

Lake Wales  
Municipal Airport

AADT 29,000±



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OFFERING MEMORANDUM

# STONERIDGE INDUSTRIAL PARK

469± ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY - POLK COUNTY, FL

## PROPERTY SUMMARY

**Property Address:** Highway 60 W  
Lake Wales, FL 33859

**County:** Polk

**Property Type:** Vacant Industrial Land

**Property Size:** 469± Acres

**Zoning:** PDMU  
(Planned Development Mixed-Use)

**Industrial Use:** Up to 4 million Sq. Ft. of light  
industrial/distribution

**Future Land Use:** Mixed-Use

LIST PRICE:

**\$60,000,000**

**\$2.94 PSF | Price Per FAR \$15/Foot**

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## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
President & CEO



**Hunter Ward, CCIM, ALC**  
Senior Broker Associate



### DIRECT ALL OFFERS TO:

**Hunter Ward, CCIM, ALC**

hward@lsicompanies.com

o: (239) 489-4066 m: (863) 227-6200

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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## EXECUTIVE SUMMARY

### CENTRAL FLORIDA'S NEXT MAJOR LOGISTICS HUB

Positioned in the heart of Central Florida's logistics corridor, Stoneridge Industrial is a 469± acre industrial development site in Lake Wales. The unique site presents a rare opportunity to capitalize on one of the