



Build-to-Suit IOS Lease Opportunity

Offer Memorandum

Plant City Industrial Outdoor Storage (IOS)

2727 Henderson Way, Plant City, FL 33563



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Property Summary

Call for Pricing



Lot Size	10AC (3-10 AC Avail.)
Tenant	Single
Property Type	Industrial BTS (IOS)
Lease Term	Negotiable
Lease Rate	Call for pricing
Listing Type	Direct
Zoning	PD
Parcel ID	P-27-28-22-ZZZ-000006-03480.5
Expected Delivery	Q2 2026



EXECUTIVE SUMMARY

Lakeside Logistics in Plant City presents a build-to-suit Industrial Outdoor Storage (IOS) leasing opportunity currently under development with delivery expected Q2 2026. The site can be delivered as a dedicated IOS yard for truck and trailer parking or customized with a warehouse facility based on tenant specifications.

Strategically located near I-4, I-75, and major regional distribution corridors, the property offers excellent accessibility for logistics operators, transportation companies, and equipment users.

The Lakeland–Plant City submarket continues to experience strong industrial and logistics growth, making Lakeside Logistics a compelling opportunity to secure flexible IOS space in one of Central Florida’s most active distribution hubs.

PROPERTY HIGHLIGHTS

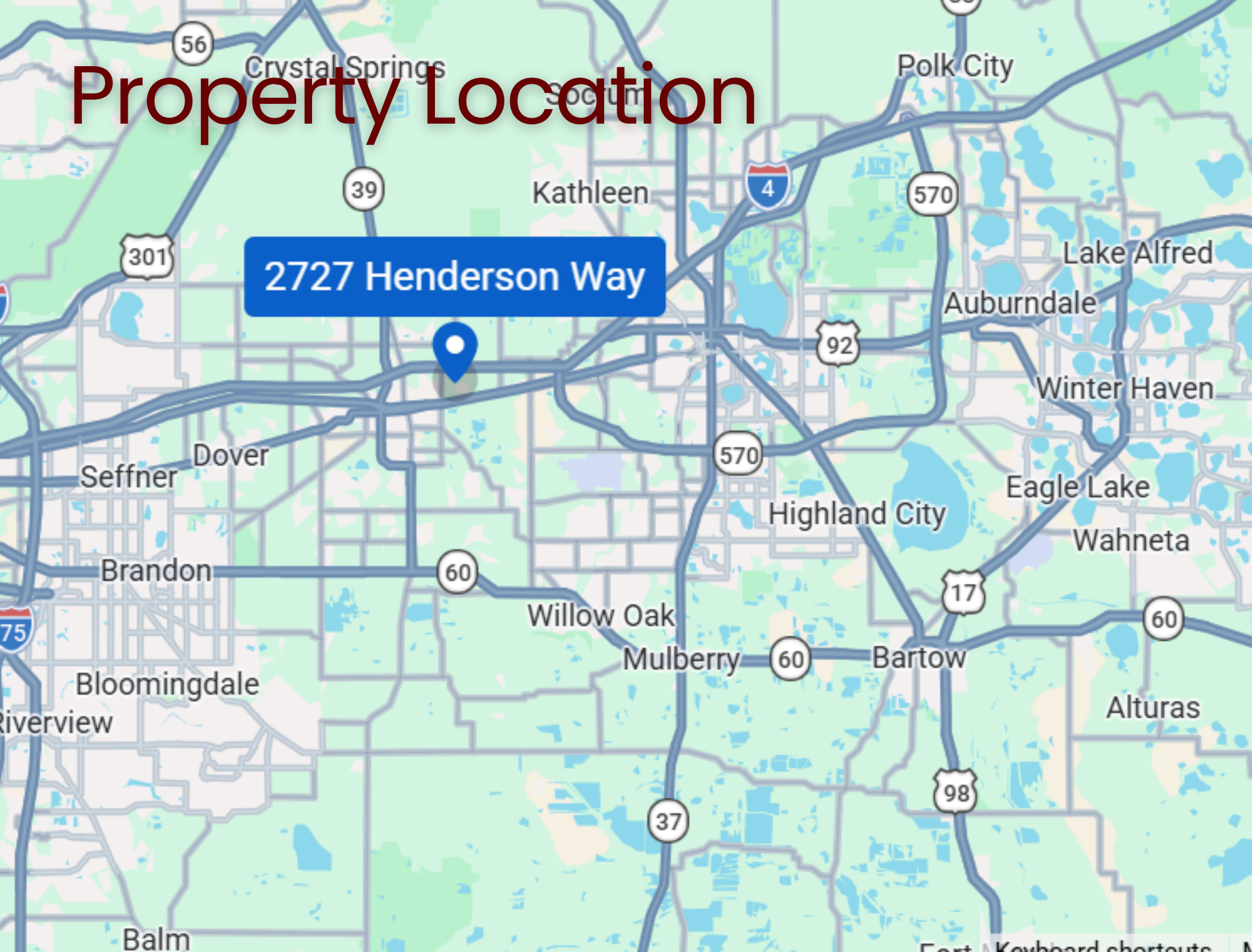
- 10+ Acre IOS Development
- Build-to-Suit Yard or IOS + Warehouse Option
- Delivery Expected Q2 2026
- Up to 280 ± Parking Spaces
- Dedicated Truck, Trailer, and Equipment Parking
- 24/7 Access with Secured, Lit Yard
- Two Driveway Access Points
- 60’ Drive Aisles with 30’ Access Drives for Efficient Truck Circulation



