

STEEL 4 NORTH

COUNTY LINE ROAD, PLANT CITY, FL 33565

BUILD-TO-SUIT

Flexible development options to accommodate building sizes, purpose-built configurations, outside storage, and trailer parking.

PAD-READY SITE

Building pads are in place and ready for final site preparation, enabling immediate project commencement.

UP TO $\pm 1.2M$ SF

Free-standing building

< 1 MILE

To upgraded FDOT I-4 interchange with signalized exit ramps and Swindell Road intersection

10 MEGAWATT

Power capacity available through TECO Energy, Inc.

12 MONTHS

Potential delivery with site mass grading complete and permits in place, pending building design.

ADDITIONAL PARKING

Can accommodate heavy auto or off-dock trailer parking

PILOT TRAVEL CENTER

Adjacent to property

FOR LEASE OR BUILD-TO-SUIT

Class A Industrial Space Along Central Florida's I-4 Corridor

Strategically Located in the Lakeland/Plant City Submarket with Flexible Building Design to Meet Tenant-Specific Requirements



Site mass graded with utilities ready for immediate construction.

UP TO $\pm 1.6M$ SF ACROSS 6 POSSIBLE BUILDINGS

Cross-Dock Configurations from $\pm 319,200$ to $\pm 1,186,680$ SF

Additional Rear-Load Options from $\pm 103,700$ to $\pm 207,000$ SF

LEE MORRIS

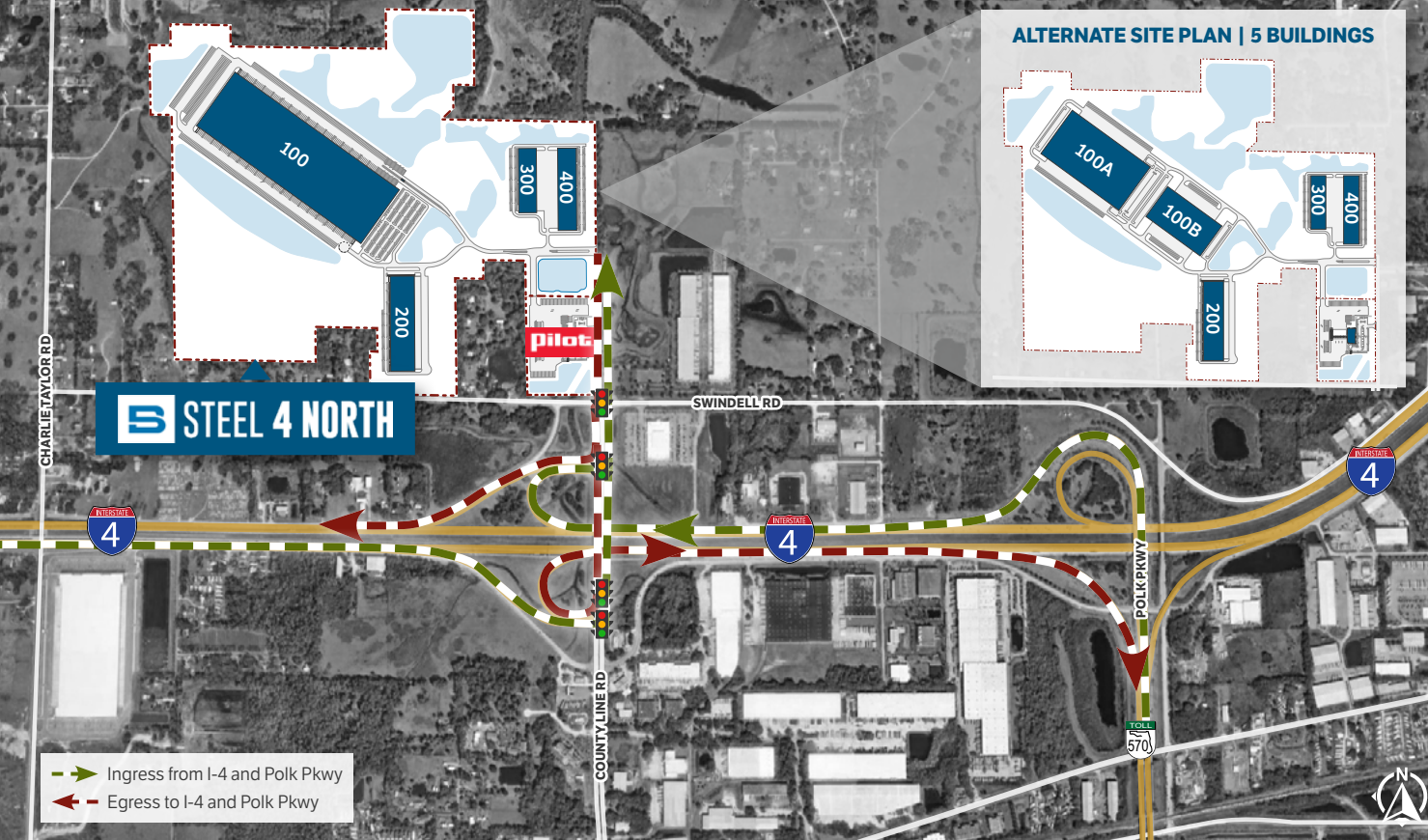
Vice Chair | Central Florida Industrial • Colliers
lee.morris@colliers.com • (407) 782-8212