state's most strategic and connected locations. Currently in the final approval stages for up to 4 million square feet of industrial and distribution space, the property offers the scale, infrastructure, and accessibility sought after by major users and developers alike.

With direct frontage on State Road 60, adjacency to the Lake Wales Municipal Airport, and a freight rail line bisecting the site, this property is primed for regional and statewide distribution reach. Its central location provides direct rail transportation routes to Tampa, Orlando, Miami, and other key Florida metros, making it one of the most logistically advantageous industrial sites available in the market today.

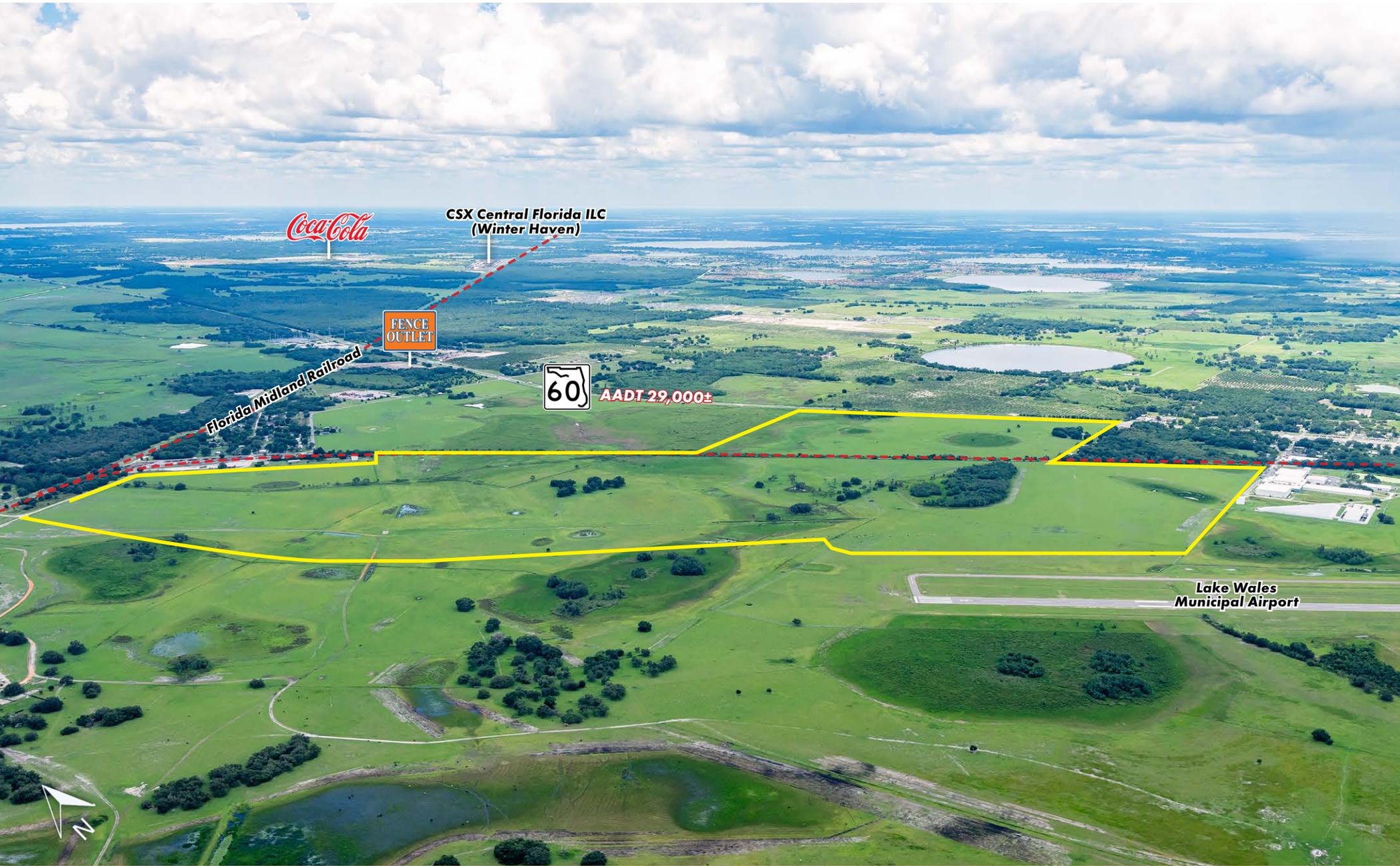
With unmatched transportation infrastructure, a central Florida location, and approvals in motion for large-scale industrial use, Stoneridge Industrial represents a generational opportunity for developers, logistics operators, and end-users seeking scale and speed to market. Whether for a single-user regional distribution hub or a phased industrial park, the flexibility and connectivity of this site make it a standout in Florida's booming industrial market. This is a phenomenal opportunity designed for long-term value creation in one of the state's most accessible and business-friendly corridors.



