

# STOP LEASING START BUILDING

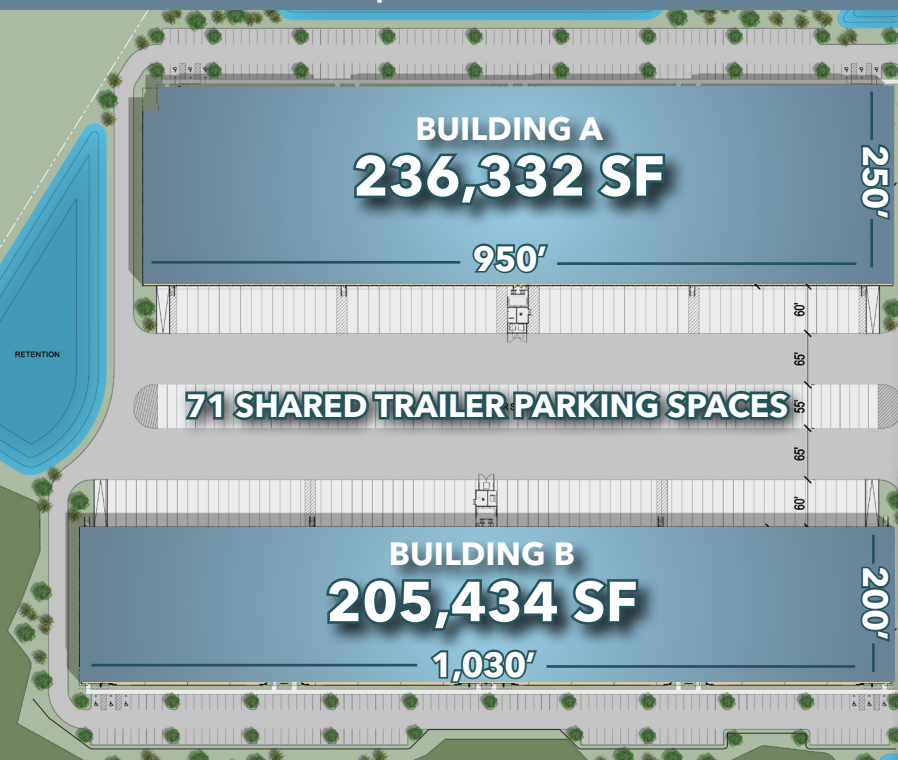
## LARGE-SCALE INDUSTRIAL USER SITE FOR SALE

PERMIT-READY SITE | UP TO 441,766 SF | FLEXIBLE DEVELOPMENT OPTIONS

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

**EASTGROUP**  
PROPERTIES

CORONET ROAD | PLANT CITY, FL 33566



**DESIGNED FOR LOGISTICS, MANUFACTURING, DISTRIBUTION & OTHER LARGE-SCALE INDUSTRIAL USERS  
SEEKING A PERMIT-READY FACILITY WITH EXCELLENT ACCESS TO TAMPA BAY, LAKELAND, AND BEYOND**

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## PROPERTY OVERVIEW

The Coronet Road site provides industrial users with the opportunity to develop a modern, purpose-built facility in Plant City.

The permitted plan accommodates up to 441,766 SF across one or two buildings, with flexibility to adjust building size, loading, parking and operational features based on the user's requirements.