AUSTIN JONES

Founding Principal | President • Blue Steel Development
austin@bluesteeldev.com • (863) 581-3685





2 CSX INTERMODAL HUBS

Within 30 miles (Tampa & Winter Haven)



3 INTERNATIONAL AIRPORTS

Within 60 miles (Lakeland, Tampa, & Orlando)



4 PORTS

Within 200 miles (Port Tampa Bay, Port Manatee, Port Canaveral, & JAXPORT)



< 1 MILE

To full I-4 interchange



23M+ PEOPLE

Within a 5-hour drive

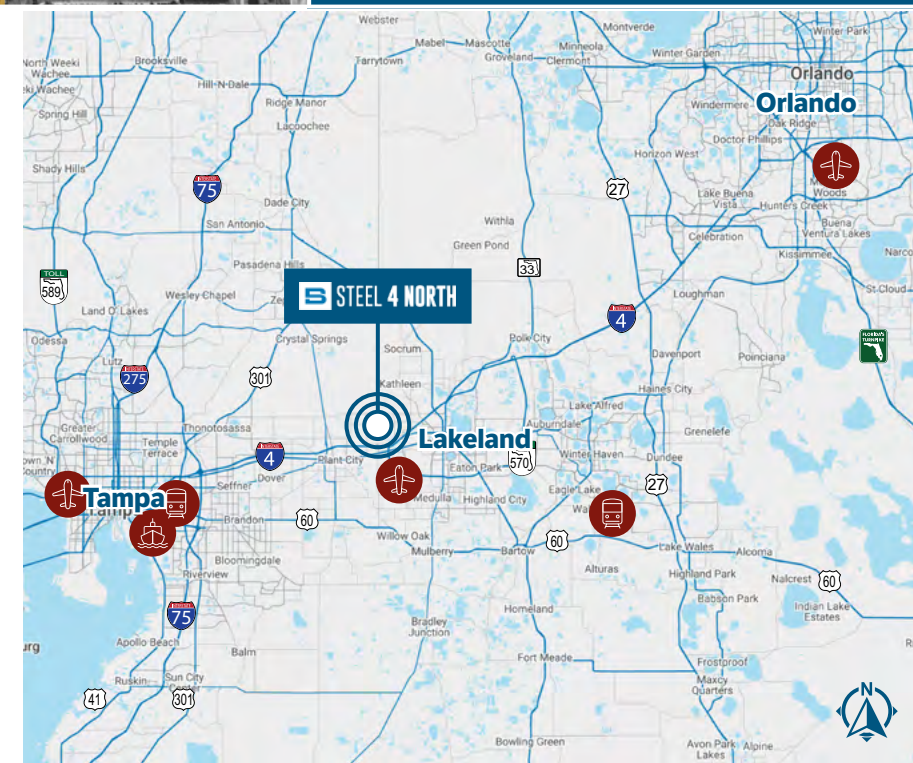


363K+ LABOR FORCE

In the Lakeland-Winter Haven MSA

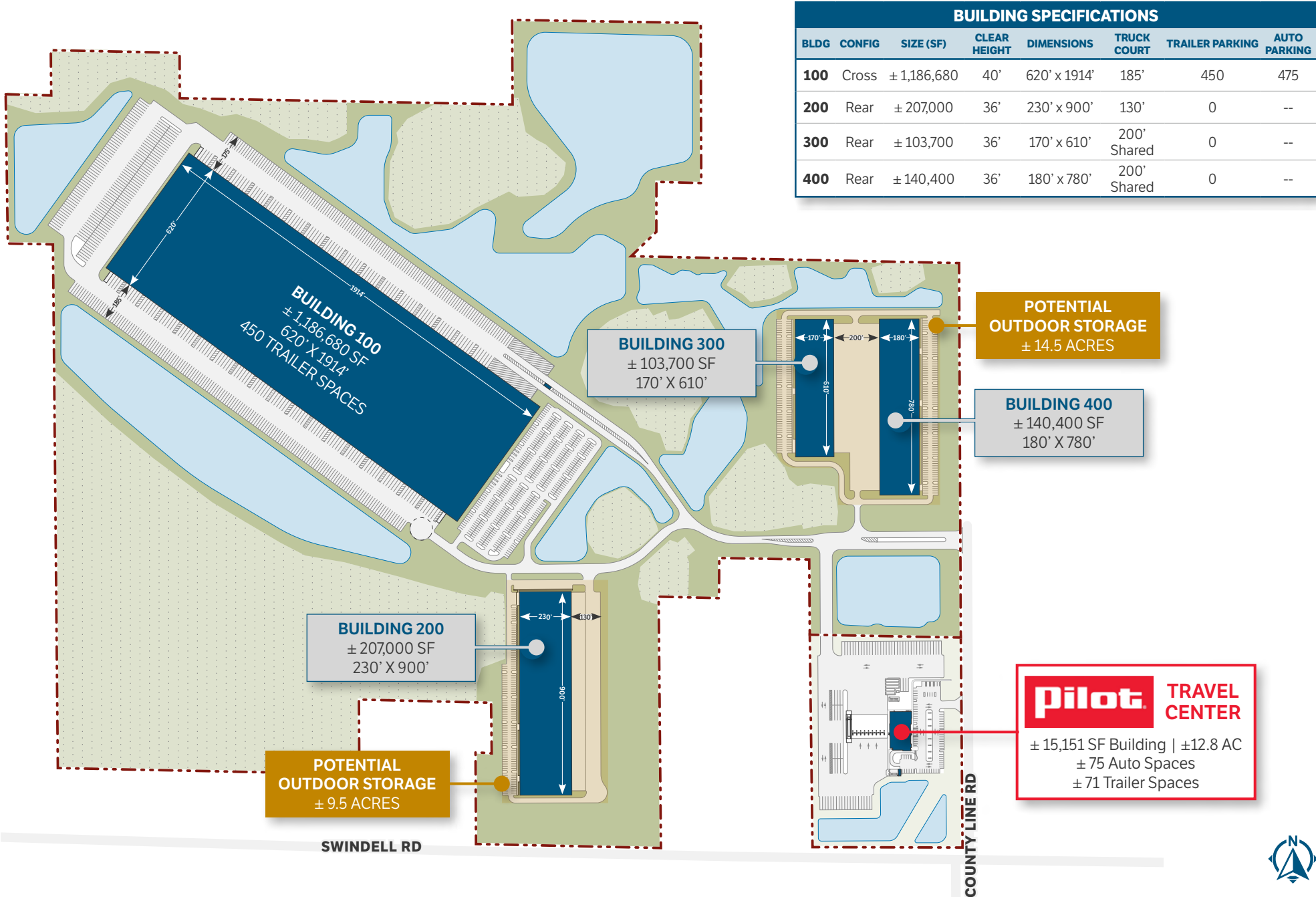
PROJECT OVERVIEW

- Immediate access to Interstate 4 (< 1 mile) provides unmatched regional connectivity
- Flexible development opportunities with buildings ranging from $\pm 103,700$ to $\pm 1.2M$ SF
- Engineered to the 100-year flood elevation, exceeding Hillsborough County's 25-year requirement.
- Outdoor storage approved within the PD (Planned Development)
- Adjacent to Pilot Travel Center, offering convenient truck fueling and driver amenities
- 10 megawatts of power are available through TECO Energy, Inc.
- Surrounded by established industrial users in Central Florida's leading logistics corridor
- Established industrial workforce spanning the Lakeland-Plant City-Tampa corridor.
- Located near Lakeland Linder International Airport (5.7 miles), home to Amazon Air's regional cargo hub



