



## Office | Warehouse | Industrial Outdoor Storage - Available For Lease

| 2502 N FRONTAGE PARK PL, PLANT CITY, FL 33563



### OFFERING SUMMARY

Lease Rate:	Negotiable
Total SF:	16,790 SF
Total Office SF:	7,390 SF
Total Warehouse SF:	9,400 SF
Total IOS/Laydown Yard:	3.5 Acres
Total Lot Size:	6.73 Acres
Year Built:	2007
Zoning:	PD allowing M-1
Available:	June - July 2026

### IDEAL CORPORATE HEADQUARTERS WITH WAREHOUSE AND 3.5 ACRES IOS



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**bounat**  
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# Property Description

**2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE**

## PROPERTY DESCRIPTION

This premier Industrial Outdoor Storage (IOS) property offers a rare combination of scale, functionality, and exceptional visibility along the I-4 corridor. Situated on 6.73 acres, the fully fenced site is designed to accommodate a wide range of logistics, construction, and service-oriented users seeking secure outdoor storage paired with high-quality improvements.

The property features a 7,390 SF two-story office building that is very nicely built out, providing a professional corporate presence rarely found in IOS offerings. The office is supported by a large paved parking field plus covered parking, ensuring ample capacity for staff, fleet, and visitors.

Complementing the office is a 9,400 SF warehouse equipped with eight (8) 10' x 14' grade-level doors, 18' clear height, integrated office space, and a mezzanine, offering efficient circulation and flexible operational layout. The expansive open laydown yard provides substantial capacity for equipment, fleet, and material storage, all within a secure, controlled environment.

With direct frontage and visibility along I-4, the property delivers unmatched exposure and immediate access to one of Central Florida's most critical transportation arteries, enhancing both logistics efficiency and brand presence.

This offering represents a highly functional, move-in-ready IOS facility with superior improvements, strong infrastructure, and irreplaceable highway visibility—ideal for users requiring scale, access, and security in a core logistics location.



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# Zoning / Permitted Uses

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In Plant City, FL, the M-1 Light Industrial District is designated for light manufacturing, warehouse/distribution, assembly, and business park facilities. Permitted uses focus on enclosed, low-impact industrial activities, including research-and-development, corporate offices, and associated showrooms, as well as outdoor storage businesses.

## KEY PERMITTED USES IN PLANT CITY M-1 ZONING:

- **Manufacturing & Production:** Fabrication, assembly, processing, and bottling plants, particularly those where operations are contained within a structure.
- **Warehousing & Distribution:** General warehousing, distribution centers, and storage facilities.
- **Business & Office:** Technical and medical services, scientific laboratories, research-and-development enterprises, and corporate headquarters.
- **Commercial/Service:** Businesses with outdoor storage needs, such as heavy-equipment sales/repair, automobile body repair, and recycling operations.
- **Construction:** Contractors, builders, and related service industries.
- **Mixed-Use:** Certain developments may allow for mixed-use, including office or industrial-commercial combinations.

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## Site Plan

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Aerial

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## Additional Photos

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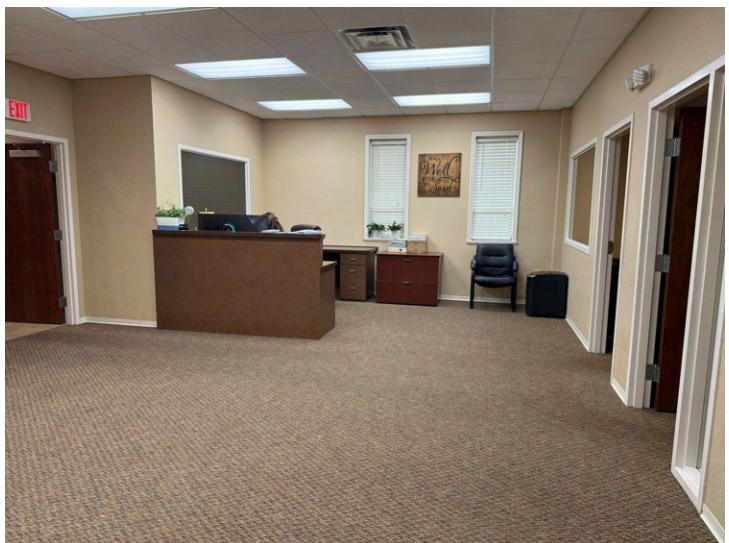
Boutique National, LLC | 813.906.8310 | 309 S Willow Ave Tampa FL, 33606 | [bounat.com](http://bounat.com)