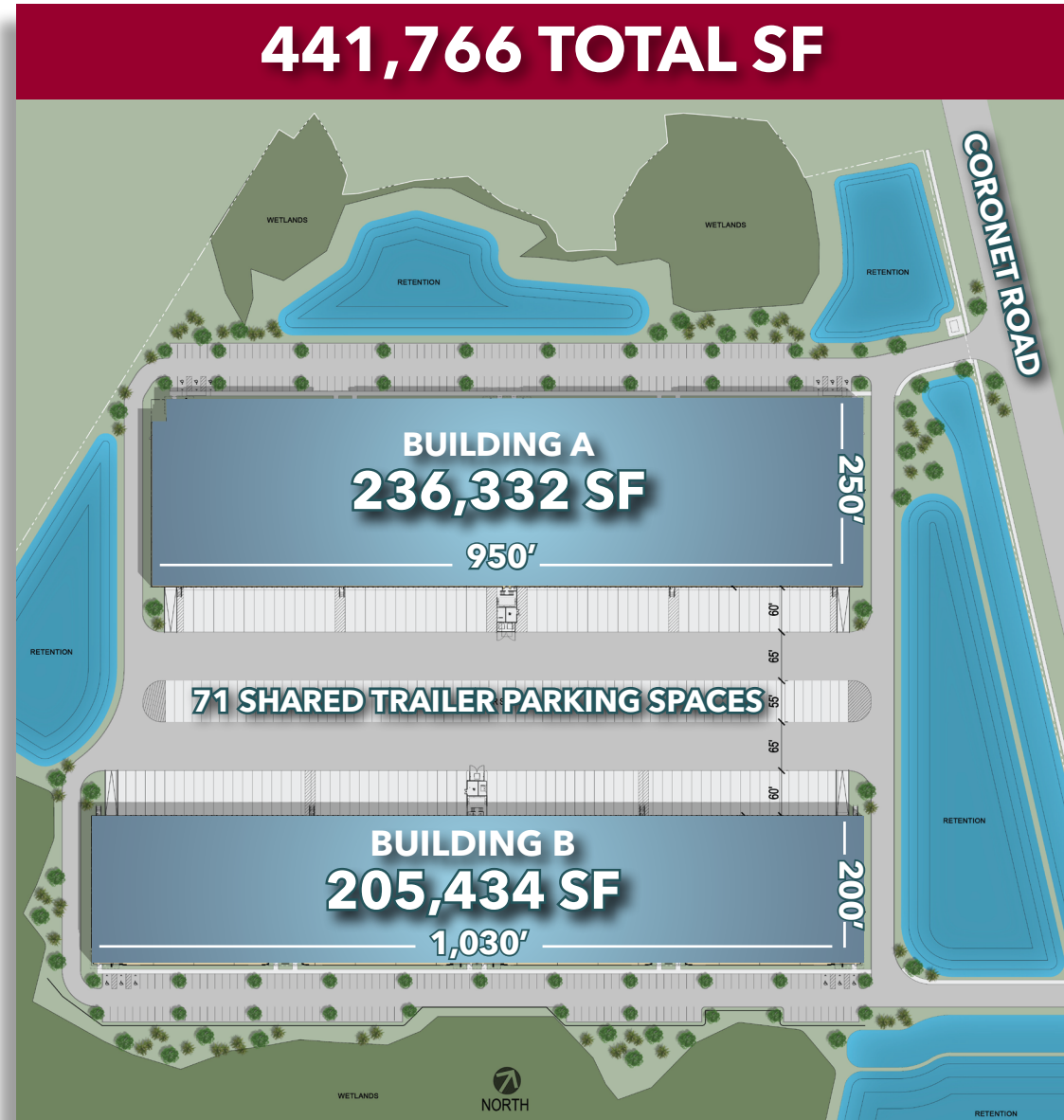
|                      |                               |
|----------------------|-------------------------------|
| <b>TOTAL SIZE:</b>   | 58.8 ACRES                    |
| <b>ZONING:</b>       | PD (PLANNED DEVELOPMENT)      |
| <b>FLOOD ZONE:</b>   | AE                            |
| <b>TAX DISTRICT:</b> | PC: PLANT CITY                |
| <b>PARCEL:</b>       | P-34-28-22-E9B-000000-00001.0 |
| <b>FOLIO:</b>        | 205160-0032                   |