# PROPERTY AERIAL



# PROPERTY AERIAL



# SITE PLAN



# ACCESS EXHIBIT



## KEY RAIL-RELATED SITE BENEFITS

### Rail Classification & Ownership

Site sits at the intersection of CSX and FMID railroads, a Class I main line (>\$900M revenue), and a Class III branch line (<\$40M revenue), respectively.

### Strategic Central Florida Location

Just south of the main rail intersection connecting Tampa, Orlando, and Miami.

### Fast Access to Major Markets

Direct, high-speed rail connectivity to Tampa, Orlando, Miami, with extended reach to Jacksonville, North Florida and South West Florida.

### Premium Distribution Potential

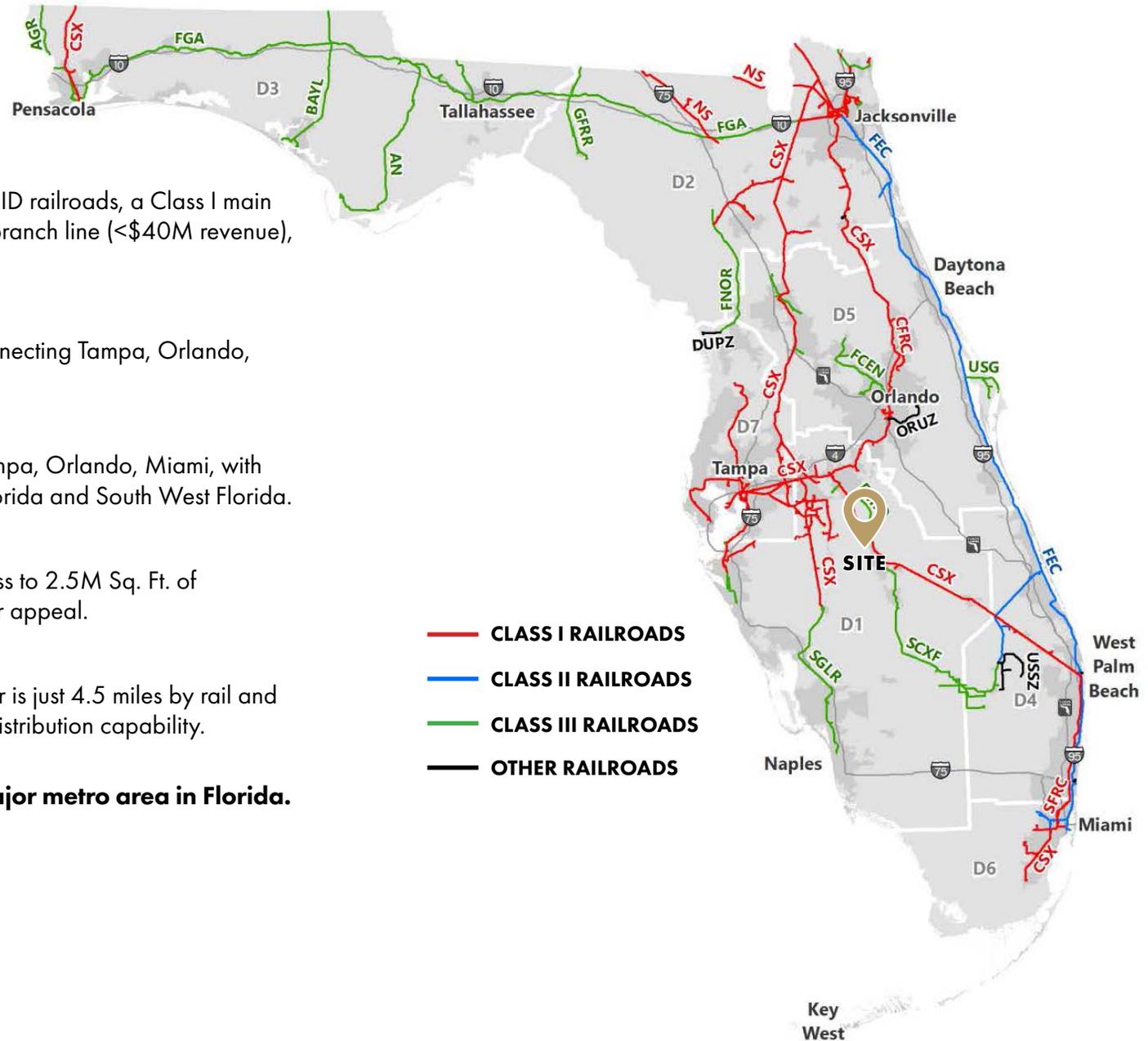
Conceptual plans feature direct rail access to 2.5M Sq. Ft. of distribution space, boosting tenant/buyer appeal.

### Proximity to ILC

Winter Haven Intermodal Logistics Center is just 4.5 miles by rail and 7 miles by truck, enhancing multimodal distribution capability.

Site is within 251 ± miles of every major metro area in Florida.

LOCATION	MILES BY RAIL
TAMPA	60
ORLANDO	63
JACKSONVILLE	209
FORT MYERS	217
MIAMI	251



## Interstate 4 (I-4) - 25± miles from site

- Major East-West corridor linking I-95 (Daytona Beach) to I-75 (Tampa), serving as a key truck route for long-haul freight

## U.S. Highway 17 - 11± miles from site

- North-South route from Punta Gorda to Jacksonville, with direct connections to State Roads 70/ 72, 64 & 62—important for south-central and southwest Florida access

