

HERITAGE LAND CO.



FOR SALE

INDUSTRIAL BUILDING PREMIER CLASS A INDUSTRIAL INCOME ASSET

155 DYSON RD, HAINES CITY, FL 33844

PRICE:\$ 6,820,000



155 DYSON RD PROPERTY SUMMARY

Property Description

Located at 155 Dyson Road in Haines City, Florida, this high-quality industrial investment opportunity is occupied by ABC Roofing and leased to ABC Supply Co., Inc. The site encompasses approximately 15.88 acres and features a modern, steel and masonry industrial facility totaling 107,850 square feet, constructed in 2004. The building offers clear heights ranging from 21 to 25 feet, five dock-high doors, and five grade-level doors, supporting a wide range of industrial and warehousing operations.

Currently under lease with an excellent tenant since 2018. In addition to the stable income generation, the underlying land is an investment in a rapidly growing corridor, as evidenced by the Crossroads Village Center to its east. Adjacent to the property's east is another +/- 9 acres being offered for sale.



Property Highlights

- Total Land Area: 15.88 Acres
- Gross Building Area: 107,850 SF
- Usable Building SF: 107,500 SF
- Buildings: 5
- Year Built: 2004
- Construction: Steel & Masonry
- Clear Height: 21'-25'
- Docks / Bays: 5
- Office Build-Out: 7% (Approx. 7,525 SF)

Tenant Information

- Tenant: ABC Supply Co., Inc.
- Lease Status: Active
- Lease Start Date: 5/10/2018
- Lease End Date: 6/30/2028
- Occupancy: 100%

Locations Advantages

The property is located in the thriving Haines City industrial corridor, offering excellent proximity to major transportation routes and regional distribution hubs. Prime location to the new and upcoming Crossroads Village Center Development. This strategic position supports strong logistical operations and enhances long-term tenant retention and property value.

Investment Summary

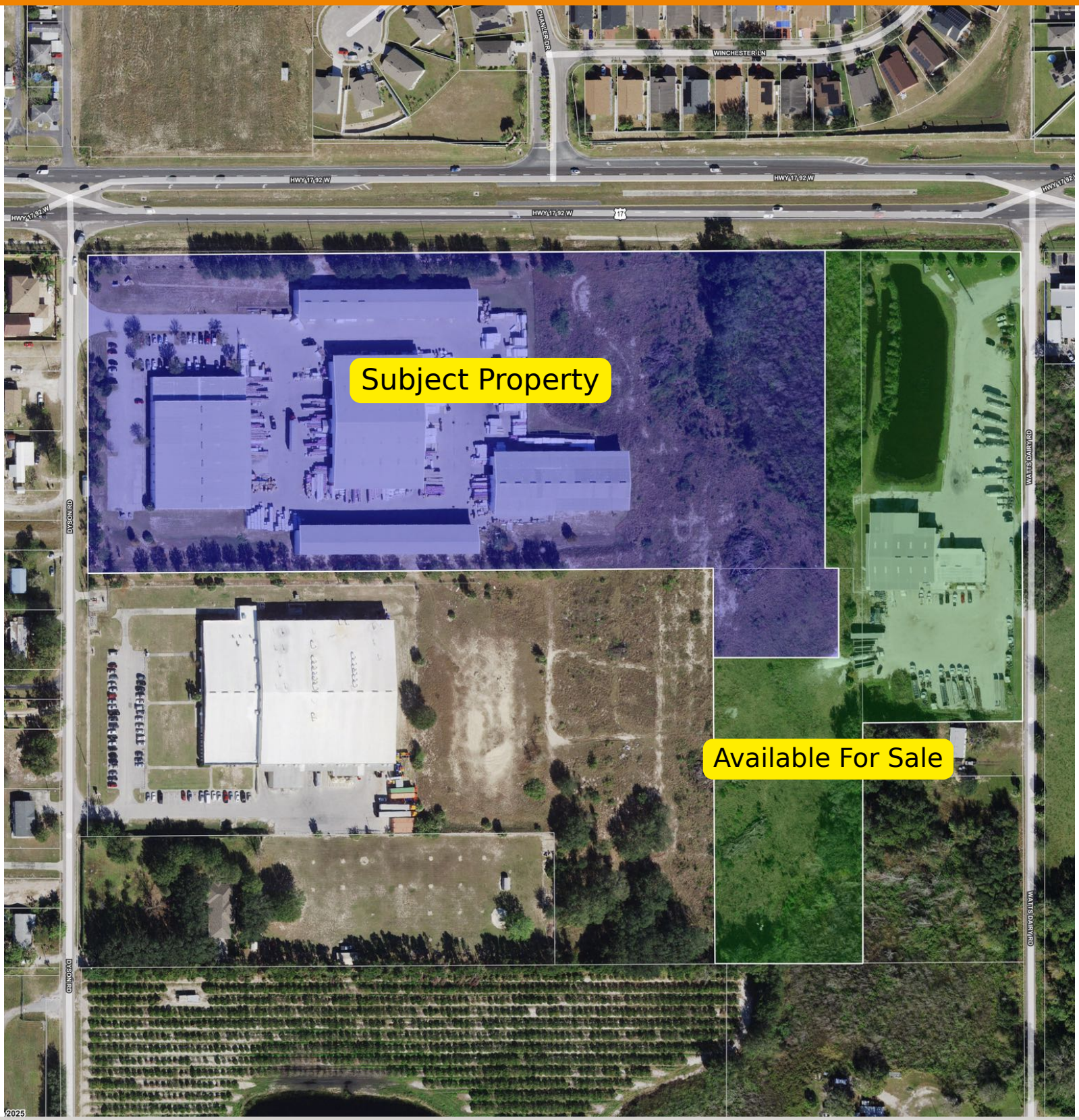
This offering provides investors with a rare combination of:

- Durable long-term income
- Modern industrial improvements
- Reliable national tenancy
- High-demand Central Florida location

A well-positioned, low-risk industrial asset with strong future upside.



155 DYSON RD
PREMIER CLASS A INDUSTRIAL INCOME ASSET



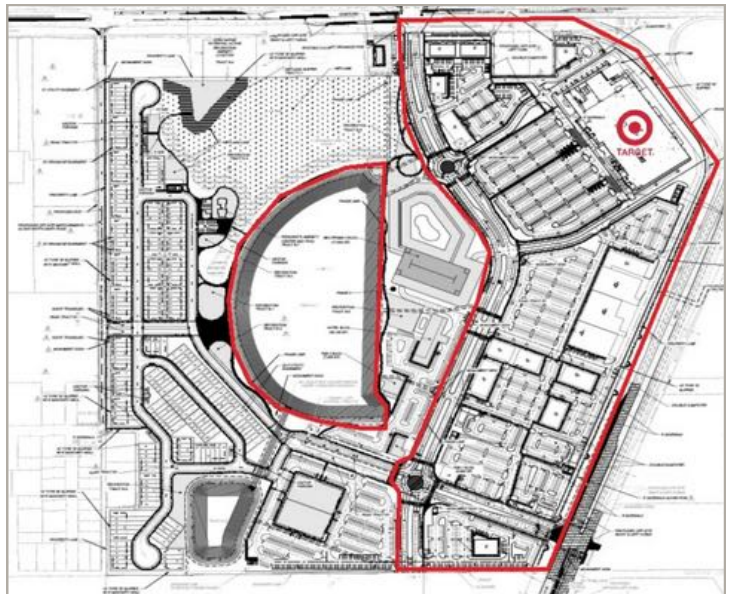
155 DYSON RD CROSSROADS VILLAGE CENTER



A 120-acre mixed-use destination featuring Super Target. The City Commission has officially approved key updates for the Crossroads Village Center, a transformative project located at the corner of US Hwy 27 & US Hwy 17-92. This 120-acre development will bring major retail, dining, residential living, and community amenities to our region, including a brand-new Super Target, opening in Phase 1 by Fall 2026.