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Property Location





Hillsborough County, Florida

Hillsborough County is one of Florida's most dynamic and fastest-growing industrial markets, driven by strong population growth, business expansion, and strategic connectivity. As home to the Tampa MSA's core logistics network, the county benefits from direct access to major highways, the Port of Tampa, Tampa International Airport, and CSX rail infrastructure. Industrial vacancy remains tight, with sustained demand from distribution, manufacturing, construction, and service-based operators. Limited supply of small industrial parcels continues to push land values upward, making Hillsborough County a high-performing and competitive market for both users and investors.

Current Plant City Industrial Market Fundamentals

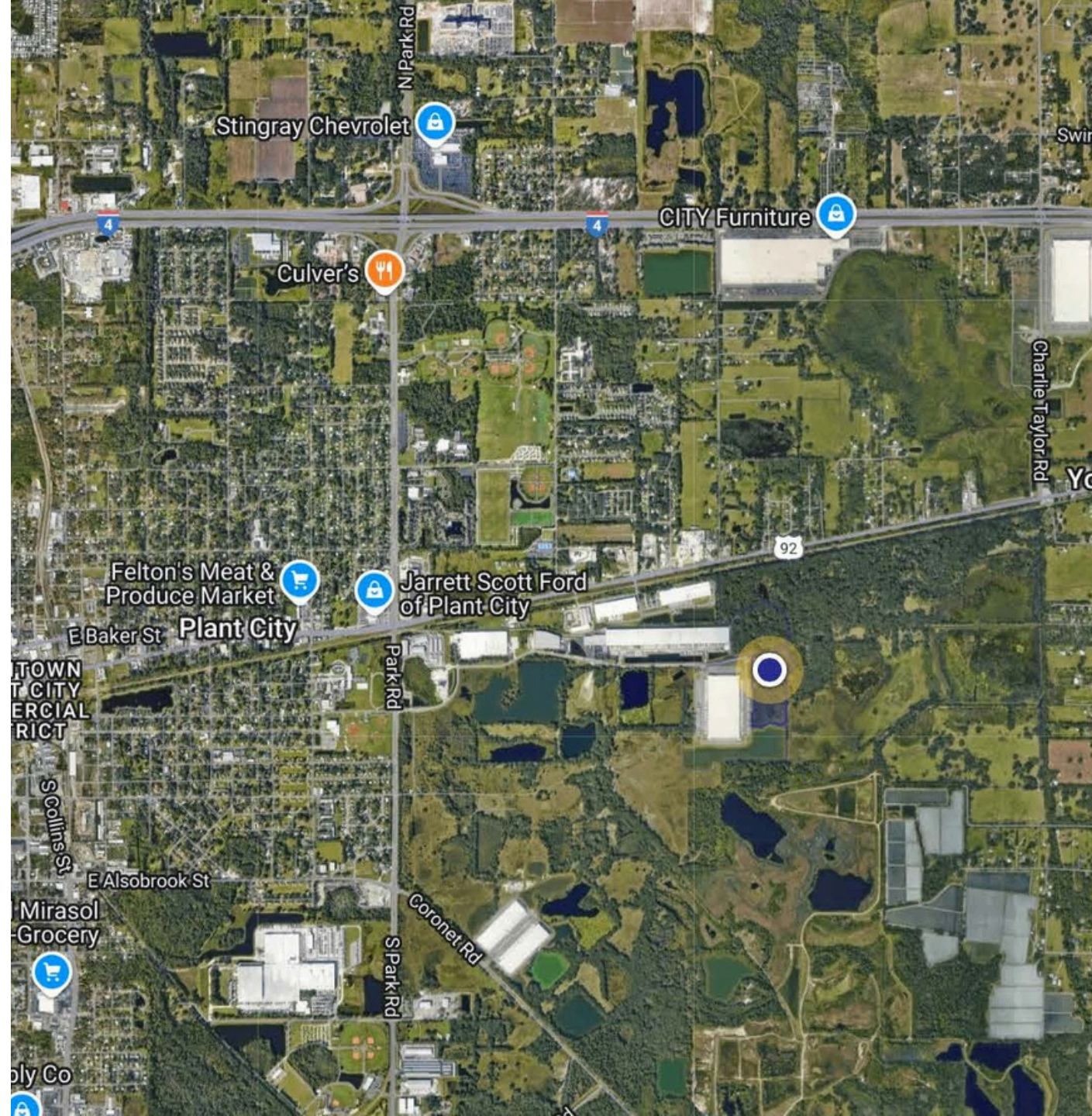
- Vacancy: Approx. 6–8%
- Average Asking Rent: Approx. \$9–11/SF NNN
- Net Absorption: Positive, driven by logistics and regional distribution demand
- Construction Pipeline: Active development along the I-4 corridor with steady new supply
- Sales Activity: Increasing investor interest, strong private-buyer participation, and steady industrial land transactions

