

INDUSTRIAL OUTSIDE STORAGE (IOS)

Lakeside Logistics – Plant City, FL



PANTHER
CAPITAL GROUP



AVOCAT
GROUP



EXCLUSIVE SALE AGENTS:



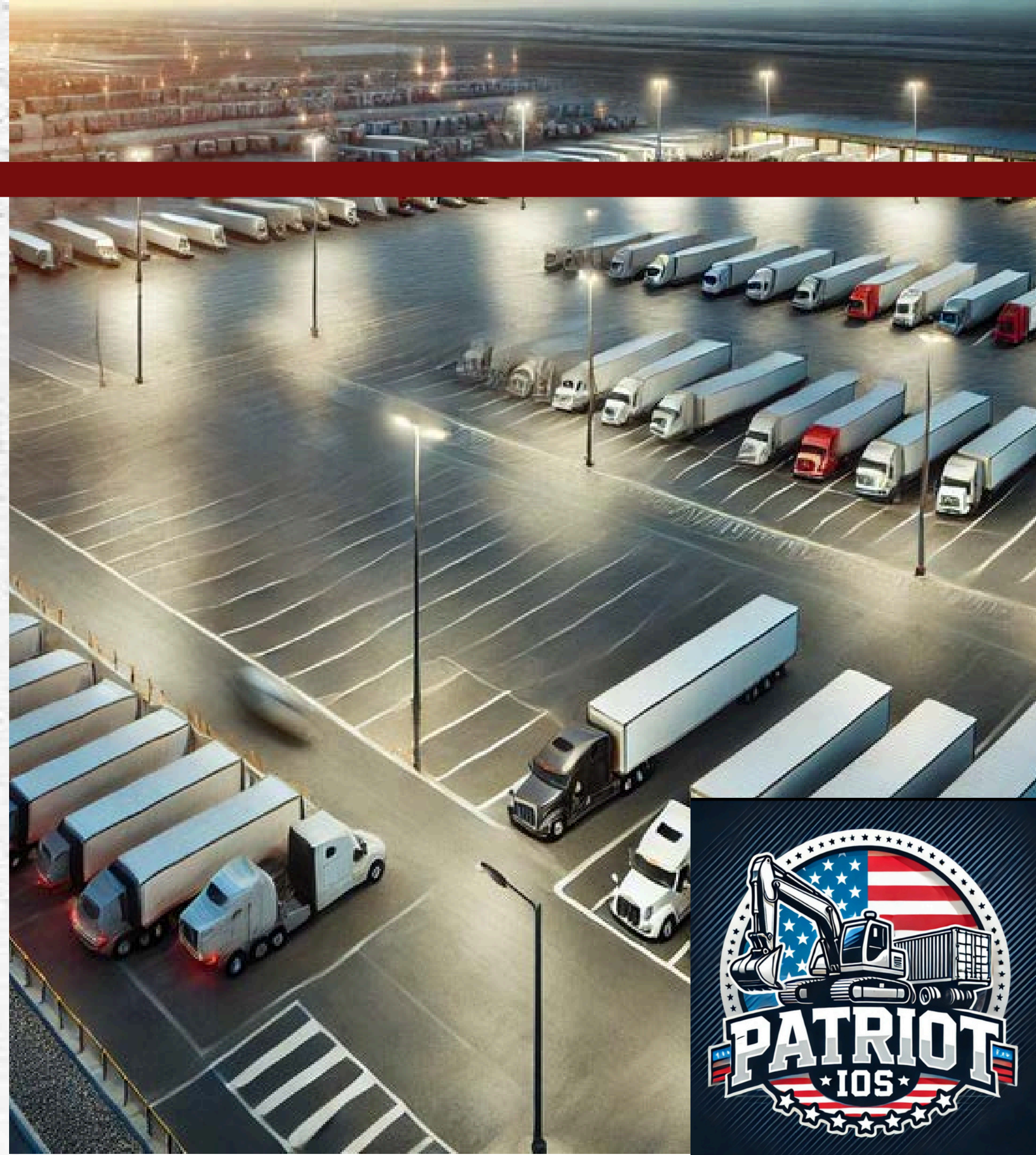
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INVESTMENT HIGHLIGHTS

