

Eagle Point Logistics Center

EASTGROUP
PROPERTIES

CBRE

FOR LEASE | FOR SALE | BTS | BUILD-TO-OWN
SHOVEL READY



CORONET ROAD, PLANT CITY, FL 33563

Eagle Point Logistics Center

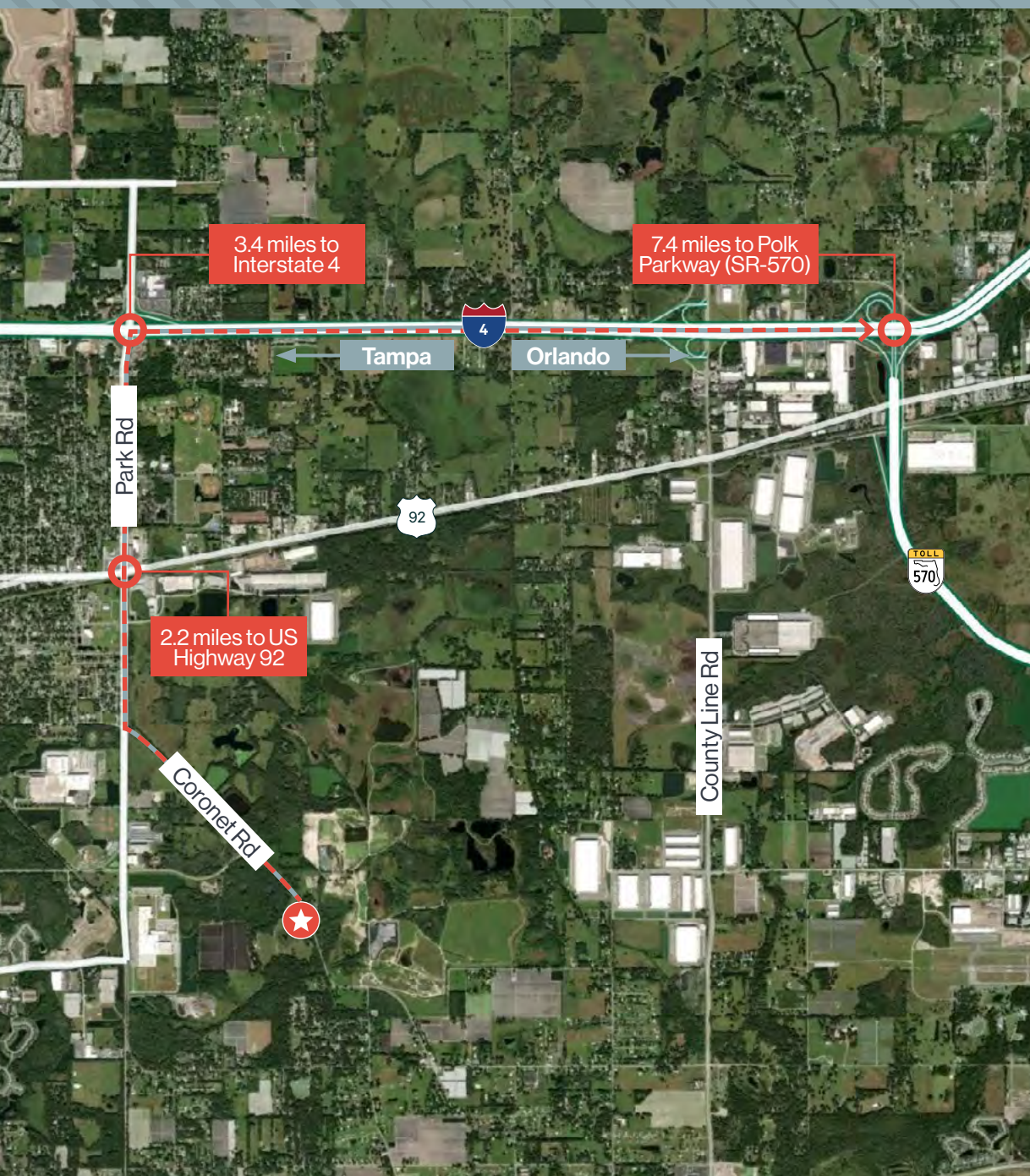
Your Industrial Solution in Plant City



Located in the heart of Plant City, on Coronet Road, Florida, Eagle Point Logistics Center offers flexible solutions for your industrial needs. This strategically positioned property provides a range of options to suit your specific requirements, with both cross-dock and rear-load configurations available.