## U.S. Highway 27 - 2± miles from site

- North-South central arterial route from Miami to Georgia

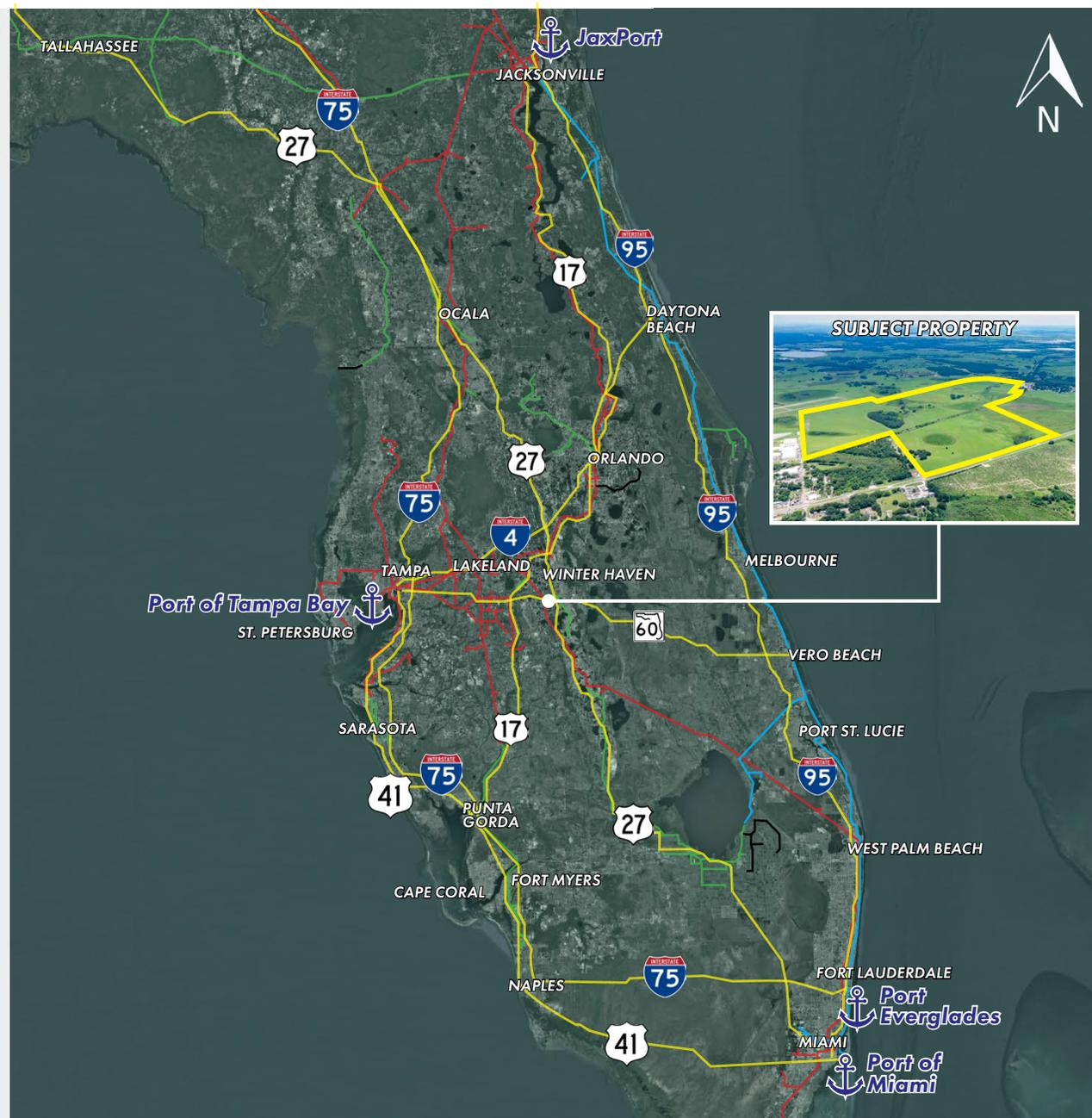
## State Road 60 - Adjacent to site

- East-west arterial from Vero Beach to Tampa, providing quick access to both coasts and connecting north-south roads

<b>ORLANDO</b>	55± miles	1± hour
<b>TAMPA</b>	56± miles	1± hour
<b>FORT MYERS</b>	112± miles	2± hours
<b>JACKSONVILLE</b>	195± miles	3± hours
<b>MIAMI</b>	216± miles	3± hours