Lakeside Logistics in Plant City presents a prime opportunity for leasing Industrial Outside Storage (IOS) space. Ideally situated near major interstate highways, this location offers exceptional convenience and accessibility for trucks and trailers. Its strategic positioning supports efficient logistics operations, making it an excellent fit for businesses focused on streamlined transportation. The Lakeland-Plant City region has seen rapid growth and infrastructure improvements, attracting new enterprises and reinforcing Lakeside Logistics as a smart choice for companies looking to grow in a dynamic, well-connected market.

PROPERTY SUMMARY

- Premises : 10+ Acres
- Dedicated Truck, Trailer and Equipment Parking
- Secure & Lit: 24/7 access with perimeter lighting
- Ideal for Equipment and Trailer Storage
- Easy Access with 2 driveway connections
- Spacious design : 60' drive aisles and 30' access drives for smooth maneuverability
- Parking:
 - Lease Options: 1+ Acres for dedicated Trailer and Equipment parking
 - Single Stalls available
 - Long/Short Term
 - 280 ± Parking Spaces :
 - 215 ± for trucks and trailers (12' x 75')
 - 42 ± for trailers (12' x 55')
 - 24 ± for passenger cars (10' x 20')
- Available: Q2 2025
- Call For Pricing

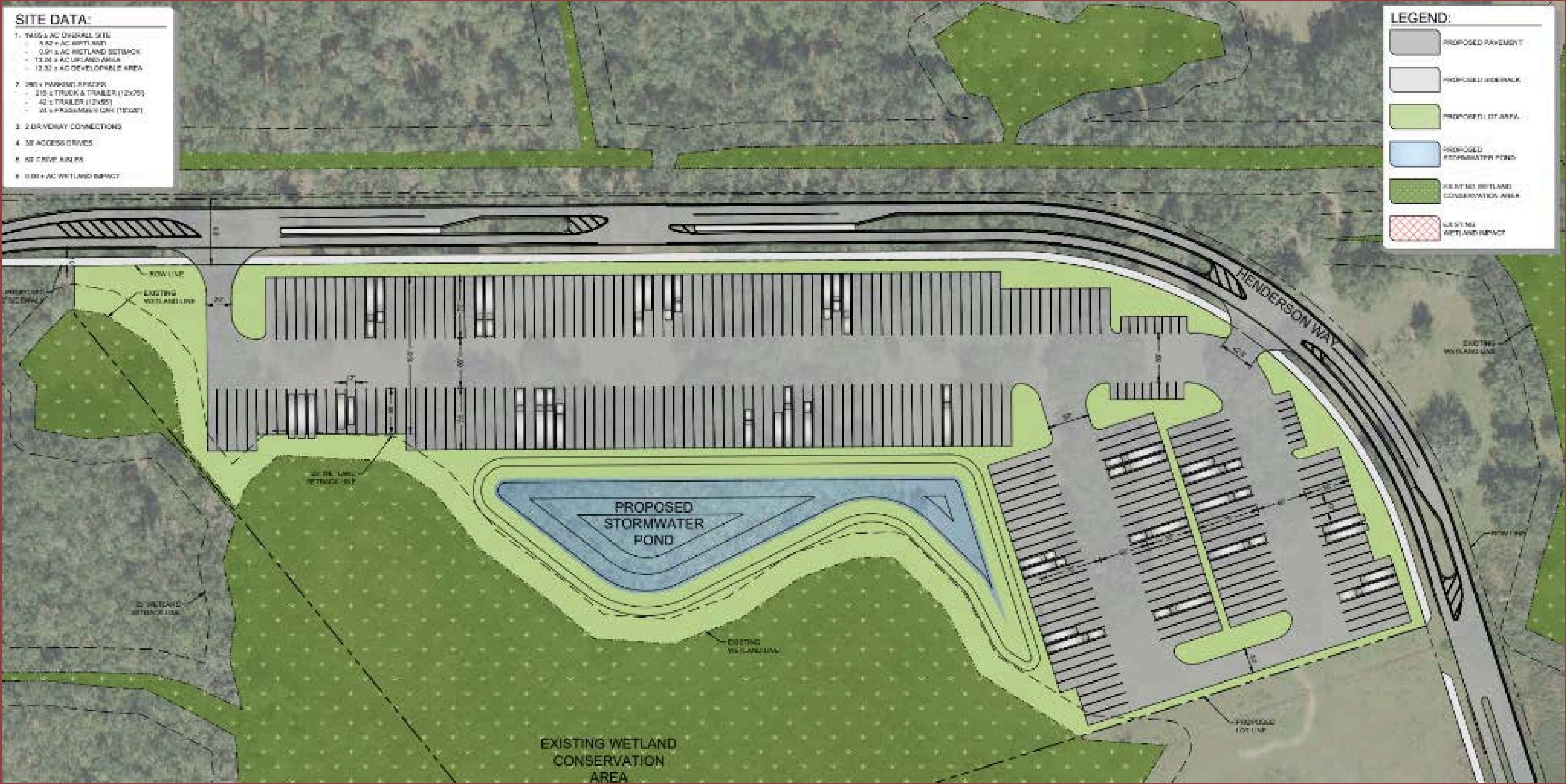


SITE DATA:

- 1. 140.5 ± AC OVERALL SITE
 - 9.92 ± AC WETLAND
 - 0.91 ± AC WETLAND SETBACK
 - 13.54 ± AC UPLAND AREA
 - 12.32 ± AC DEVELOPABLE AREA
- 2. 280 ± PARKING SPACES
 - 215 ± TRUCK & TRAILER (12x75)
 - 42 ± TRAILER (12x55)
 - 23 ± PASSENGER CAR (18x30)
- 3. 2 DRIVEWAY CONNECTIONS
- 4. 35 ACCESS DRIVES
- 5. 40 DRIVE AISLES
- 6. 0.00 ± AC WETLAND IMPACT

LEGEND:

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LOT AREA
- PROPOSED STORMWATER POND
- EXISTING WETLAND CONSERVATION AREA
- EXISTING WETLAND IMPACT