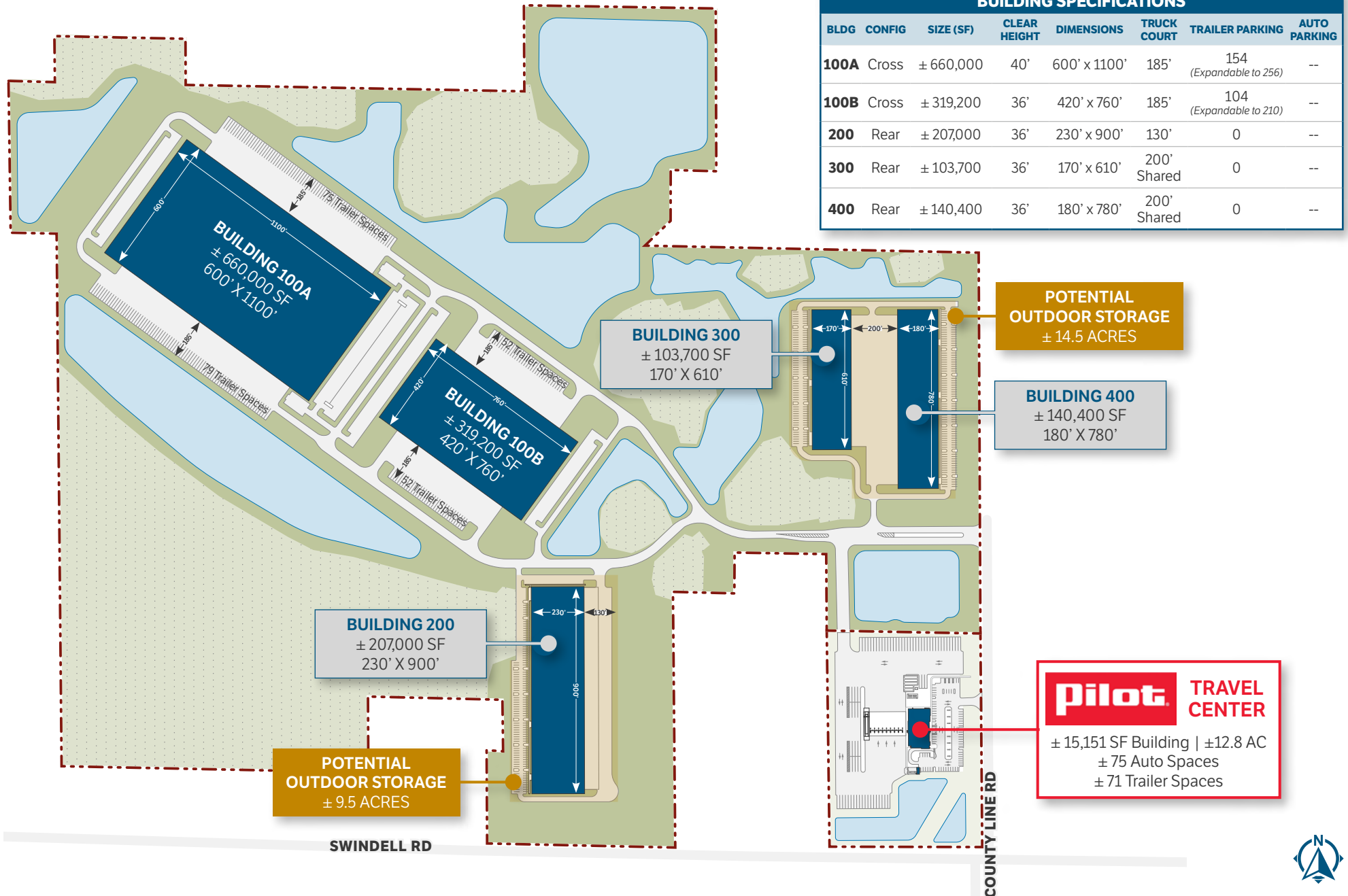
SITE PLAN

4 Buildings Totaling 1,637,780 SF



ALTERNATE SITE PLAN

5 Buildings Totaling 1,430,300 SF



PROJECT RENDERING



* Site Rendering

SURROUNDING OCCUPIERS



REGIONAL CONNECTIVITY & DEMOGRAPHICS



KEY DISTANCES

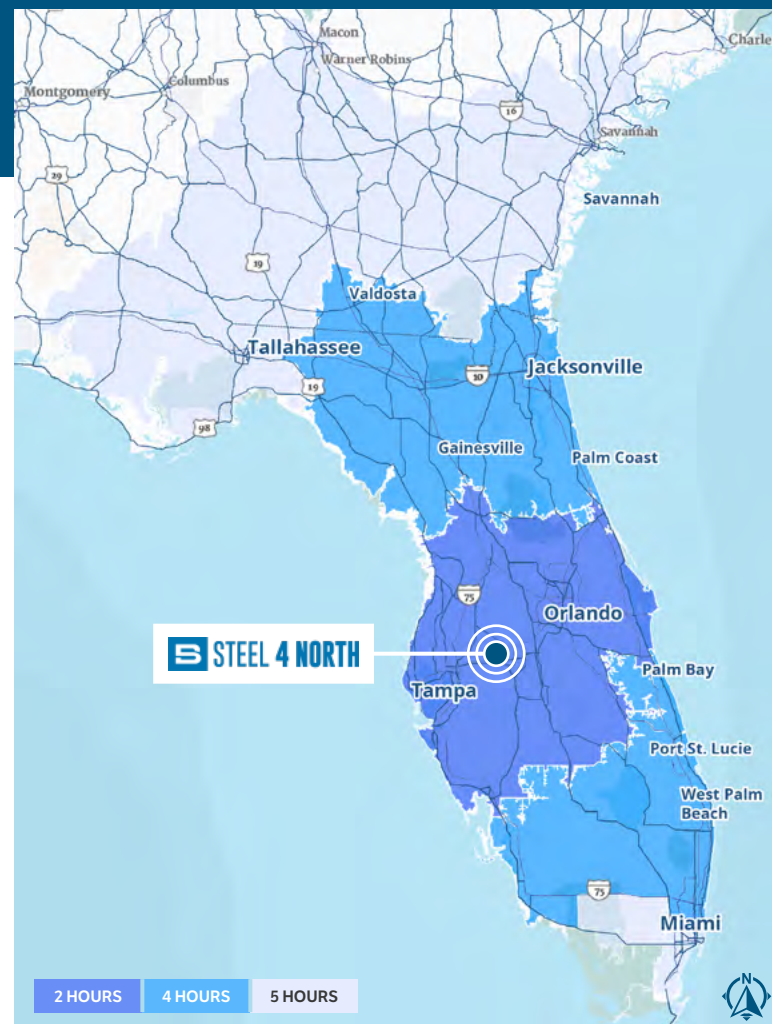
Tampa, FL	27 miles	Port Tampa Bay	26 miles
Orlando, FL	58 miles	Port Canaveral	104 miles
Ocala, FL	95 miles	Lakeland Linder Int'l Airport	32 miles
Interstate 4	< 1 mile	Tampa Int'l Airport	56 miles
Polk Parkway (SR-570)	1.8 miles	Orlando Int'l Airport	24 miles
Interstate 75	16 miles	CSX Intermodal Tampa	24 miles
Florida Turnpike	86 miles	CSX Winter Haven	30 miles

DEMOGRAPHICS

	2 HOURS	4 HOURS	5 HOURS
2026 Population	10,412,077	16,424,490	23,184,298
2031 Projected Population	11,149,896	17,532,769	24,461,560
2026 Households	4,245,391	6,725,240	9,350,232
Median HH Income	\$81,810	\$82,820	\$81,928
Bachelor's Degree +	35.8%	36.1%	36.4%
Unemployment Rate	4.7%	4.7%	4.5%

KEY TAKEAWAYS

- **Center of the 1-4 Corridor:** The site provides excellent access to Tampa (27 miles), Orlando (58 miles), I-75 (16 miles), and the Florida Turnpike (86 miles), with a central Florida location that also supports Jacksonville, Miami, and Southwest Florida markets.
- **Immediate 1-4 Access:** Site is approximately 1 mile from a newly upgraded I-4 interchange at County Line Road, with access further augmented by two planned traffic signals serving the site.
- **Excellent Multimodal Access:** Strong multimodal access via nearby I-4 and I-75, with CSX intermodal terminals in Tampa (24 miles) and Winter Haven (30 miles), plus the Ports of Tampa (26 miles), Canaveral (104 miles), and JAXPORT (200 miles).
- **Engineered Above Standards:** Designed to the 100-year flood elevation, exceeding Hillsborough County's 25-year requirement.
- **Fast-Growing Base:** Population within 2 hours grows from 10.4M (2026) to 11.1M by 2031, reaching 23.2M within a 5-hour reach.
- **Deep Labor Pool:** The site benefits from a skilled logistics labor pool, with a 363,431-person workforce and transportation/material-moving occupations accounting for 16.3% of local employment versus the 8.9% national average.
- **Additional Regional Access:** State Road 570 (Polk Parkway) provides an alternate east-west route near the site, supplementing I-4 and offering added flexibility during peak congestion.





For more information, please contact:

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