## MAJOR SHIPPING PORTS

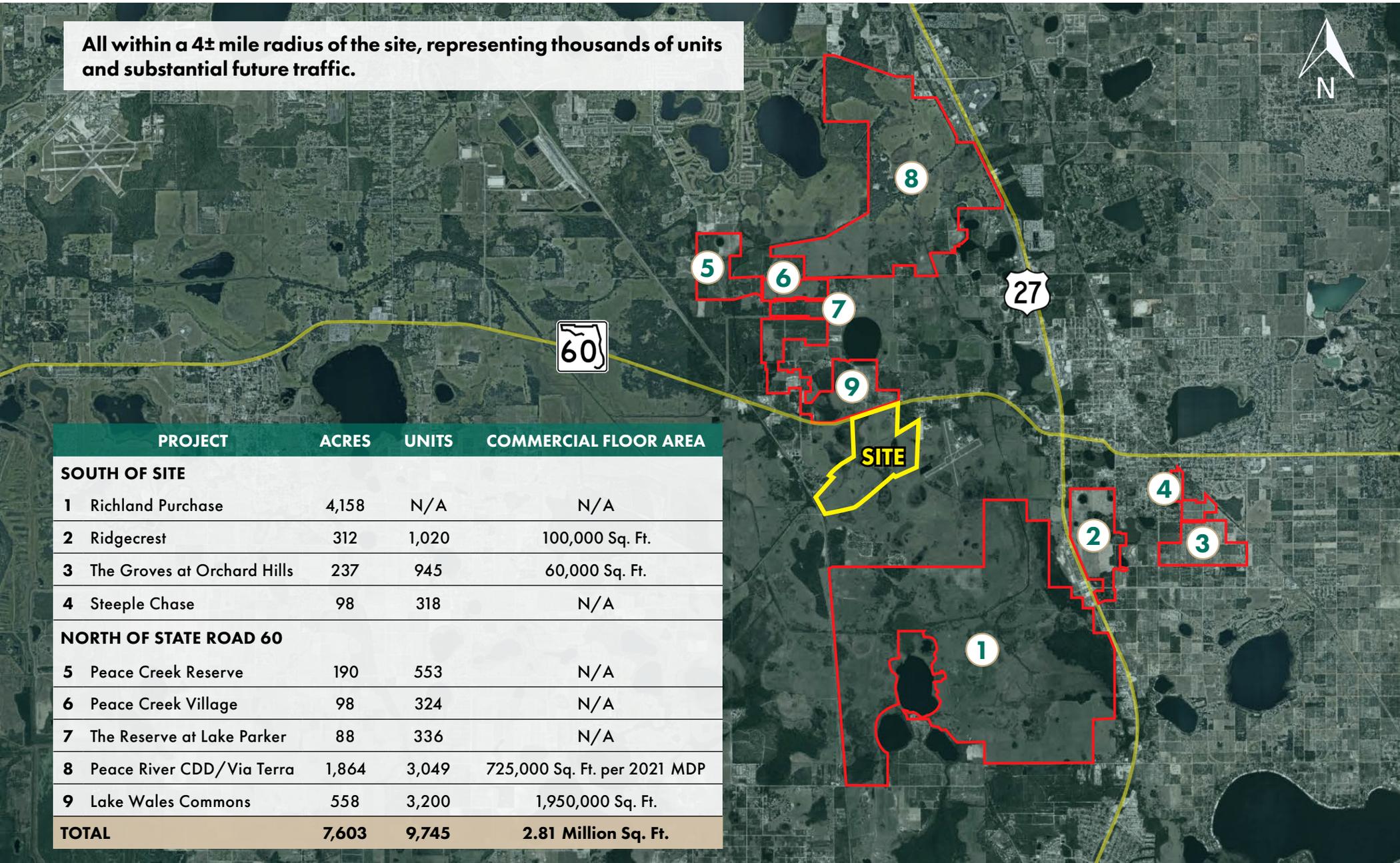
	BY TRUCK	BY RAIL
<b>PORT OF TAMPA BAY</b>	63± miles	80± miles
<b>PORT EVERGLADES</b>	189± miles	205± miles
<b>JAXPORT</b>	194± miles	210± miles
<b>PORT OF MIAMI</b>	208± miles	227± miles