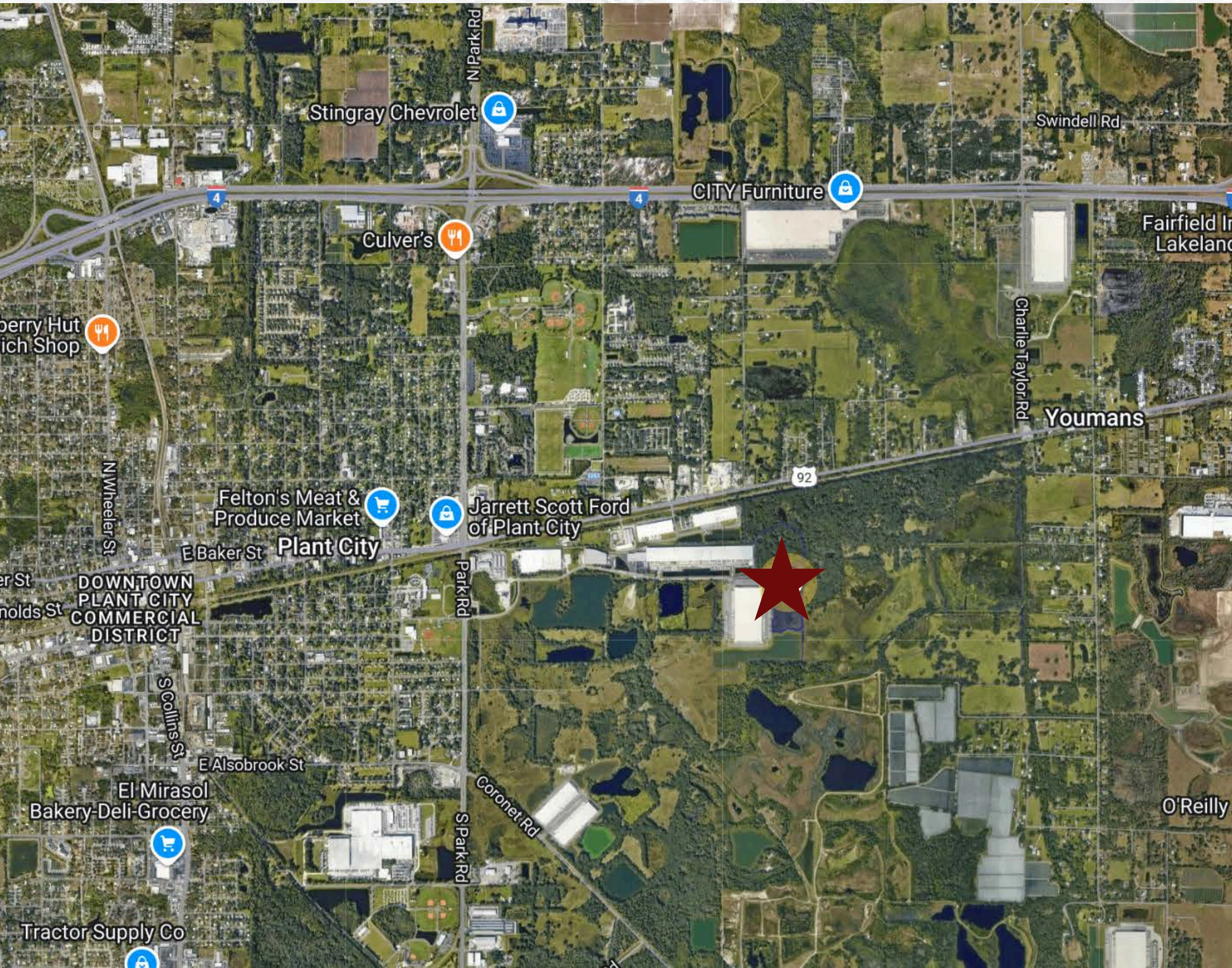


MARKET OVERVIEW

PLANT CITY, FLORIDA

PLANT CITY, FLORIDA, IS RAPIDLY EMERGING AS A PRIME LOCATION FOR INDUSTRIAL OUTDOOR STORAGE (IOS), DRIVEN BY STRONG DEMAND, STRATEGIC CONNECTIVITY, AND ONGOING DEVELOPMENT. LOCATED ALONG THE I-4 CORRIDOR BETWEEN TAMPA AND ORLANDO, THE CITY OFFERS EXCELLENT ACCESS TO MAJOR HIGHWAYS, THE PORT OF TAMPA, AND TAMPA INTERNATIONAL AIRPORT, MAKING IT AN IDEAL LOGISTICS AND DISTRIBUTION HUB. DEMAND FOR IOS IN THE BROADER TAMPA BAY AREA HAS SURGED BY 32%, LARGELY FUELED BY THE RISE OF E-COMMERCE AND INCREASED INSTITUTIONAL INVESTMENT IN INDUSTRIAL REAL ESTATE. IN RESPONSE, DEVELOPERS ARE DELIVERING LARGE-SCALE PROJECTS LIKE THE LAKESIDE LOGISTICS PARK, THE 860,000+ SQUARE FOOT PARK 4 LOGISTICS CENTER, AND HENDERSON WAY'S DEDICATED IOS ACREAGE. ZONING REGULATIONS IN PLANT CITY ALSO SUPPORT OUTDOOR STORAGE AND LIGHT INDUSTRIAL USES, MAKING THE ENTITLEMENT PROCESS MORE STREAMLINED FOR NEW ENTRANTS.

LOCATION OVERVIEW



HIGHWAYS

Interstate 4 (I-4) – ~1 mile north

U.S. Route 92 (US-92) – Direct access (property is located on US-92)

Florida State Road 39 (SR 39) – ~2 miles west

Florida State Road 553 (SR 553 / Park Rd) – ~1.5 miles north

LOGISTICS PARKS / FACILITIES

I-4 Midway Logistics – ~5.5 miles east

Lakeside Logistics Park – ~4 miles southeast

County Line Farms Distribution Park – ~6.5 miles east

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