

Lakeside Station IOS

Prime Outdoor Storage or Development Opportunity

14.07 TOTAL ACRES

Henderson Way
Plant City, FL 33563
[Google Maps](#)

3-10 AC OF IOS | POTENTIAL FOR 147,000 SF BUILDING DEVELOPMENT | FULLY PERMITTED



Overview

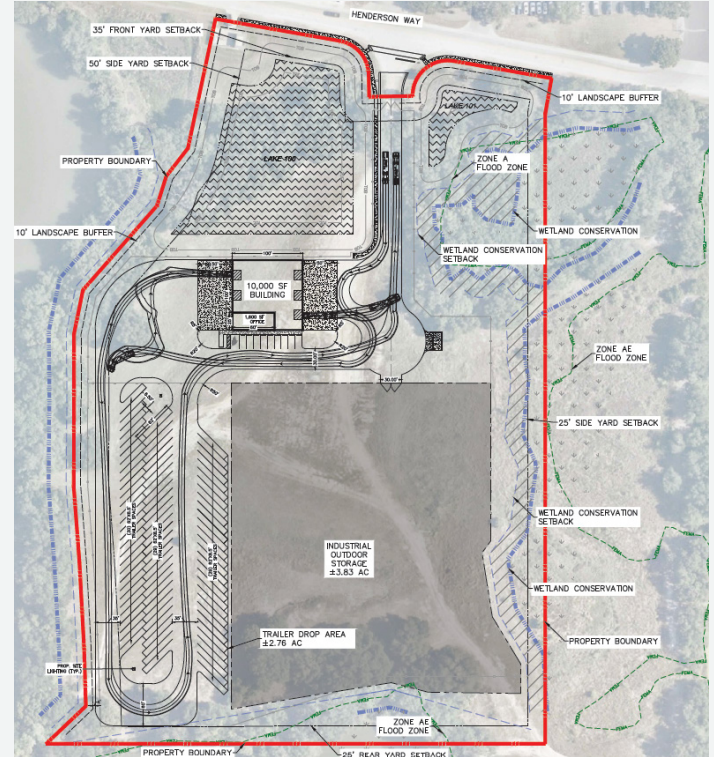
Lakeside Station IOS sits at the heart of Florida's rapidly growing industrial corridor, providing unparalleled access to major transportation networks and a vast consumer base. Its proximity to I-4, multiple airports, and a population of 19.5 million people within a 200-mile radius makes it an ideal location for businesses requiring efficient logistics and distribution.

Industrial Outdoor Storage Approved

Offering 3-10 acres of secure industrial outdoor storage within a 900-acre site, set amidst 7 million square feet of upcoming industrial development.

IOS HIGHLIGHTS:

- 3-10 acres of secured industrial outside storage
- Zoning: PD/Heavy Industrial: Ideal for heavy equipment storage, additional trailer drops, or any other industrial
- Outdoor storage companies looking for secure storage space
- Potential for an additional 180-200 trailer drops
- Easy Access to I-4 with two I-4 interchanges within 1.5 miles,
- Site Fully Gated / Secured



Potential to build 147,000 SF of Industrial

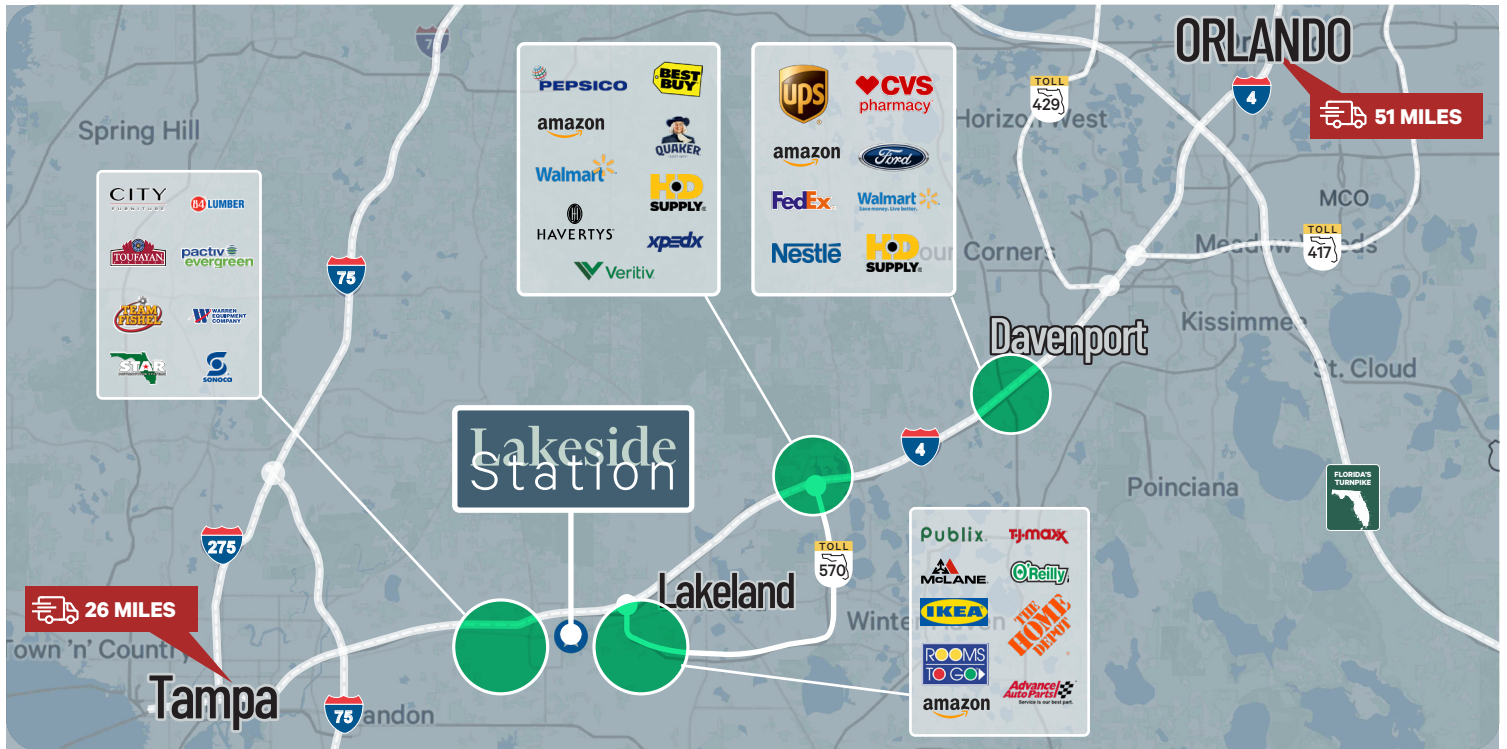
The proposed ±147,000 SF Class A warehouse at Lakeside Station can fit a modern, build-to-suit facility with 36' clear heights, 52 dock-high doors, 48 trailer drops, and ample car parking, ideal for distribution, 3PL, or e-commerce users.