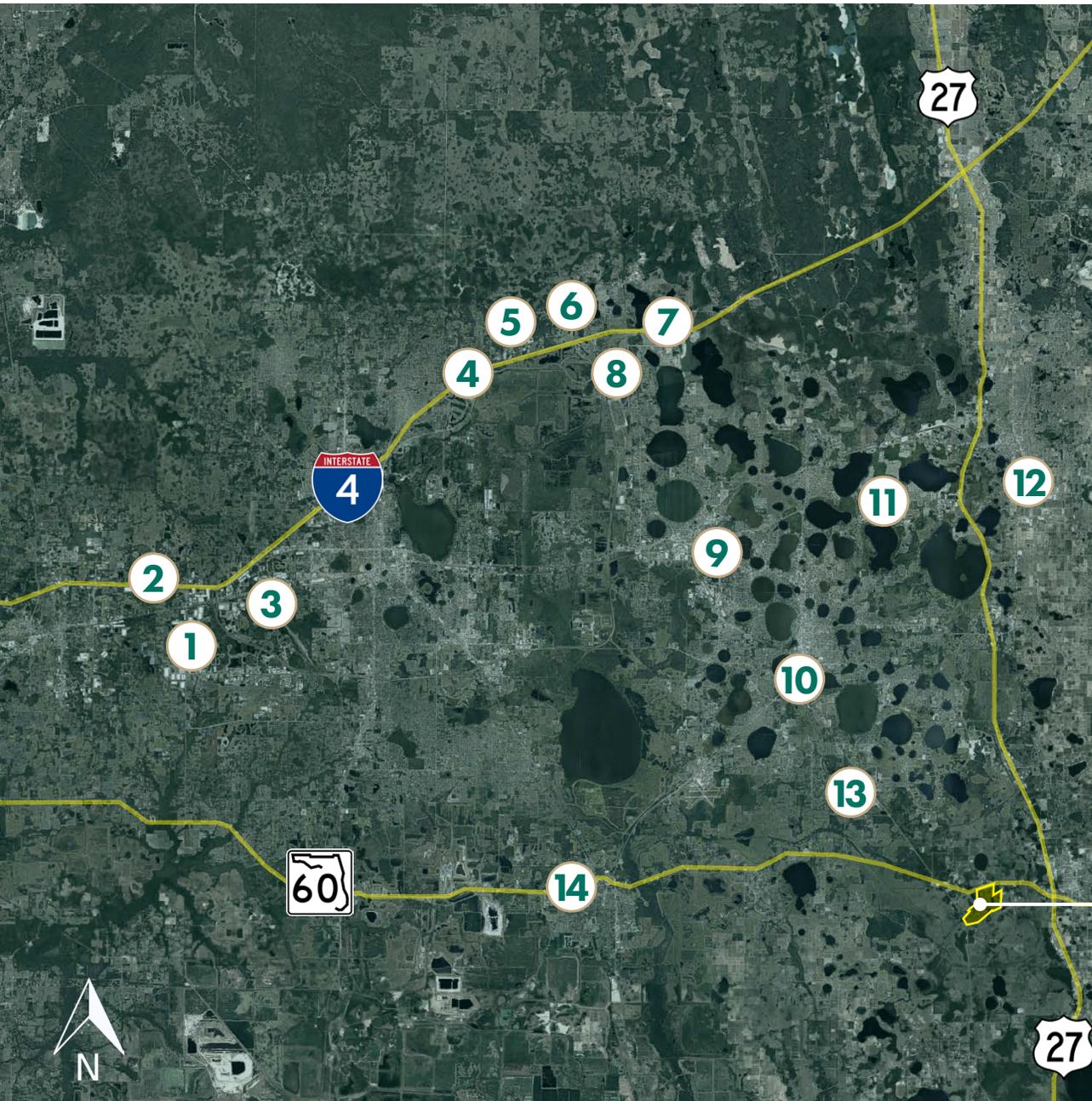
## SURROUNDING DEVELOPMENTS

All within a 4± mile radius of the site, representing thousands of units and substantial future traffic.

PROJECT	ACRES	UNITS	COMMERCIAL FLOOR AREA
<b>SOUTH OF SITE</b>			
1 Richland Purchase	4,158	N/A	N/A
2 Ridgecrest	312	1,020	100,000 Sq. Ft.
3 The Groves at Orchard Hills	237	945	60,000 Sq. Ft.
4 Steeple Chase	98	318	N/A
<b>NORTH OF STATE ROAD 60</b>			
5 Peace Creek Reserve	190	553	N/A
6 Peace Creek Village	98	324	N/A
7 The Reserve at Lake Parker	88	336	N/A
8 Peace River CDD/Via Terra	1,864	3,049	725,000 Sq. Ft. per 2021 MDP
9 Lake Wales Commons	558	3,200	1,950,000 Sq. Ft.
<b>TOTAL</b>	<b>7,603</b>	<b>9,745</b>	<b>2.81 Million Sq. Ft.</b>