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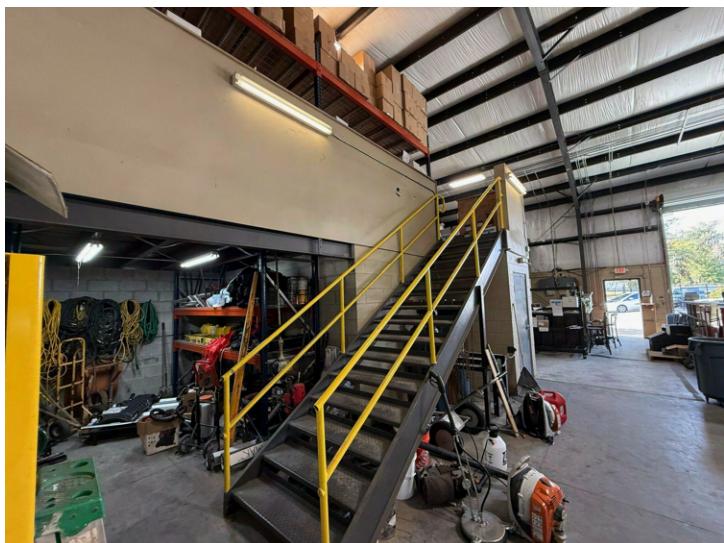
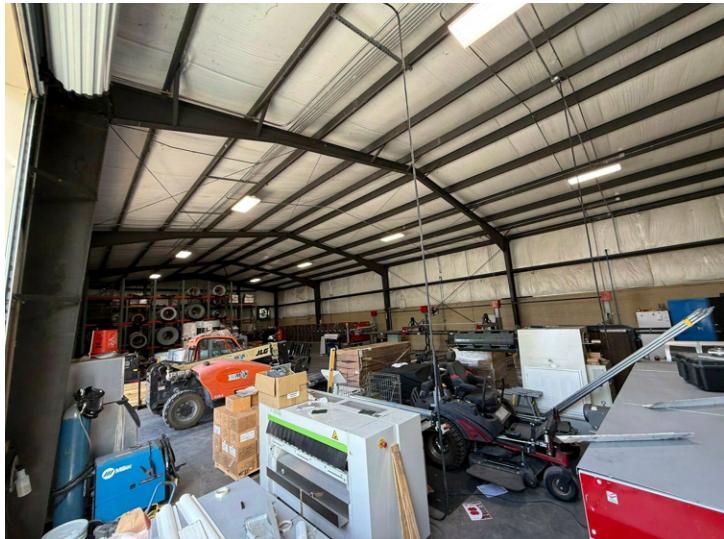
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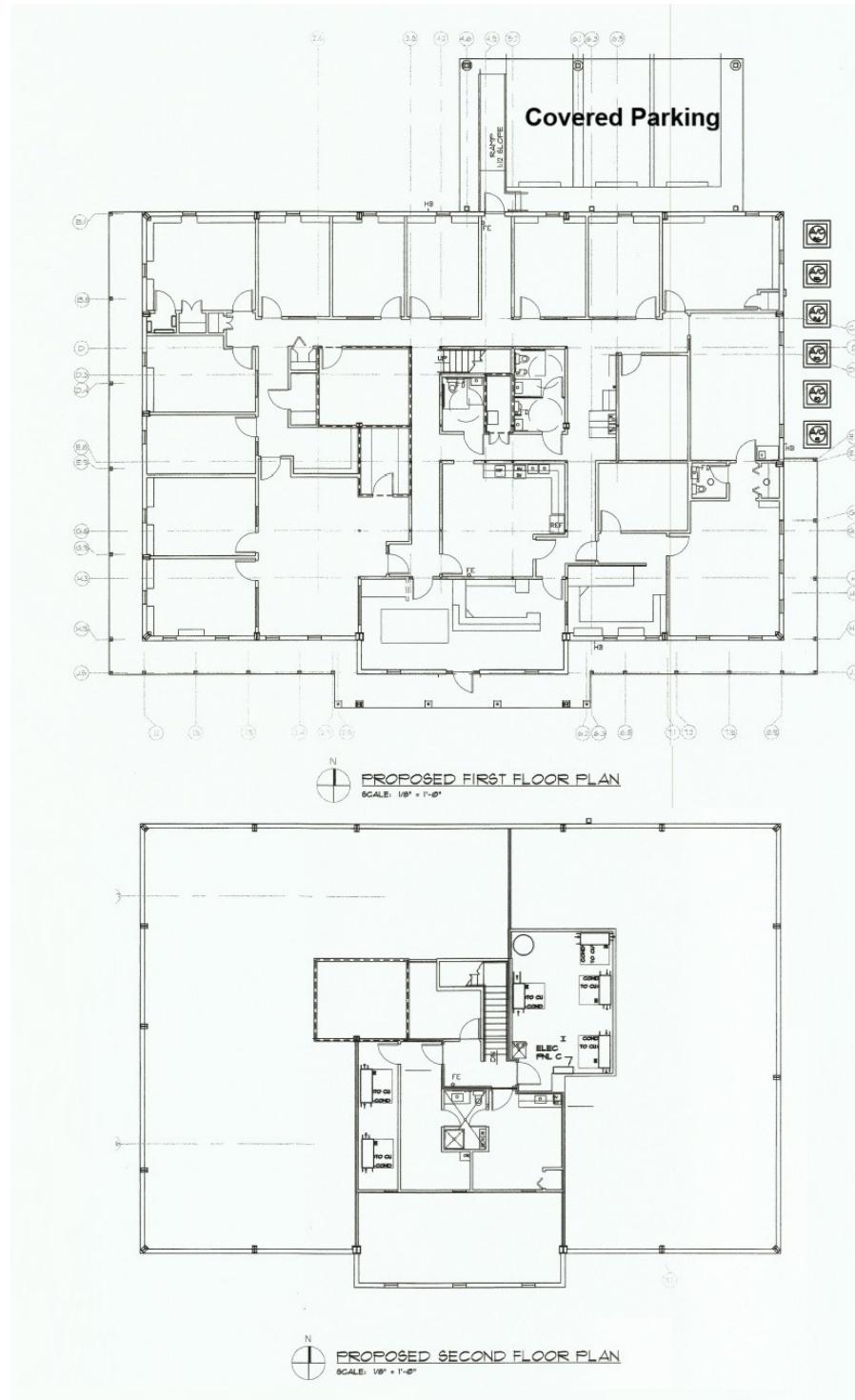
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# Office Floor Plan