Key Highlights:

- Flexible Options
 - For lease
 - For sale
 - Build-to-suit
 - Build-to-own
- Shovel ready
- Rear-load (2 buildings) or cross-dock (1 building)
- 32' – 36' clear height
- Trailer parking
- Dock-high/ramp loading
- ESFR sprinkler system



The Plant City Advantage

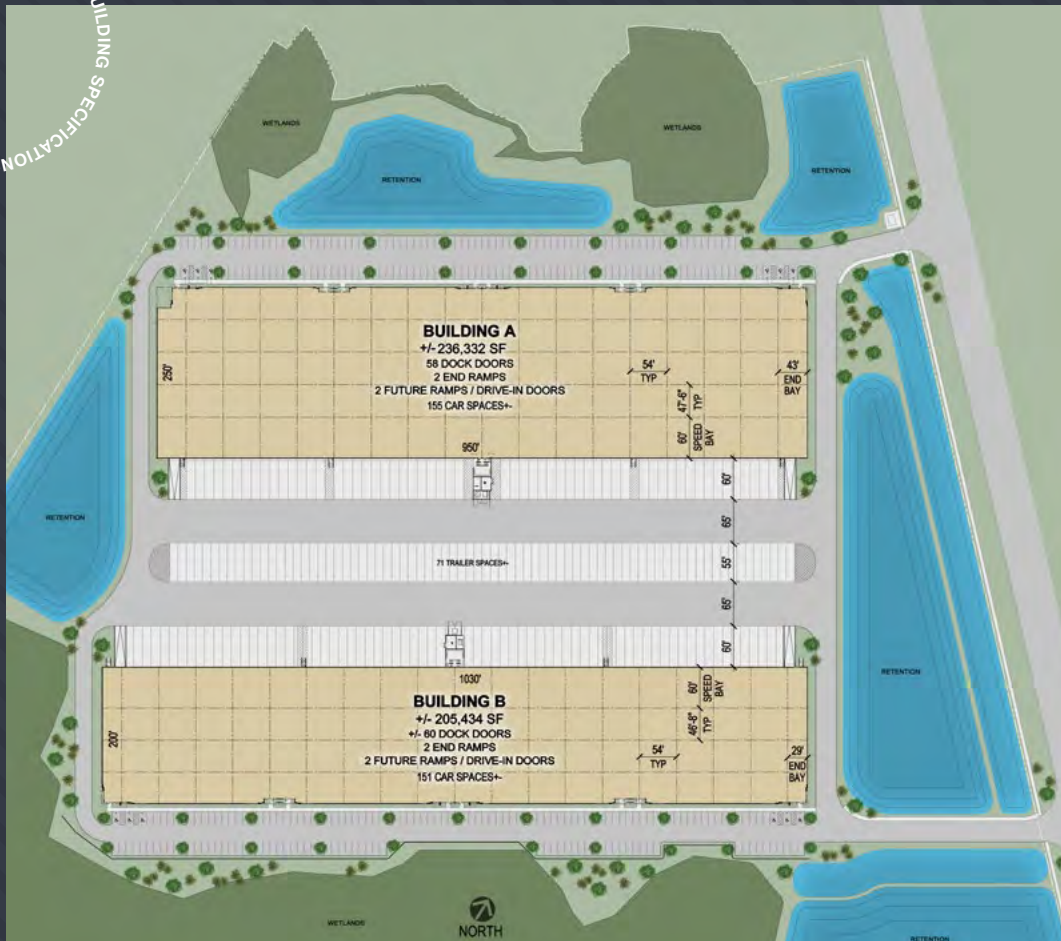
Plant City, Florida, is a highly desirable industrial hub, fueled by its strategic location with direct access to I-4, major ports, and the CSX Intermodal Terminal, fostering efficient distribution.

This, combined with a growing workforce and competitive costs compared to other Tampa Bay areas, attracts businesses across logistics, food processing, manufacturing, and e-commerce. Significant land availability and a supportive business environment with streamlined processes further fuel growth. The market is experiencing strong demand, driving new speculative development and investor interest, positioning Plant City for continued expansion and providing exceptional opportunities for businesses seeking a strategically advantageous location.