## NOTABLE INDUSTRIAL USERS



- 1 Amazon, Publix, Home Depot, Ace Hardware, O' Reilly Auto Parts, LG & Save A Lot
- 2 Sysco, Tesla, City Furniture & Advance Auto Parts
- 3 Rooms-To-Go & Southern Glazer's
- 4 Walmart
- 5 Amazon & Pepsi Co.
- 6 Best Buy
- 7 LifeScience Logistics, Amazon
- 8 Hyundai
- 9 Packaging Company of America
- 10 Colorado Boxed Beef Company
- 11 Walmart & Sherwin-Williams
- 12 Aldi & Restaurant Depot
- 13 Coca-Cola
- 14 Fed-Ex



## COMPARABLE PROJECTS



**7918 Harney Road  
Tampa, FL 33637**

<b>DATE</b>	2Q 2024
<b>SQ. FT.</b>	599,976
<b>SALE PRICE</b>	\$94,500,000
<b>PRICE/SQ. FT</b>	\$158
<b>YEAR 1 CAP RATE</b>	4.8%
<b>BASE RENT</b>	\$7.58
<b>OCCUPANCY</b>	100%
<b>BUILT</b>	2023-2024
<b>SELLER</b>	Hines JV ARA
<b>BUYER</b>	Link Logistics
<b>NO. OF BUILDINGS</b>	4
<b>TENANTS</b>	Single
<b>LOADING</b>	Rear
<b>CLEAR HEIGHT</b>	32'-36'



**6290 Hoover Blvd.  
Tampa, FL 33634**

<b>DATE</b>	1Q 2024
<b>SQ. FT.</b>	245,000
<b>SALE PRICE</b>	\$48,950,000
<b>PRICE/SQ. FT</b>	\$200
<b>YEAR 1 CAP RATE</b>	5.4%
<b>BASE RENT</b>	\$10.80
<b>OCCUPANCY</b>	100%
<b>BUILT</b>	2023
<b>SELLER</b>	Scannell Properties JV Legacy Development Partners
<b>BUYER</b>	Clarion Partners
<b>NO. OF BUILDINGS</b>	1
<b>TENANTS</b>	Single
<b>LOADING</b>	Rear
<b>CLEAR HEIGHT</b>	30'



**5450 Johns Rd. & 5416 W. Sligh Ave.  
Tampa, FL 33634**

<b>DATE</b>	1Q 2024
<b>SQ. FT.</b>	297,254
<b>SALE PRICE</b>	\$55,600,000
<b>PRICE/SQ. FT</b>	\$187
<b>YEAR 1 CAP RATE</b>	5.5%
<b>BASE RENT</b>	\$10.29
<b>OCCUPANCY</b>	100%
<b>BUILT</b>	2022
<b>SELLER</b>	Northpoint Development
<b>BUYER</b>	Clarion Partners
<b>NO. OF BUILDINGS</b>	2
<b>TENANTS</b>	Multi
<b>LOADING</b>	Rear
<b>CLEAR HEIGHT</b>	32'-36'