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# Aerial Map

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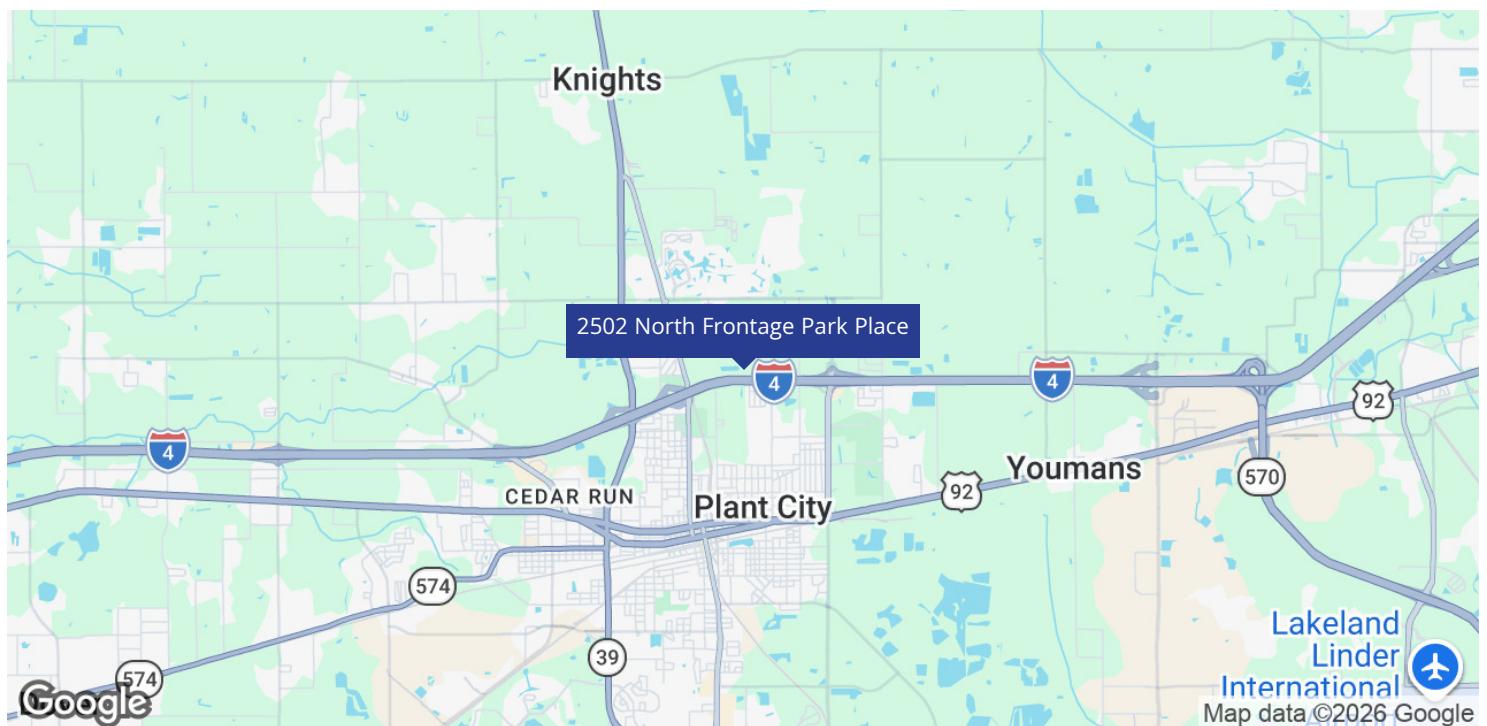
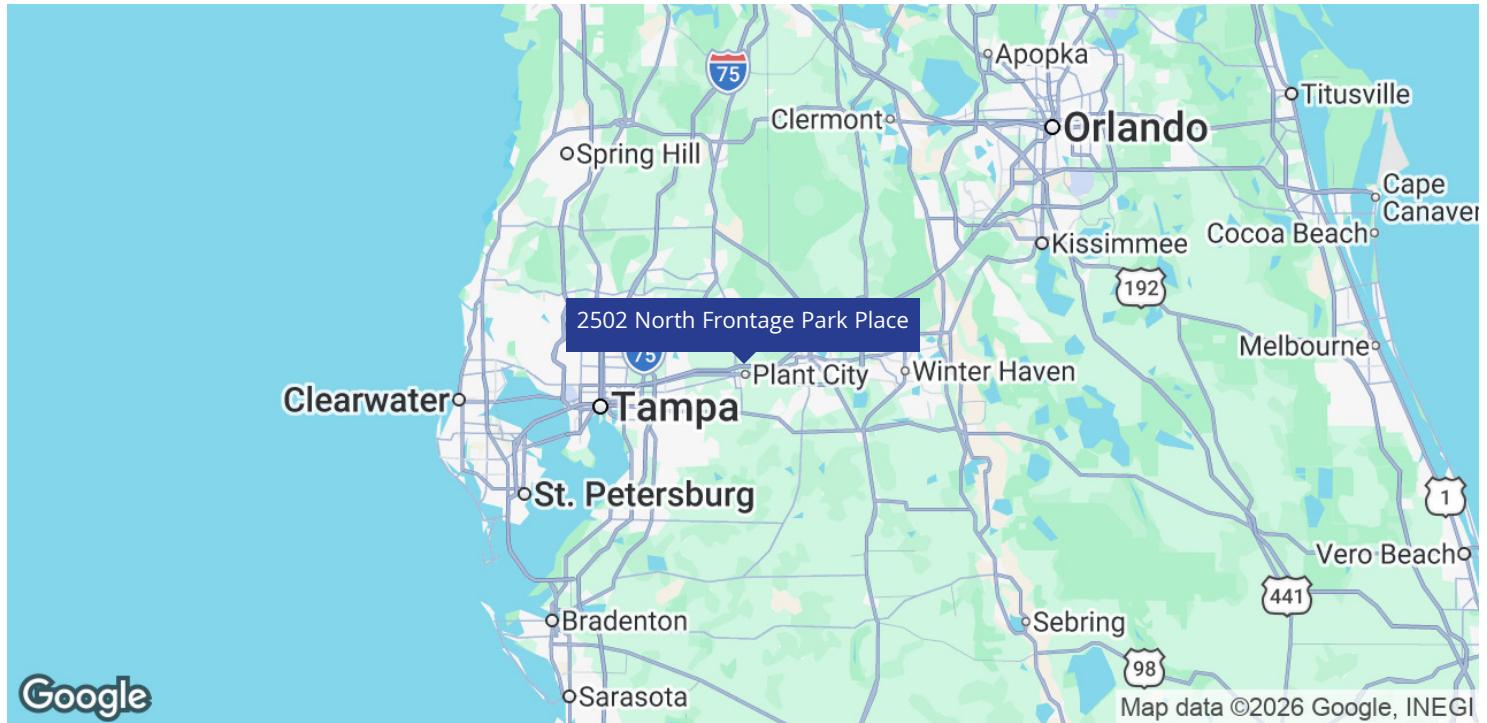
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# Location Map

