

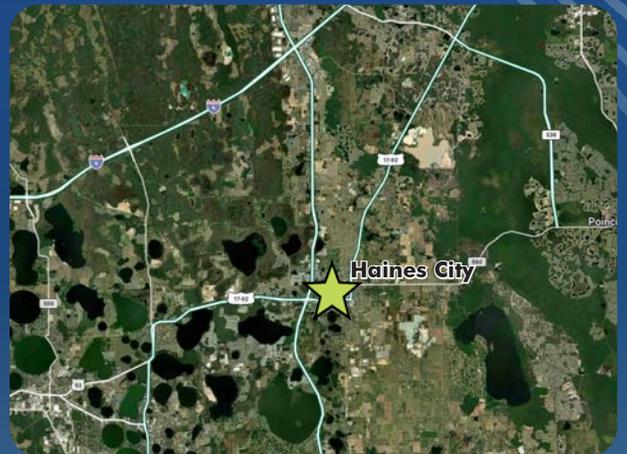
GDB COLD STORAGE & LOGISTICS CENTER
FOR SALE OR LEASE
NINE (9) BUILDING INDUSTRIAL COMPLEX

A Strategic Cold Storage and Logistics Center Within Florida's Distribution Triangle



PROPERTY OVERVIEW

GDB COLD STORAGE & LOGISTICS CENTER offers 175,564 SF of mixed use industrial space on 13+ acres, featuring multiple warehouses, manufacturing areas, office space, and more than 43,000 SF of cold storage with heavy-duty ammonia refrigeration. The site provides extensive loading capabilities, including dock high and grade-level doors, in ground truck scales, and large trailer storage areas, all supported by robust utility infrastructure such as Duke Energy's multi point 277/480V service and city water/sewer systems. Strategically located in downtown Haines City along Railroad Ave and adjacent to an active CSX rail line, the property is in the heart of Florida's distribution triangle –Orlando, Tampa, Miami– ensuring exceptional statewide logistics connectivity.



DAVID MURPHY
Vice Chairman
407 404 5020
david.murphy@cbre.com

MONICA WONUS
Executive Vice President
407 404 5042
monica.wonus@cbre.com

JEFF GRAY
Vice President
407 506 6016
jeff.gray1@cbre.com

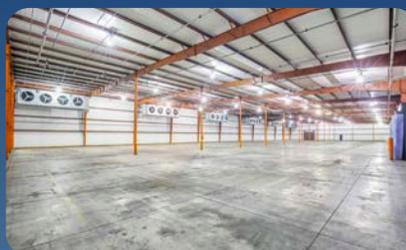
GABY GISSY
Associate
407 404 5012
gaby.gissy@cbre.com

SHARIF BAKER
Associate
407 404 5018
sharif.baker@cbre.com

PROPERTY SPECIFICATIONS



TOTAL ACRES	±13.29 Acres
TOTAL SF	175,564 SF Nine (9) Buildings
SUBMARKET	Polk County
COLD STORAGE / SHIPPING	43,825 SF
OFFICES	5,372 SF
PACKING / SORTING / MANUFACTURING	68,273 SF
MANUFACTURING / WAREHOUSE	49,476 SF
EQUIPMENT MAINTENANCE	8,618 SF
ZONING	IH (Industrial, Heavy)
ELECTRICAL – DUKE ENERGY	+ 12.47 kV distribution Multiple transformers including: + 1500 KVA underground 277/480V + Several 300 KVA transformers + 500 KVA underground 277/380V + Feeder K20 – 5 MW capacity
WATER – CITY OF HAINES CITY	+ 10-inch water line along frontage + Three active meters (1 x 3/4", 2 x 2") + On site private fire hydrants (1,500 GPM capability)
SEWER	8-inch gravity sewer line (500 GPM)
NATURAL GAS – FLORIDA PUBLIC UTILITIES	2-inch line with 50 PSI
CONSTRUCTION	Wood, Metal, and Masonry Block
FIRE SYSTEM	Fully Automatic Fire Protection
DOCK DOORS	Multiple loading doors, grade level access and 16 dock-high doors
FEATURES	+ Inground Truck Scales and Scale House + Boiler Room + On-site water management
IOS STORAGE	±1.5 Acres



SITE LAYOUT



The **GDB Cold Storage & Logistics Center** delivers a highly efficient, production ready industrial layout across 13.3 acres, integrating cold storage, manufacturing, and warehouse space for seamless operations. The facility includes 43,825 SF of cold storage supported by 350 tons of ammonia refrigeration, 120,000 lbs of air handler capacity, and full system redundancy—ensuring reliable 32° holding temperatures and 90% relative humidity for food grade and temperature sensitive logistics.



ALL EYES ARE ON THE SUNSHINE STATE.

Investor and Owner User interest is anticipated to remain high for Orlando where there are strong economic fundamentals, such as population, job growth, low unemployment, robust population in-migration, a thriving tourism industry.

- + Located in Downtown Haines City
- + East of U.S. Highway 27
- + 10 miles south of the Interstate 4 and U.S. Highway 27 interchange
- + 16 miles north of the U.S. Highway 27
- + Orlando Int'l Airport 45 min / 38 miles

Polk County population grew 3.5% year over year to 852,878, outpacing statewide growth.

Polk County is Florida's fastest growing inland county, attracting 26,000-30,000 new residents annually thanks to its affordability, job growth, and central location between Orlando and Tampa.

Strong logistics workforce: 32,097 employed in Transportation and Warehousing, one of the region's fastest growing sectors.

Competitive labor costs:
Polk County's average annual wage is \$55,695, notably lower than the Florida statewide average offering significant payroll savings for industrial, logistics, and cold storage operators.



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