LOCATION OVERVIEW: PLANTCITY, FL

Plant City is a strategically positioned logistics hub located between Tampa and Lakeland, with direct connectivity to Interstate 4 and Interstate 75. Its central location within the Tampa Bay region provides efficient access to major distribution corridors, the Port of Tampa, and the broader Central Florida consumer base.

Key Location Advantages

- Immediate access to I-4 and I-75, supporting statewide and Southeast distribution
- Positioned between Tampa and Orlando for dual-market reach
- Strong industrial and logistics presence in the I-4 corridor
- Access to an expanding regional labor pool supporting warehousing and manufacturing users

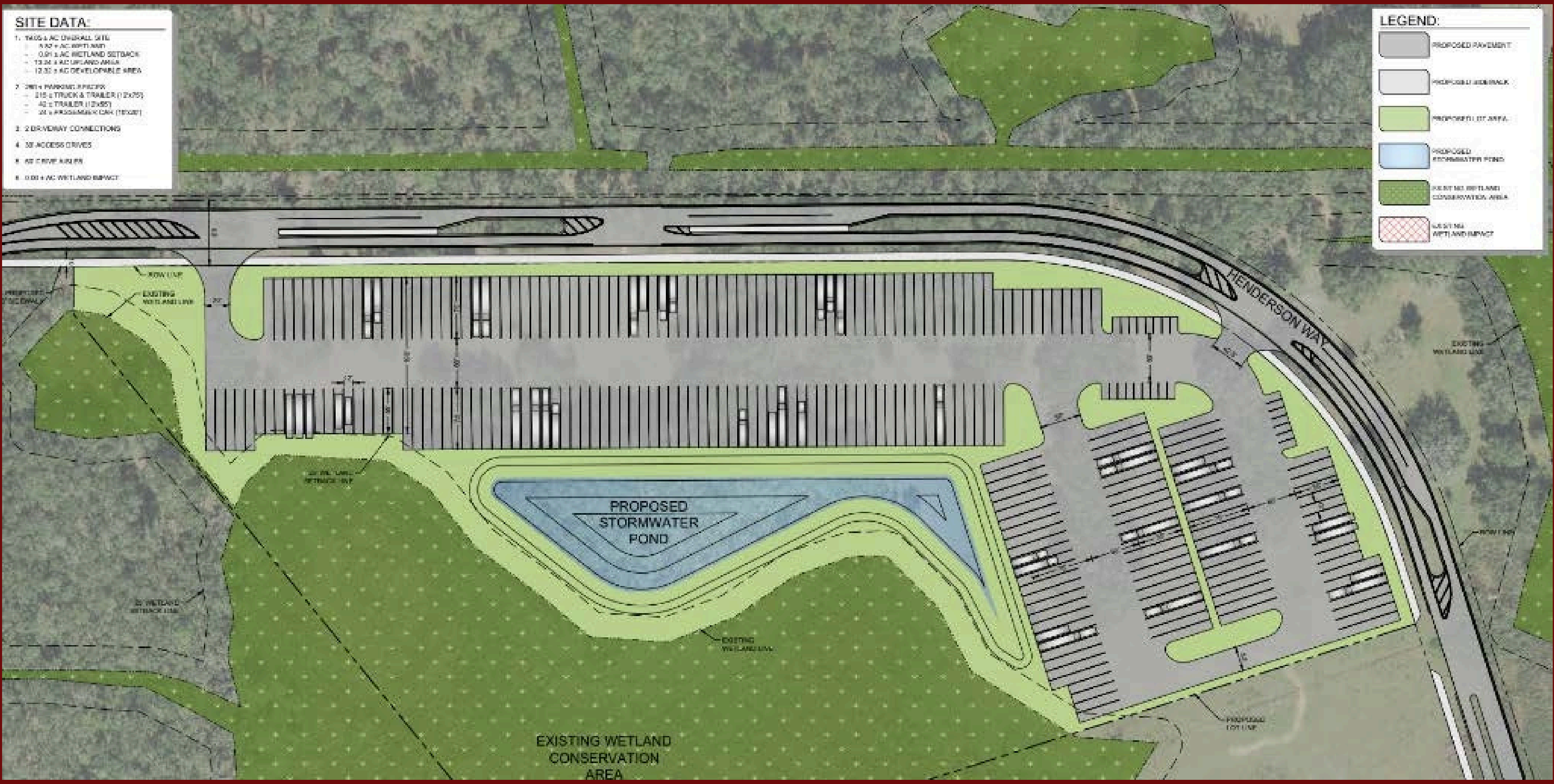


SITE DATA:

- 1. 1405 ± AC OVERALL SITE
 - 1.92 ± AC WETLAND
 - 0.91 ± AC WETLAND SETBACK
 - 13.34 ± AC UPLAND AREA
 - 12.32 ± AC DEVELOPABLE AREA
- 2. 281 ± PARKING SPACES
 - 215 ± TRUCK & TRAILER (12x75)
 - 42 ± TRAILER (12x85)
 - 24 ± FREIGHTER/DAK (18x28)
- 3. 2 DRYWAY 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



Connect



Guillermo De Nicolas,
MBA, SIOR
Founder & CEO
(321) 301- 3947
