

40 ACRE INDUSTRIAL PROPERTY FOR SALE
HIGHWAY 37, MULBERRY, FL 33860
OWNER FINANCING
SELLING PRICE: \$10,000,000

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MULBERRY RAIL-ACCESSIBLE INDUSTRIAL LAND

A rare opportunity to own 40 acres of prime heavy industrial land with direct rail access in Mulberry, Florida. In an **Opportunity Zone**, this property has 2,200 feet of frontage along Highway 37, making it an ideal location for large-scale industrial, manufacturing, or distribution operations. Its strategic location and accessibility offer unmatched potential for businesses seeking a central Florida presence.

SALE NOTES:

PRICE:	\$10,000,000
SIZE:	40 Acres
FRONTAGE:	2,200 feet on Highway 37
FINANCING:	Estimated monthly payment of \$79,533.96
INTEREST RATE:	8.75%
TERM:	20 Years
DOWN PAYMENT:	10%
OWNER FINANCING:	Flexible terms with no prepayment penalties
OPPORTUNITY ZONE:	Tax incentives available for qualifying investments

PROPERTY HIGHLIGHTS:

Direct Rail Access: Ideal for logistics, shipping, and distribution.

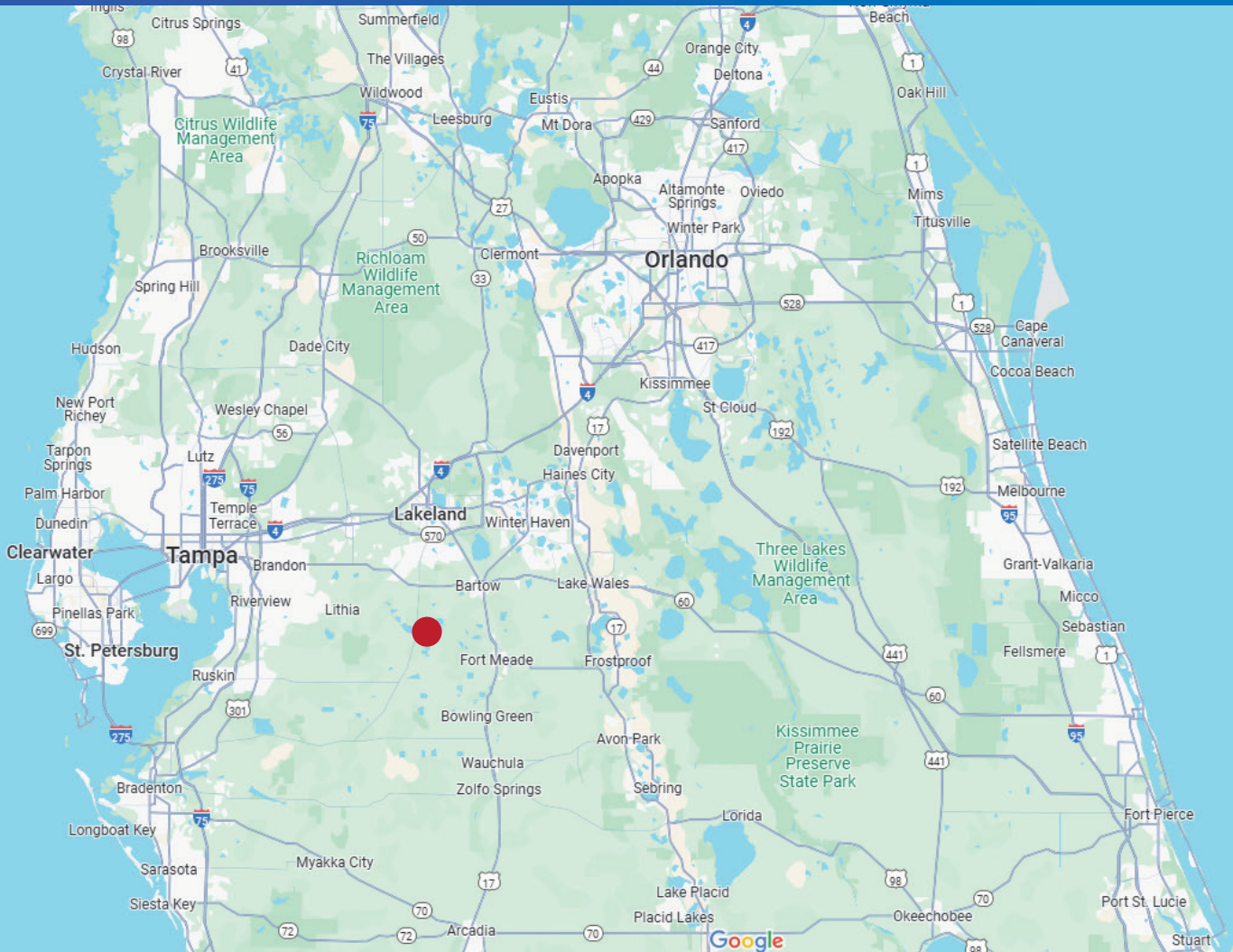
Prime Location: Located along Highway 37 with high visibility and convenient access to major transportation routes.

Opportunity Zone: Eligible for significant tax benefits for businesses or investors looking to develop in the area.

Heavy Industrial Zoning: Perfect for manufacturing, warehousing, or large-scale operations.

Strategic Central Florida Location: Positioned between Tampa and Orlando, offering proximity to major cities, ports, and airports.

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**LOCATED IN CENTRAL FLORIDA
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