

808 S. WOODROW WILSON STREET

PLANT CITY, FLORIDA 33563

WAREHOUSE/OFFICE SPACE FOR LEASE

Located in the United
Industrial Plaza



AVAILABLE
AUGUST 1, 2026

NO CAM FEES •
INDUSTRIAL GROSS LEASE

PROPERTY HIGHLIGHTS

- ❖ Affordable Flex Warehouse Space Ready for Aug 1, 2026 Occupancy
- ❖ 1,500 SF flexible warehouse/office space
- ❖ Approximately 750 SF air-conditioned office – 750 SF dry warehouse
- ❖ Conveniently located on S. Woodrow Wilson Street, just north of Airport Road and east of Alexander Street, providing quick access to: I-4, Downtown Plant City, Lakeland, Brandon, Tampa and local industrial and commercial districts



ROLL-UP DOOR
GRADE LEVEL



OFFICE



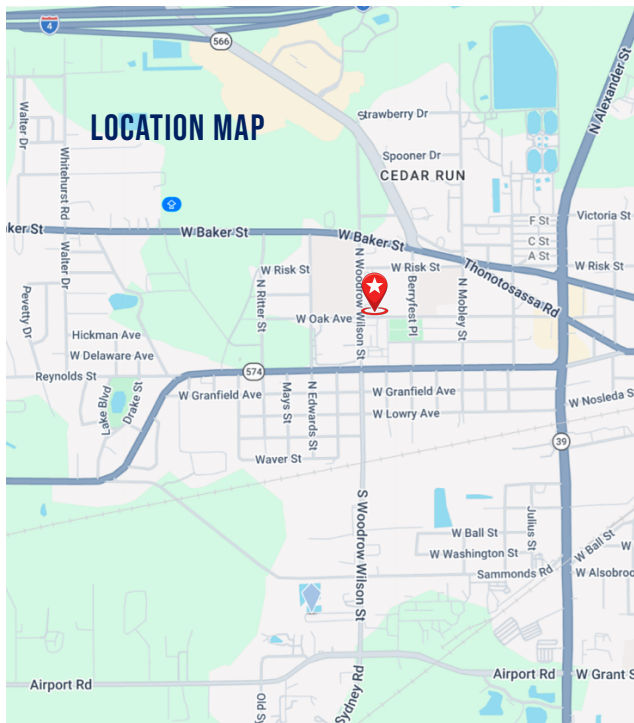
RESTROOM



16'-18"
CLEAR HEIGHT



INDUSTRIAL
GROSS LEASE



NOW LEASING

1,500 SF - TOTAL

\$14.50 PSF
(IG)

Industrial Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.

TOTAL MONTHLY RENT

\$1,812.50

PLANT CITY 33563 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	7,361	49,683	81,874
Average Household Income	\$74,556	\$84,999	\$87,049
Median Household Income	\$63,382	\$66,374	\$67,350
Total Households	2,646	17,489	28,135
Daytime Population*	4,323	—	—
Bachelor's Degree or Higher	12.7%	18.7%	17.7%
Median Age	35.3	37.5	38.0

*Daytime Employment (1 Mile)

Source: Esri 2024 | Rings centered on Plant City, FL 33563

FOR MORE INFORMATION, CONTACT:



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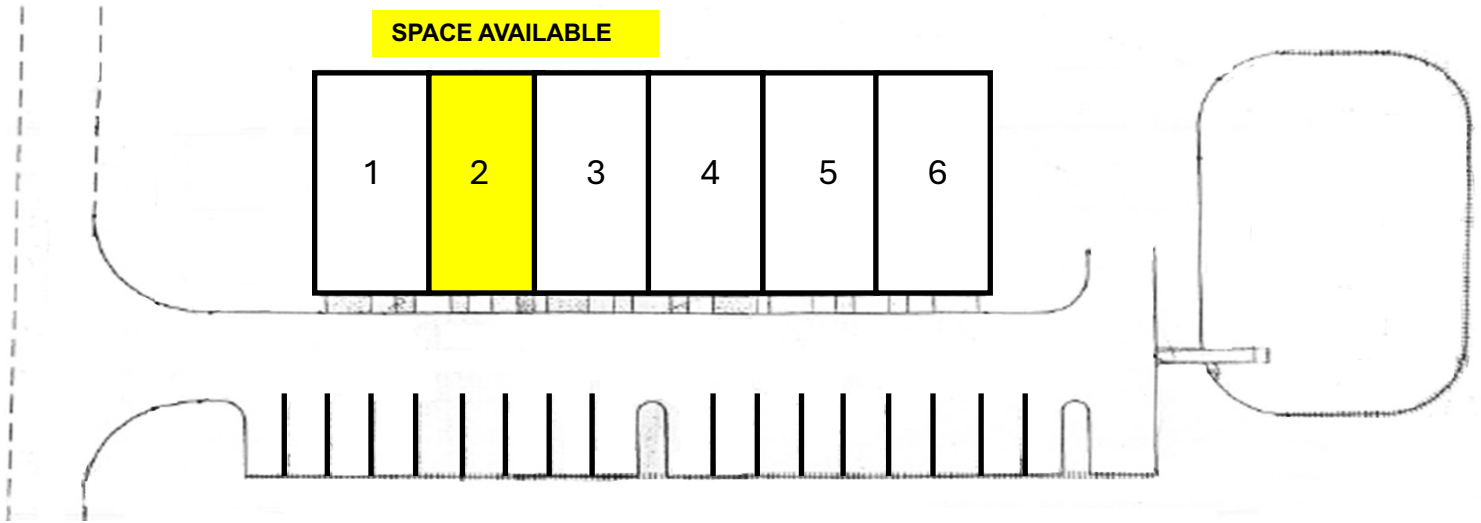


www.TurnerCole.com

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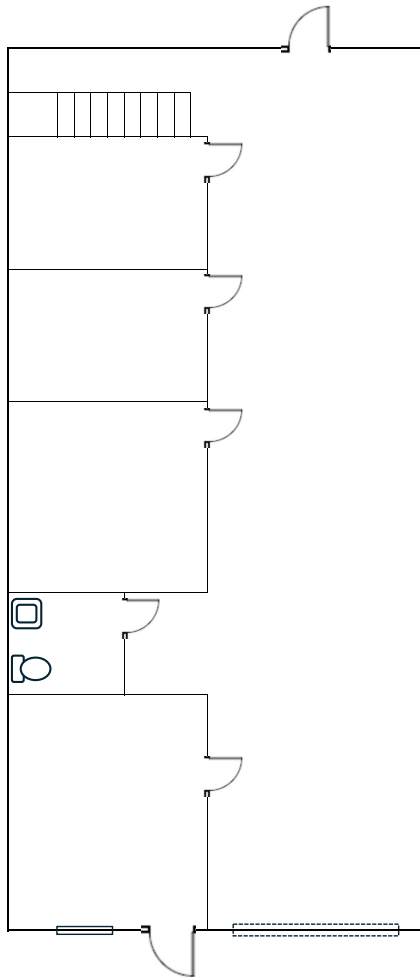
PLANT CITY, FLORIDA 33563

SITE PLAN



FLOOR PLAN

1,500 SF (not to scale)



AVAILABLE SUITE: **UNIT 2 (AVAILABLE AUGUST 1, 2026)**

TOTAL RSF: 1,500 RSF
OFFICE 750 SF
WAREHOUSE 750 SF

GROSS RATE \$14.50 PSF
TOTAL MO. RENT
\$1,812.50

IDEAL USES

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WAREHOUSE



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