Option 1

Two (2) Rear-Load Buildings

BUILDING SPECIFICATIONS



Building A Specs

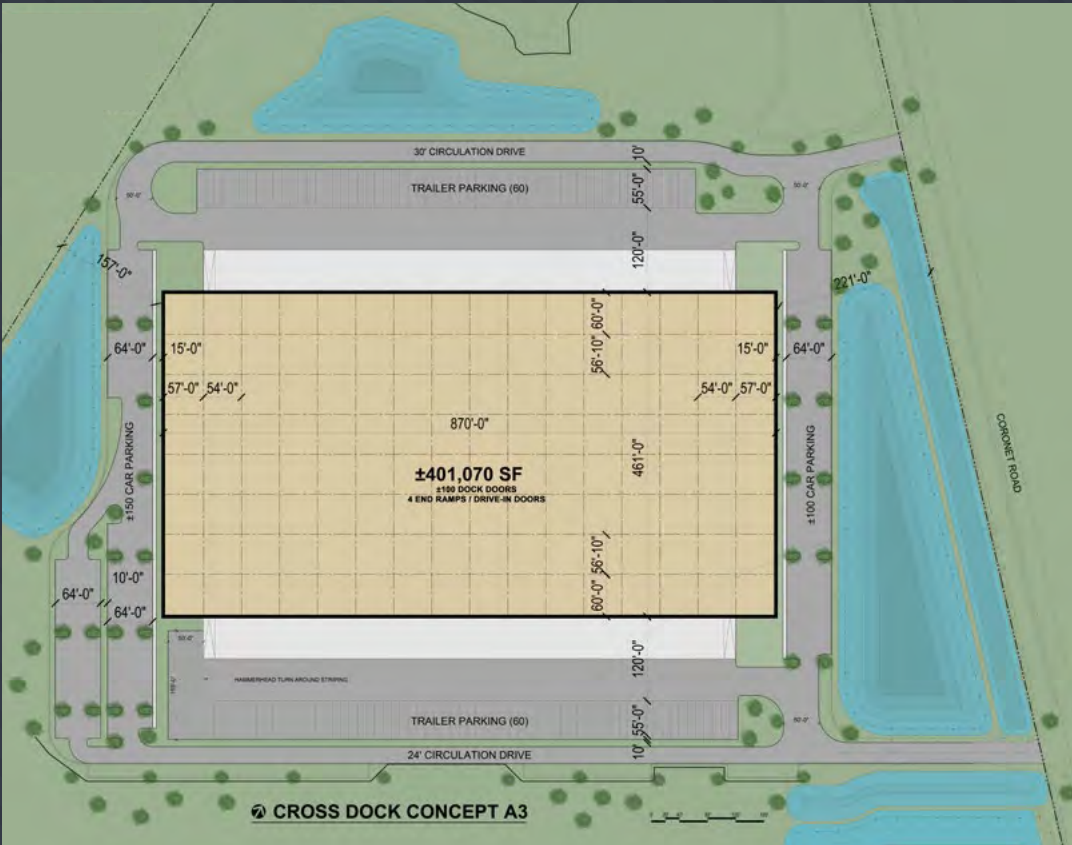
Building Size	236,332 SF
Building Dimensions	950' (W) x 250' (D)
Column Spacing	54' (W) x 47'6" (D), with 60' speed bay
Clear Height	32'
Loading	Rear-load
Dock-High Doors	58
Drive-In Doors	2 (with ability to add 2 more)
Sprinkler System	ESFR
Power	TBD
Car Parking Spaces	155
Trailer Parking Spaces	71 (shared)
Truck Court	125'

Building B Specs

Building Size	205,434 SF
Building Dimensions	1,030 (W) x 200' (D)
Column Spacing	54' (W) x 46'8" (D), 60' speed bay
Clear Height	32'
Loading	Rear-load
Dock-High Doors	60
Drive-In Doors	2 (with ability to add 2 more)
Sprinkler System	ESFR
Power	TBD
Car Parking Spaces	151
Trailer Parking Spaces	71 (shared)
Truck Court	125'