guillermo@panthercg.com



Hector Delgado, MBA
Managing Partner
(863) 242-5630
hector@panthercg.com



Zac Pakizer
Managing Partner
(586) 588-3331
zac@panthercg.com



Ruben Larrea
Senior Investment
Advisor
(407) 810-5934
ruben@panthercg.com



Tallie Washington
Senior Investment
Advisor
(407) 508-4315
tallie@panthercg.com



Matthew Demetrius
Commercial Investment
Advisor
(954) 541-7750
matthew@panthercg.com



Gustavo Velez, MSBM
Investment Advisor
(863) 242-4786
gus@panthercg.com



John Luis Matheus
Advisor, Industrial
Investments
(817) 312-5142
john@panthercg.com



Amari Swift
Advisor, Industrial
Investments
(407) 393-0122
amari@panthercg.com

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Presented By:



Guillermo De Nicolas,
MBA, SIOR
Founder & CEO
(321) 301- 3947
guillermo@panthercg.com



Hector Delgado, MBA
Managing Partner
(863) 242-5630
hector@panthercg.com



Tim Hurless, SIOR
Tenant & Buyer Representative
813.309.9018
th@avocatgroup.com

Panther Capital Group | 301 E Pine St, Ste 540, Orlando, FL 32801 | www.panthercapitalgroup.com



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