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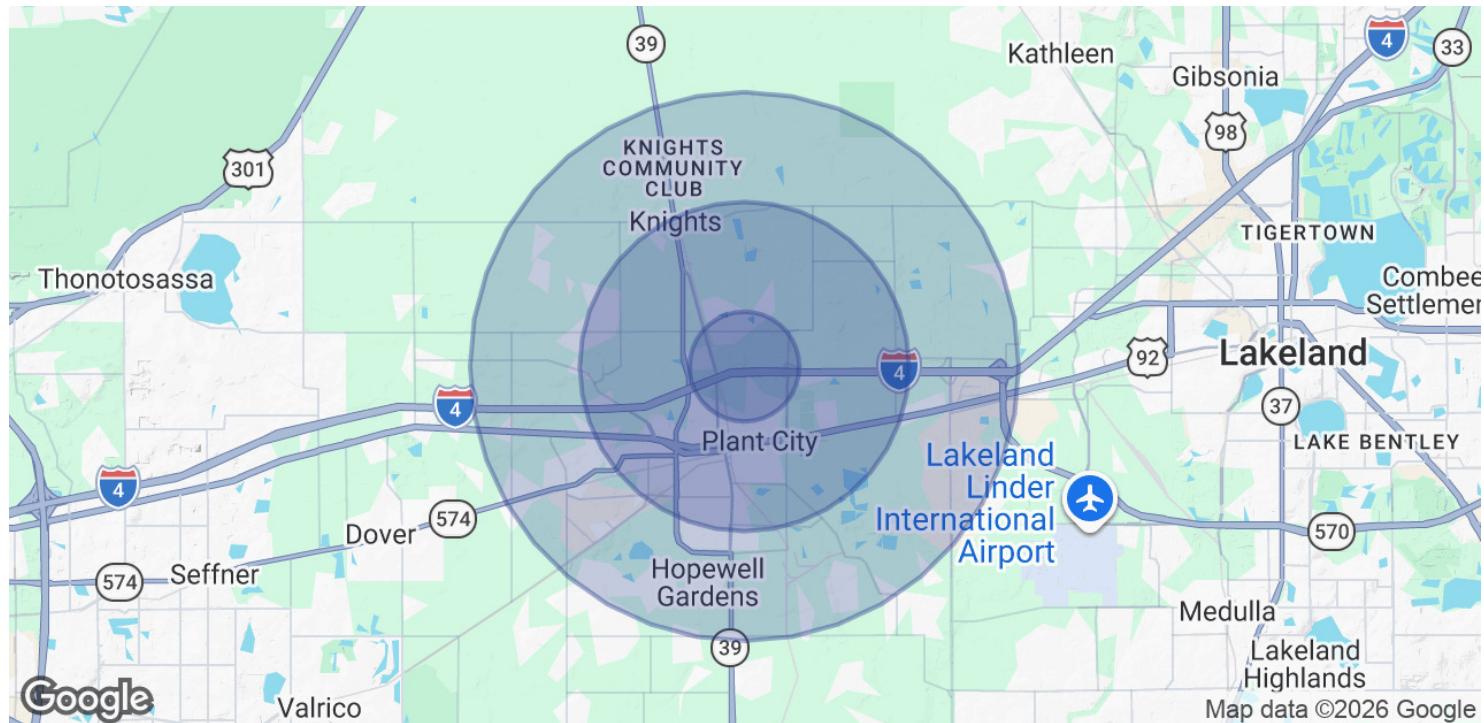


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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,785	31,259	59,770
Average Age	44	41	40
Average Age (Male)	43	40	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,840	11,494	21,365
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$80,273	\$71,635	\$80,143
Average House Value	\$289,212	\$277,679	\$311,773

Demographics data derived from AlphaMap

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