CONCEPT HIGHLIGHTS:

- 147,000 SF total
- Build to suit office
- 36' Clear height
- 52 Bays
- Dock high loading
- 103 Parking spots
- 48 Trailer drops



Location Highlights



STRATEGIC TRANSPORTATION HUB

Situated in the heart of Central Florida, Sumterville provides exceptional connectivity:



Highway Access: Interstate 4 and Interstate 75 intersect nearby, facilitating efficient north-south and east-west freight movement.



Major Routes: U.S. Highway 301 and State Roads 44, 470, and 471 traverse the area, enhancing regional accessibility.



Rail Connectivity: The CSX S-Line freight corridor runs through Sumter County, offering direct rail access for bulk goods transportation.

Proximity to Ports and Airports



Seaports: Port Tampa Bay (~1 hour), Port Manatee (~1.25 hours), and Port Canaveral (~1.75 hours) are within reach, supporting import/export activities.

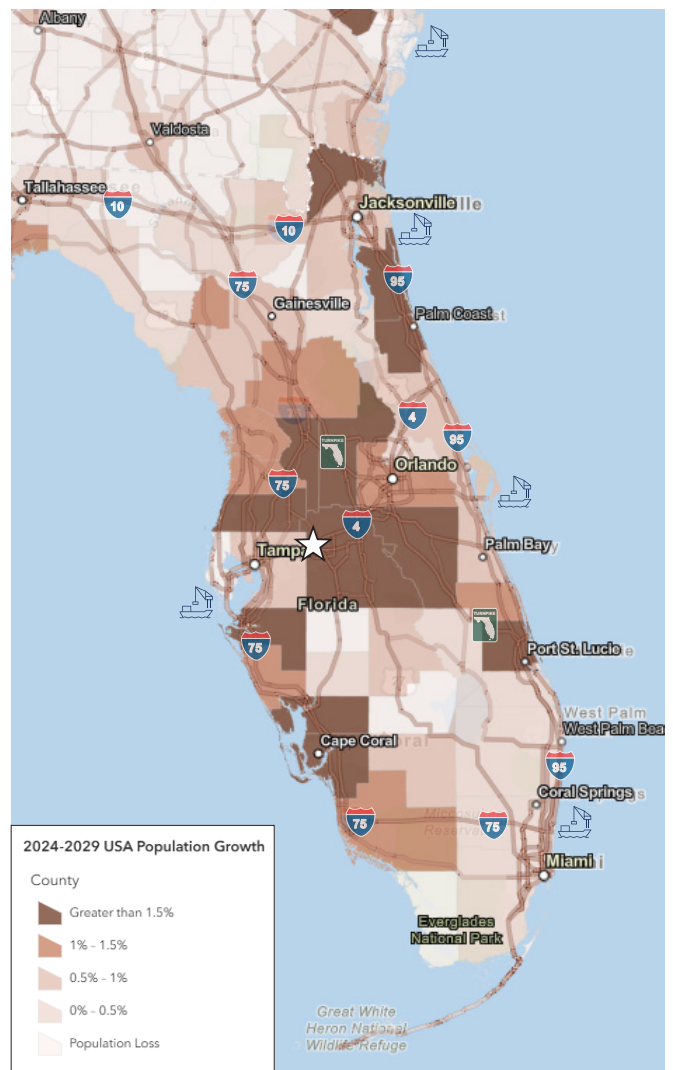


Airports: Orlando International and Tampa International Airports are approximately an hour away, facilitating air cargo operations.

GROWING WORKFORCE AND ECONOMIC CLIMATE

Workforce Availability: Over 1.3 million individuals aged 18–54 reside within a 40 minute drive, ensuring access to a skilled labor force.

Economic Growth: Sumter County has experienced significant economic development, with substantial investments in manufacturing and logistics sectors.



Lakeside Station IOS | Polk County, FL



For Sale or Lease
Prime Outdoor Storage or Development Opportunity

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