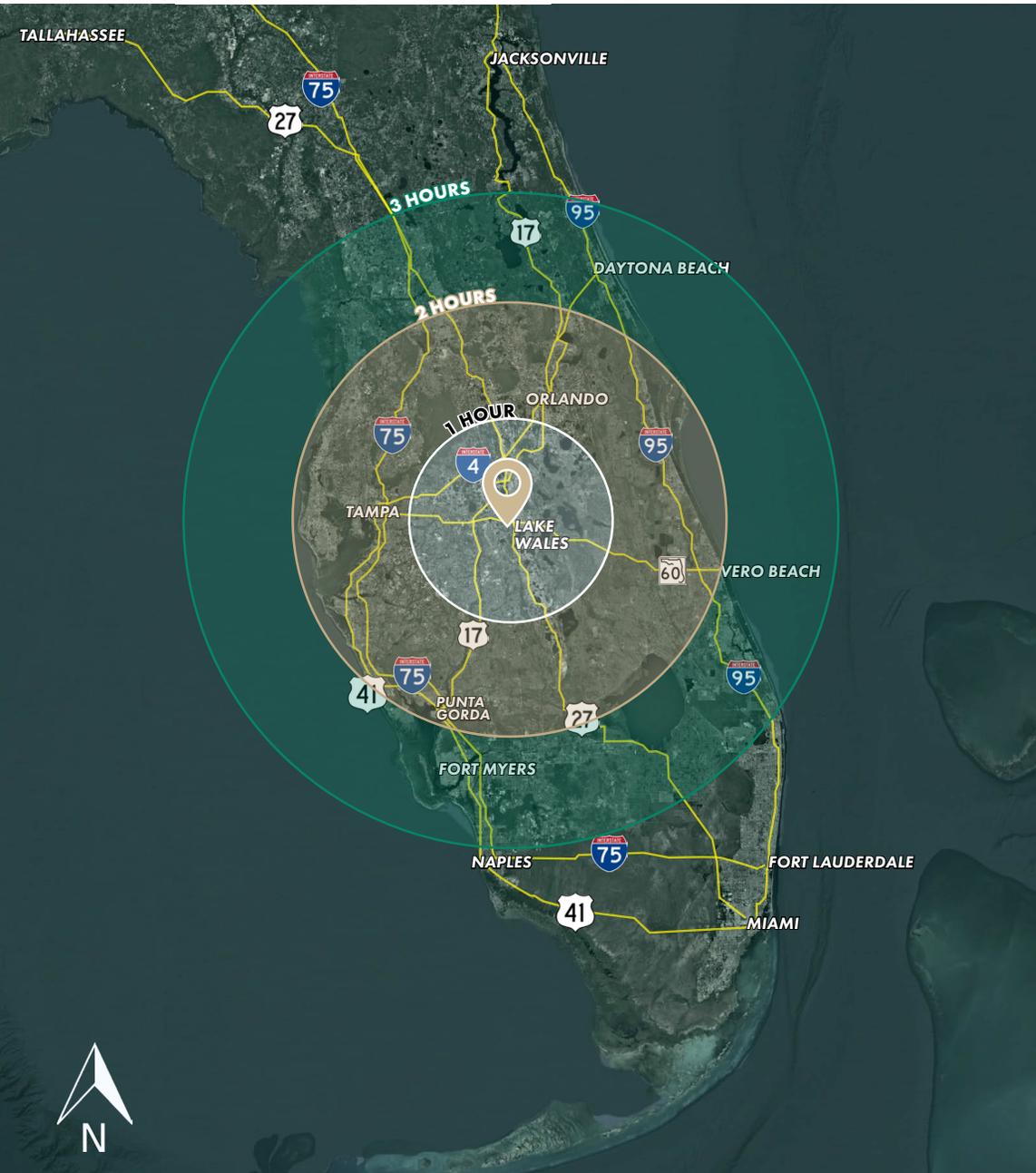
**5205 Drane Field Road  
Lakeland, FL 33811**

<b>DATE</b>	1Q2025
<b>SQ. FT.</b>	348,740
<b>SALE PRICE</b>	\$50,000,000
<b>PRICE/SQ. FT</b>	\$143
<b>YEAR 1 CAP RATE</b>	5.3%
<b>BASE RENT</b>	\$7.57
<b>OCCUPANCY</b>	100%
<b>BUILT</b>	2024
<b>SELLER</b>	Stonemont Financial
<b>BUYER</b>	Metlife Investments
<b>NO. OF BUILDINGS</b>	1
<b>TENANTS</b>	Single
<b>LOADING</b>	Rear
<b>CLEAR HEIGHT</b>	36'

## LOCATION

**68% of the Florida population is accessible within a 3± hour drive from the property.**

	1 HOUR	2 HOURS	3 HOURS	FLORIDA
2024 Total Population	1,388,984	9,870,759	15,485,391	22,779,514
2024 Total Population (% of State)	6.10%	43.33%	67.98%	100%
2024-2029 Growth Rate: Population	1.78%	1.25%	1.10%	0.93%
2024 Total Daytime Population	1,362,641	9,776,801	15,308,982	22,596,580
2024 Median Household Income	\$66,771	\$73,960	\$73,868	\$74,715





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