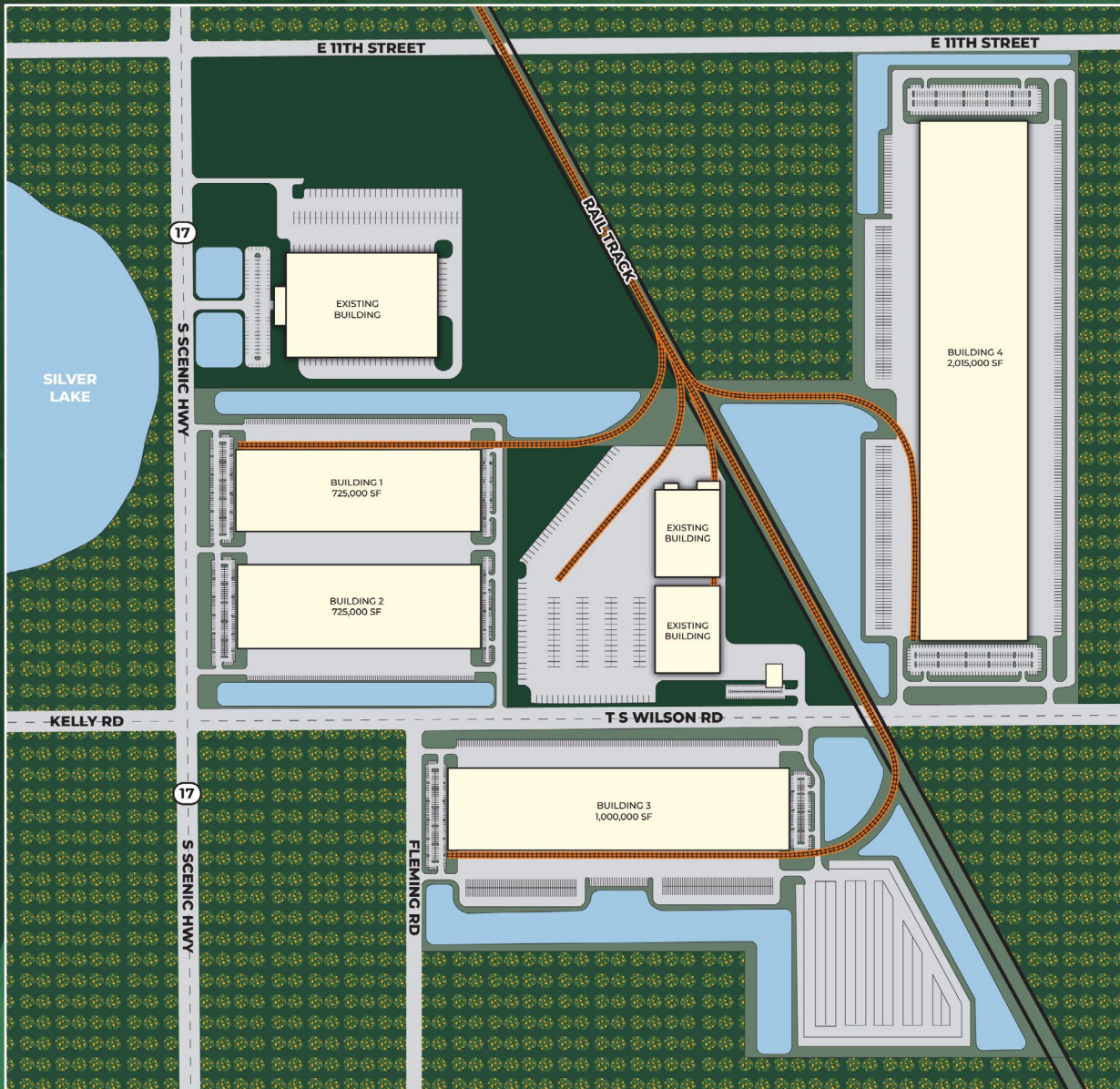


The Individual User site plan includes up to 11 custom-built warehouses, ranging from 89,250 to 942,500 square feet. These buildings will have limited access to the railways, providing essential connectivity where needed.

HIGHLIGHTS

- Fully customizable
- 89,250 to 942,500 SF
- Direct rail access available
- IOS available on site
- Rear-load or cross-dock
- Dock high and drive-in access
- 30' to 40' clear height
- ESFR wet sprinklers
- 3ph, 480v, 2,000Amps + (25 MW capacity)

BULK DISTRIBUTION SITE PLAN



The Bulk Distribution site plan offers 4 custom-built warehouses, each ranging in size from 725,000 to 2,015,000 square feet. Among these, 3 warehouses are equipped to accommodate rail access, enhancing their operational flexibility and efficiency.

HIGHLIGHTS

- Fully customizable
- 725,000 to 2,015,000 SF
- Three buildings with direct rail access
- IOS available on site
- Rear-load or cross-dock
- Dock high and drive-in access
- 30' to 40' clear height
- ESFR wet sprinklers
- 3ph, 480v, 2,000Amps + (25 MW capacity)

INCENTIVES

In addition to its unbeatable lifestyle, the region also boasts a pro-business tax climate and offers a host of incentives on the local, regional and state levels to help businesses flourish in Central Florida's Polk County.