Option 2

One (1) Cross-Dock Building

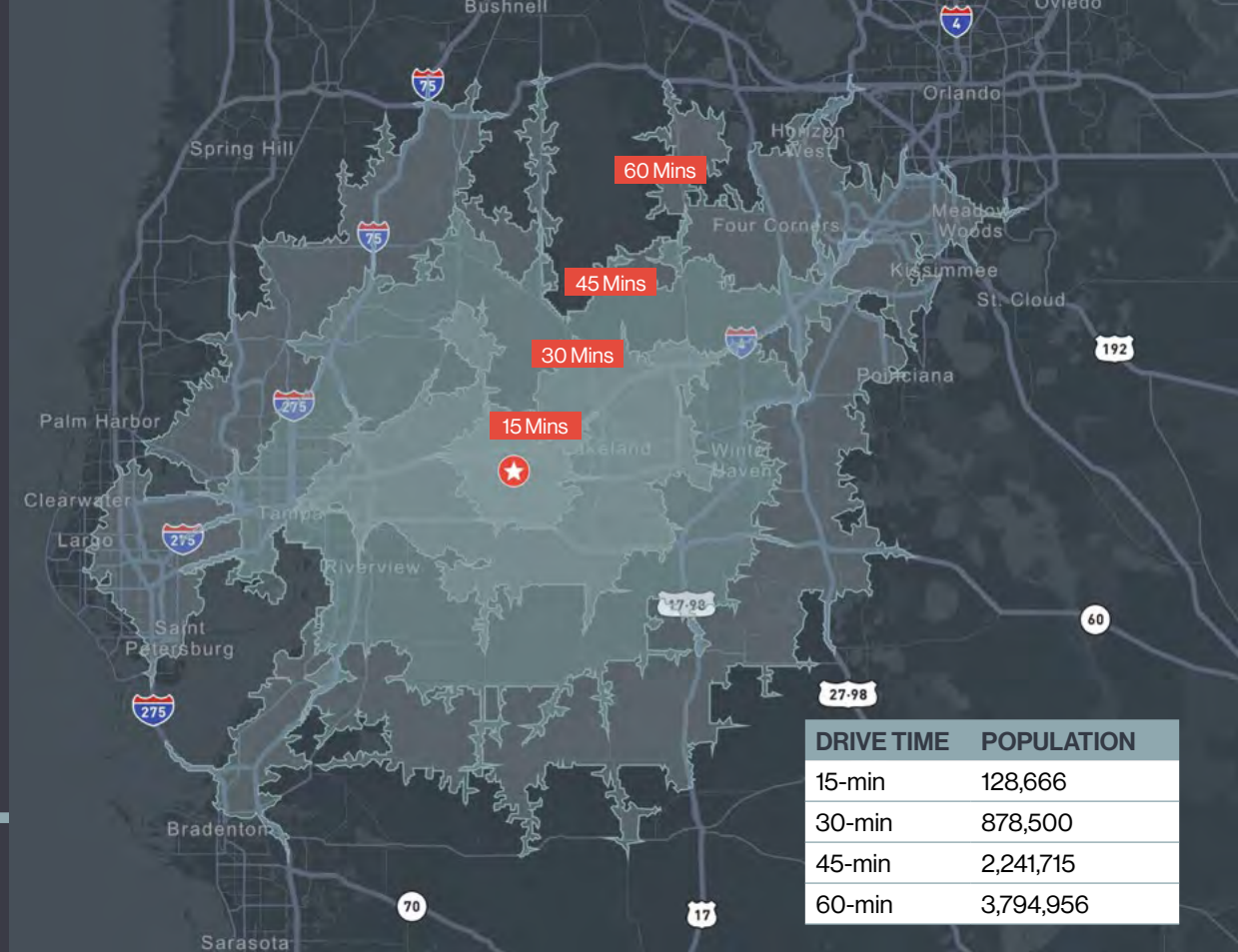


Building Specs

Building Size	401,070 SF
Building Dimensions	870' (W) x 461' (D)
Column Spacing	54' (W) x 56'10" (D), 60' speed bay
Clear Height	36'
Loading	Cross-dock
Dock-High Doors	100
Drive-In Doors	4
Sprinkler System	ESFR
Power	TBD
Car Parking Spaces	250
Trailer Parking Spaces	120
Truck Court	120'

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