



2606 Cozart Rd

Mulberry, FL 33860 | Polk County

PROPERTY TYPE	LAND SIZE	AVAILABILITY
Industrial Land	3 Acres ±	Immediate

PROPERTY OVERVIEW

This 3-acre industrial land site at 2606 Cozart Rd in Mulberry, Florida presents a rare lease opportunity for contractors, logistics operators, and trades businesses seeking open, unobstructed yard space in Polk County. The parcel offers maximum operational flexibility with ample room for large equipment parking, fleet storage, material staging, and laydown yard operations — all without the overhead of a permanent facility.

Strategically positioned in the heart of Polk County, the site provides direct access to major corridors serving the greater Tampa Bay and Central Florida markets. Whether you're positioning heavy machinery between projects or staging materials for a large-scale build, this property is ready to put to work immediately.

PROPERTY DETAILS

Address	2606 Cozart Rd, Mulberry, FL 33860
County	Polk County
Land Area	3 Acres ± (approx. 130,680 SF)
Use Type	Industrial / Outdoor Storage / Staging

Lease Type	Available for Lease
Permitted Uses	Large Equipment Parking, Fleet Storage, Material Staging, Laydown Yard
Access	Cozart Rd — direct parcel access
Market	Mulberry / Polk County, FL

IDEAL USES

Heavy Equipment & Fleet Parking — Ample flat acreage for construction equipment, heavy trucks, and large vehicle staging.

Outdoor Storage — Secure, open-air storage for materials, containers, trailers, and inventory.

Building Material Staging — Efficient laydown and organization of lumber, steel, aggregate, and other materials.

Contractor Yard Operations — A centrally located base of operations for contractors working across Polk County and beyond.

LANTES REAL ESTATE

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Mulberry, FL | Polk County

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