

**40 ACRE INDUSTRIAL PROPERTY FOR SALE**  
**HIGHWAY 37, MULBERRY, FL 33860**  
**OWNER FINANCING**  
**SELLING PRICE: \$7,000,000**

Rick Carroll  
**T. Mims Corp.**  
439 South Florida Avenue Suite 202  
Lakeland, FL 33801  
info@tmimscorp.com  
Office: 863-683-9297 Cell: 863-512-1187



## MULBERRY RAIL-ACCESSIBLE INDUSTRIAL LAND

A rare opportunity to own 40 acres of prime heavy industrial land with direct rail access in Mulberry, Florida. In an **Opportunity Zone**, this property has 2,200 feet of frontage along Highway 37, making it an ideal location for large-scale industrial, manufacturing, or distribution operations. Its strategic location and accessibility offer unmatched potential for businesses seeking a central Florida presence.

### SALE NOTES:

PRICE:	\$7,000,000
SIZE:	40 Acres
FRONTAGE:	2,200 feet on Highway 37
FINANCING:	Estimated monthly payment of \$49,488
INTEREST RATE:	8.75%
TERM:	20 Years
DOWN PAYMENT:	20%
OWNER FINANCING:	Flexible terms with no prepayment penalties
OPPORTUNITY ZONE:	Tax incentives available for qualifying investments

### PROPERTY HIGHLIGHTS:

**Direct Rail Access:** Ideal for logistics, shipping, and distribution.

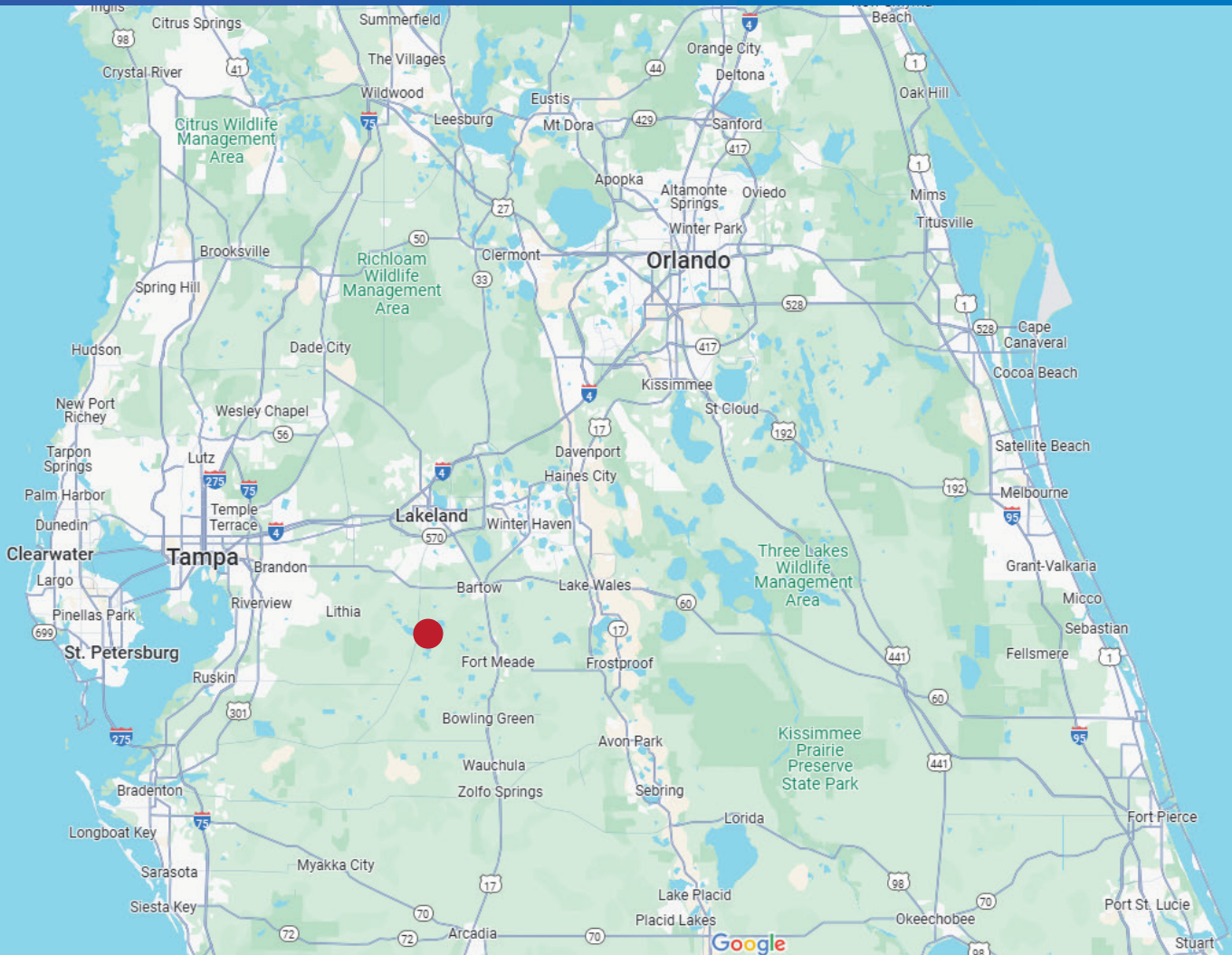
**Prime Location:** Located along Highway 37 with high visibility and convenient access to major transportation routes.

**Opportunity Zone:** Eligible for significant tax benefits for businesses or investors looking to develop in the area.

**Heavy Industrial Zoning:** Perfect for manufacturing, warehousing, or large-scale operations.

**Strategic Central Florida Location:** Positioned between Tampa and Orlando, offering proximity to major cities, ports, and airports.

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# LOCATED IN CENTRAL FLORIDA NEAR HIGHWAY 60 AND HIGHWAY 37

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