



**±180,000 SF For Lease
Available Immediately**

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Plant City Industrial Center - Bldg 100

1200 West Dr. Martin Luther King Jr. Blvd.
Plant City, FL 33563



Building Details

Building 100 Specifications

Total Building Size:	±180,000 SF (divisible to ±70,000 SF)
Office:	8,225 SF in-place; customized to suit
Available:	Immediately
Loading:	8 new high-dock doors 6 truck-well positions (15' x 8' doors) 5 drive-in points of access
Clear Height:	Varies (17' - 32')
Power:	3-phase; 3,000 amps, 320V
Water Capacity:	8,000,000 gallons/month (deep-water well)



M-1
Zoning



Hillsborough
County



X
Flood Zone



City of Plant City
Water



TECO Energy
Electric

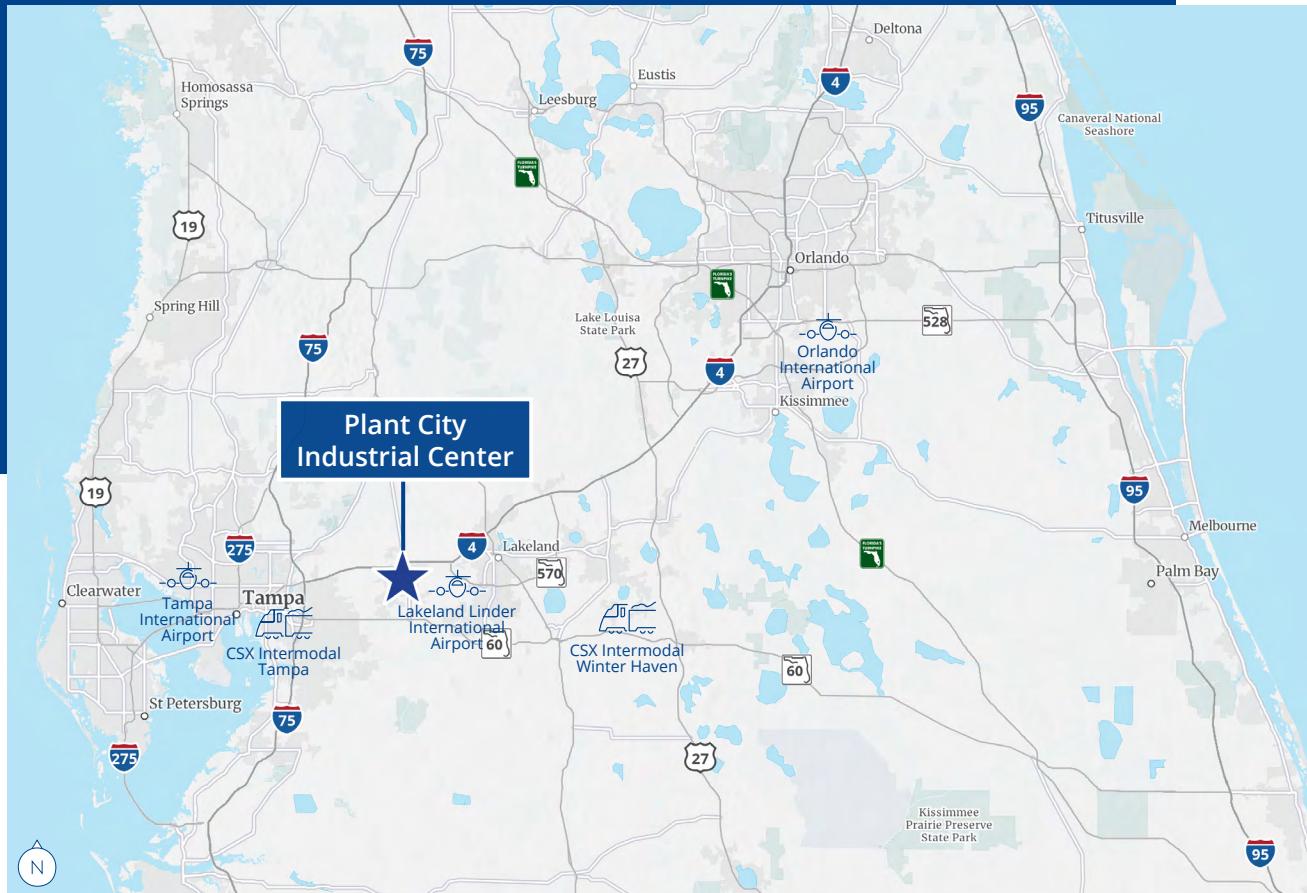


Spectrum
Internet



Plant City Industrial Center

Proven Location by Other Industrial Occupiers



Major Roads

- Interstate 4: 1.5 miles
- State Road 60: 6.1 miles
- Interstate 75: 12.6 miles



Airports

- Lakeland Linder: 9.9 miles
- Tampa International: 28.5 miles
- Orlando International: 66.3 miles