LOCAL INCENTIVE PROGRAM

Polk County Ad Valorem Tax Exemption (AVTE)

STATE INCENTIVE PROGRAMS

Quick Response Training Grant (QRT)

High Impact Performance Incentive Grant (HIPI)

Capital Investment Tax Credit (CITC)

REGIONAL INCENTIVE PROGRAMS

Duke Energy Economic Development Rider

TECO Energy Economic Development Rider Program

Florida Public Utilities Natural Gas Commercial Rebate

Foreign Trade Zone (FTZ 79)

TO LEARN MORE OR SEE IF YOUR
BUSINESS QUALIFIES, PLEASE CONTACT
A MEMBER OF CFDC'S TEAM:



ALEX PRICE

DIRECTOR OF BUSINESS DEVELOPMENT

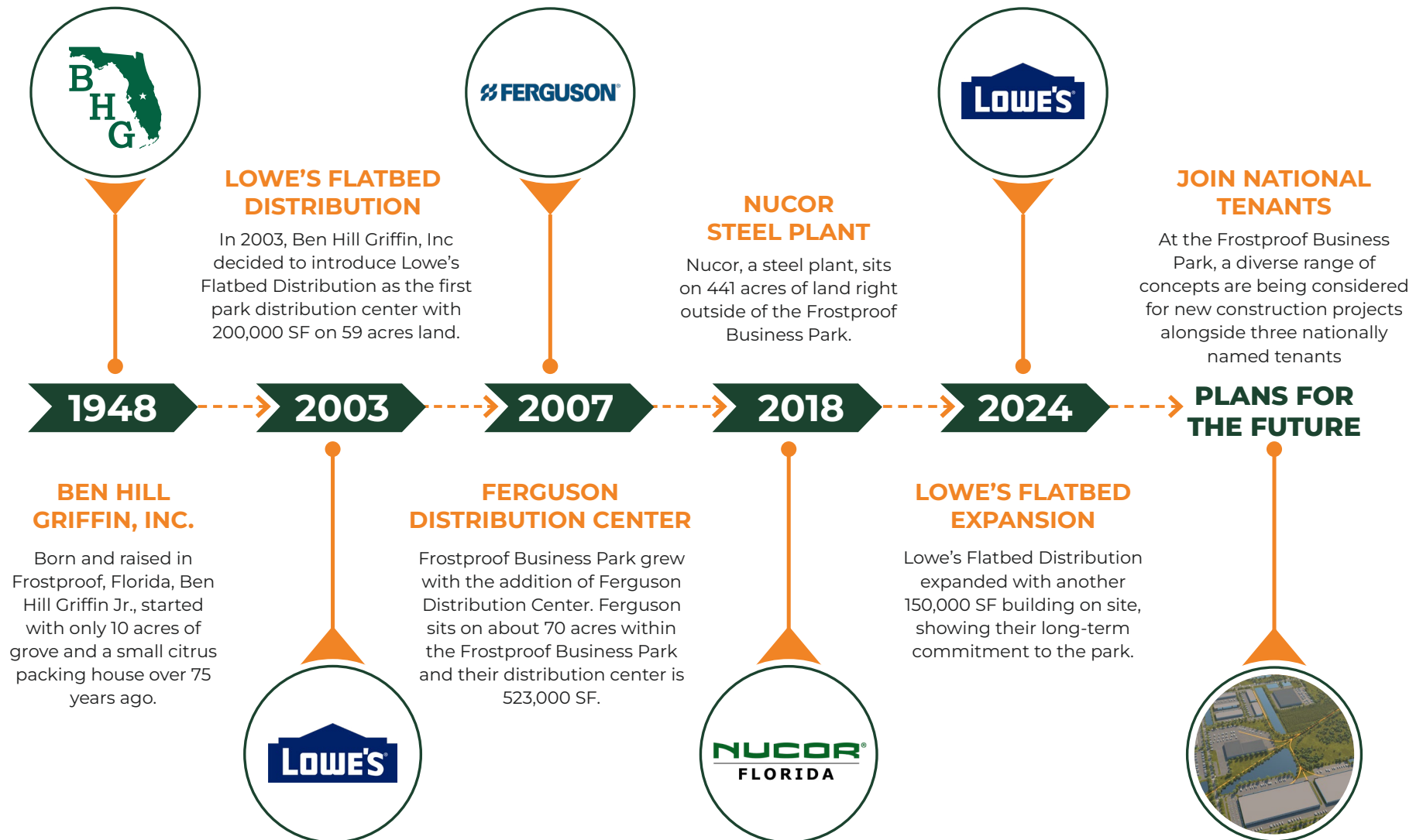
☎ (863) 937-4430

✉ alex@cfdc.org



CENTRAL FLORIDA DEVELOPMENT COUNCIL



TIMELINE



FROSTPROOF BUSINESS PARK

LEASING CONTACT & ADDITIONAL
INFORMATION:

ALEX DELANNOY, SIOR

 +1 (863) 250-2502  adelannoy@ruthvens.com

DEVELOPMENT / LEASING BY:

**THE
Ruthvens**

OWNED BY:



FROSTPROOFBUSINESSPARK.COM