WHAT'S COMING

- Opening Fall 2026
- Super Target Anchor Store
- 300,000–400,000 sq. ft. retail & commercial space
- Restaurants, shopping, entertainment
- Apartments
- Townhomes
- Hotels
- Hospitality
- Lakefront walking trails
- Outdoor community spaces
- A vibrant, modern village designed for convenience & lifestyle



WHY THIS MATTERS

- More Convenience
- Major shopping and dining options
- Job Creation
- Hundreds of construction, retail, restaurant, and service jobs will strengthen the local economy and support regional growth.
- Economic Boost
- Increased Appeal for Homebuyers
- Mixed-use hubs like this attract new residents, enhance quality of life, and support property values.
- Community Growth



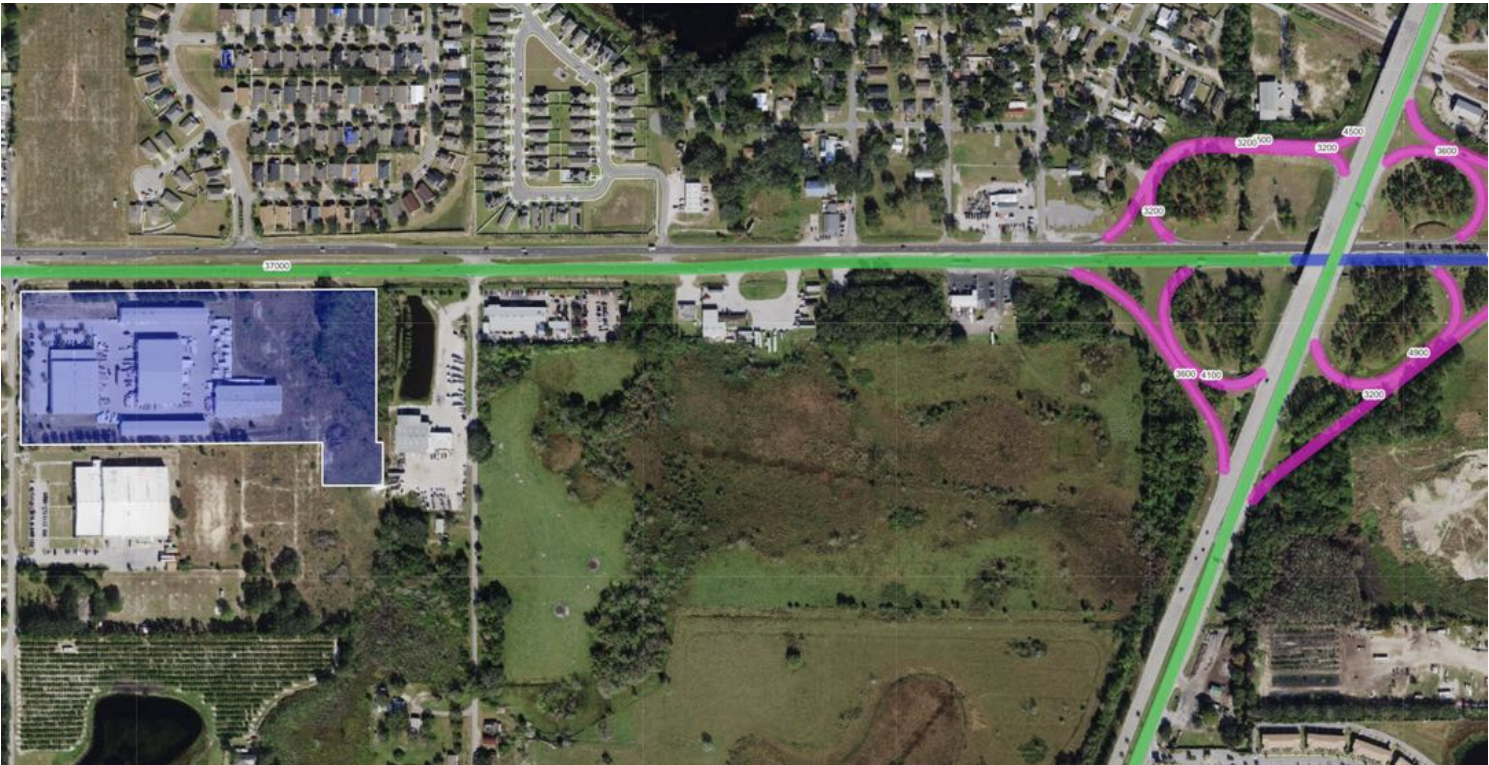
DEVELOPMENT OVERVIEW CONTINUED



155 DYSON RD
ADDITIONAL PHOTOS



155 DYSON RD
AVERAGE DAILY TRAFFIC COUNT



155 DYSON RD RETAILER MAP