CSX Intermodals

- Tampa: 19.9 miles
- Winter Haven: 34.2 miles



Major Cities

- Tampa: 24 miles
- Orlando: 64 miles
- Ocala: 93 miles
- Fort Myers: 116 miles
- Jacksonville: 206 miles
- Miami: 249 miles

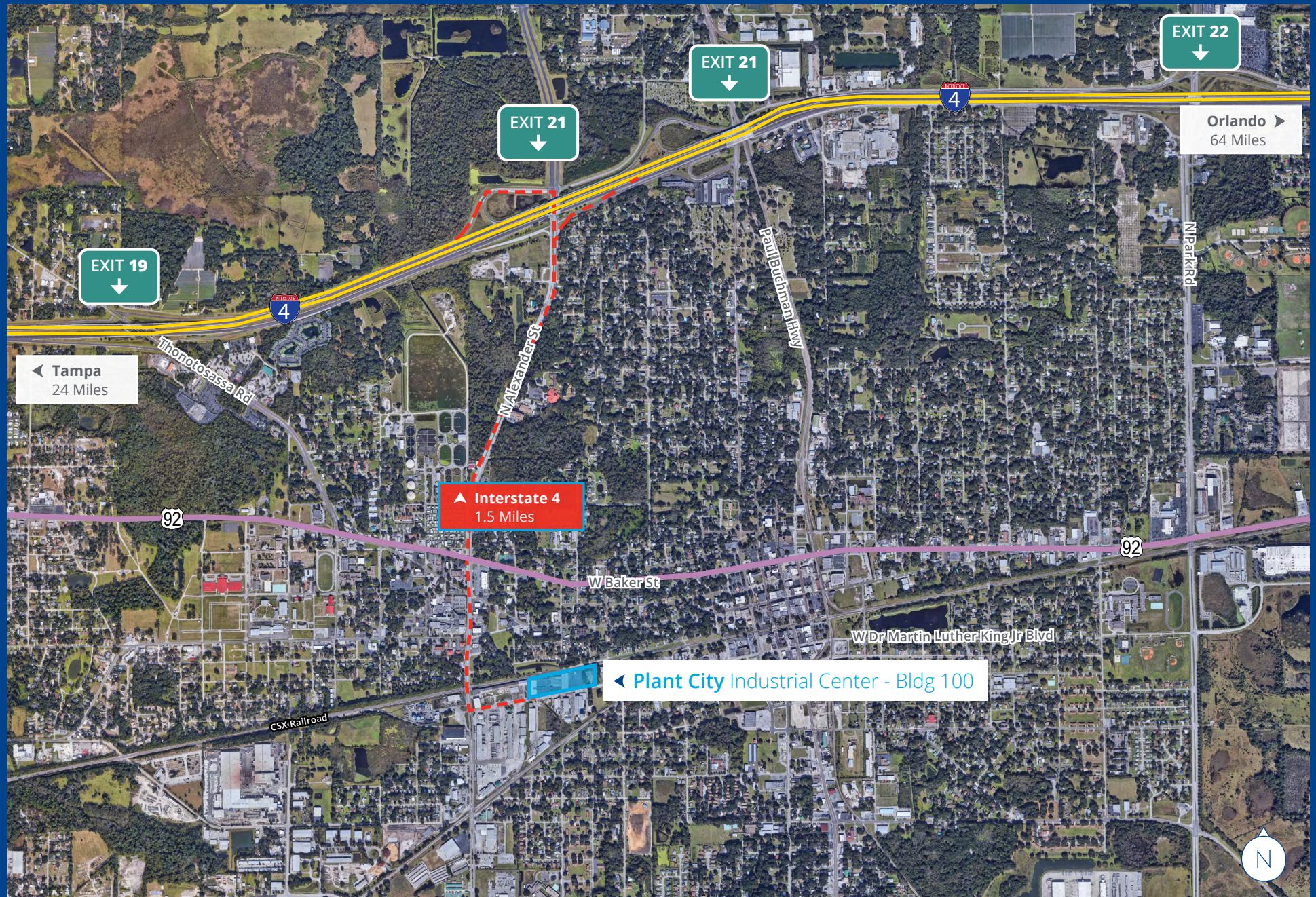


Notable Industrial Occupiers



Plant City Industrial Center

Opportunities suited for manufacturing, warehousing or light distribution



Active Improvements

\$2M of Contracted Improvements Underway

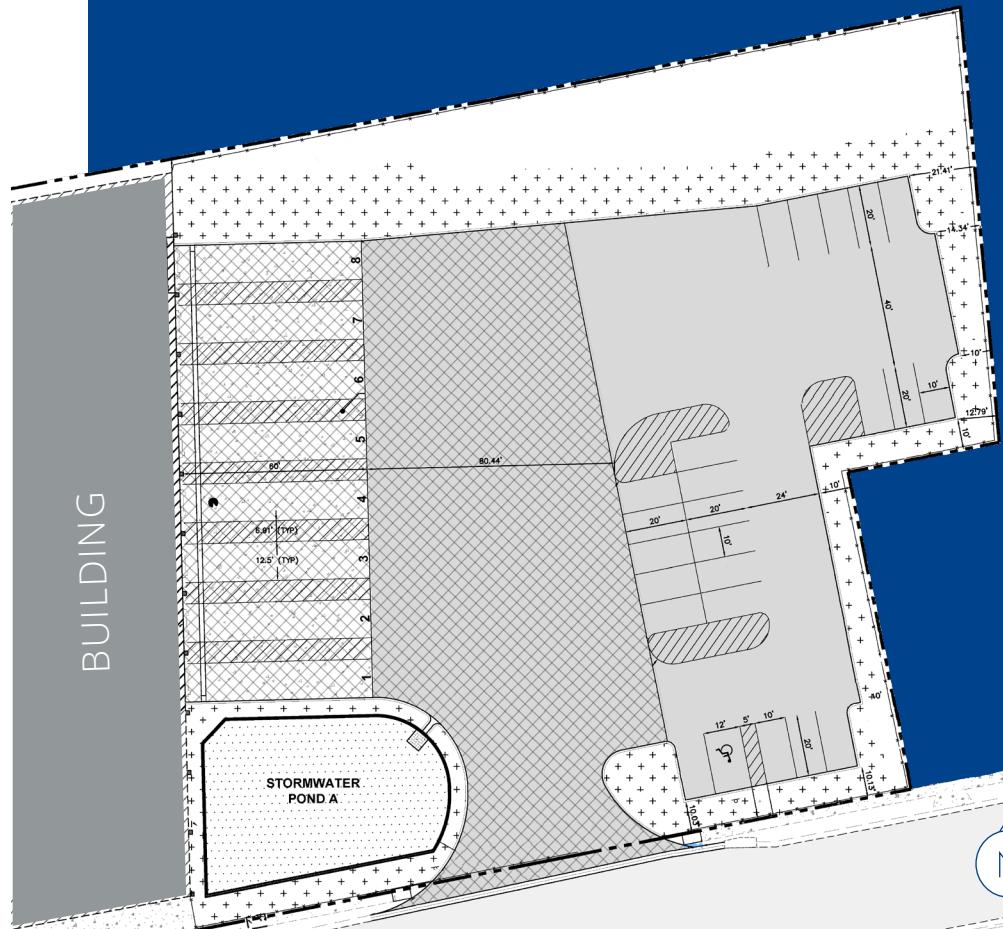
- **Interior Demo:** demolish non-structural concrete/metal walls inside the building to allow for more open work space in the building
- **Lighting:** LED light replacements in all demo areas
- **Truck Court:** design & build roughly 60,000 sq ft. truck court to the far east of the property along with additional parking areas & parking lot lighting for the property
- **Loading Docks:** frame & build 8 dock-high loading doors on the easternmost side of the warehouse
- **Office Renovations:** removing non-structural walls to open up the office areas & renovating office areas to a more modern-look with new paint, flooring and lights
- **Concrete Floors:** grinding/filling/polishing concrete floors throughout the West area of building & patch/grinding slabs in easternmost area
- **Roof Canopy:** redesign & build new roof canopy, allowing roof access from inside the building



[View 3D Model of Building 1](#)

Completed Improvements

- Exterior & Interior Building Re-Paint
- LED Lighting Upgrades
- Auto Parking Re-Surface & Striped
- Warehouse Floor Repairs & Leveling
- Removal of Tanks & Old Tenant Equipment



Warehouse/Office Divisible Opportunities





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