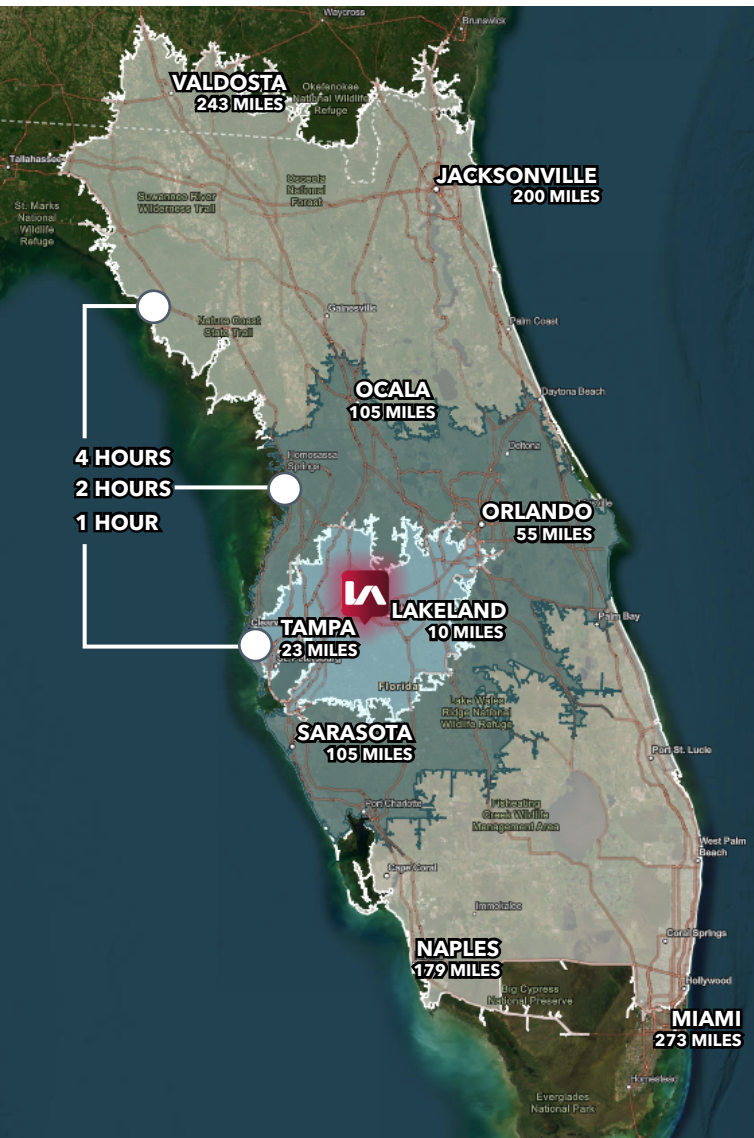
### U.S. FISH & WILDLIFE SERVICE - EAGLE INCIDENTAL TAKE PERMIT

- COMPLETE
- EXPIRES 9/30/27 - IN THE PROCESS OF EXTENDING
- MAIN DEVELOPMENT RESTRICTIONS ARE RELATED TO THE 330' RADIUS DURING NESTING SEASON FROM OCTOBER 1 - MAY 31 ANNUALLY

# PERMITTED SITE PLAN OPTION

|                         | BUILDING A         | BUILDING B         |
|-------------------------|--------------------|--------------------|
| <b>TOTAL SIZE:</b>      | 236,332 SF         | 205,434 SF         |
| <b>DIMENSIONS:</b>      | 950'W x 250'D      | 1,030'W x 200'D    |
| <b>CLEAR HEIGHT:</b>    | 32'                | 32'                |
| <b>DOCK-HIGH DOORS:</b> | 58                 | 60                 |
| <b>DRIVE-IN RAMPS:</b>  | 2 (CAN ADD 2 MORE) | 2 (CAN ADD 2 MORE) |
| <b>COLUMN SPACING:</b>  | 54'W x 47'6"D      | 54'W x 46'8"D      |
| <b>SPEED BAY:</b>       | 60'                | 60'                |
| <b>SPRINKLERS:</b>      | ESFR               | ESFR               |
| <b>TRUCK COURT:</b>     | 125'               | 125'               |
| <b>TRAILER PARKING:</b> | 71 SHARED SPACES   | 71 SHARED SPACES   |
| <b>CAR PARKING:</b>     | 155 SPACES         | 151 SPACES         |





## DEMOGRAPHIC SUMMARY



**MASSIVE REGIONAL  
REACH**



**DEEP INDUSTRIAL  
POOL**



**MULTI-MARKET  
LABOR ACCESS**

| DEMOGRAPHICS          | 1 HOUR    | 2 HOURS   | 4 HOURS    |
|-----------------------|-----------|-----------|------------|
| POPULATION            | 3,804,074 | 9,987,974 | 19,134,426 |
| MEDIAN HH INCOME      | \$79,376  | \$77,697  | \$78,177   |
| WORKFORCE             | 1,530,000 | 3,720,000 | 7,340,000  |
| BLUE COLLAR WORKFORCE | 19.4%     | 19.1%     | 19.3%      |

The site benefits from a central Plant City location that gives industrial users access to one of Florida's most important labor and consumption corridors. Positioned between Tampa Bay, Lakeland, and Orlando, the site can draw from multiple employment markets rather than relying on a single city or county. This broad reach is particularly valuable for logistics, manufacturing, food processing, building materials, e-commerce, and fleet users that require a dependable workforce and proximity to a large customer base.

The surrounding demographic profile supports both immediate operating needs and long-term growth. Plant City offers a cost-competitive alternative to more constrained infill locations while maintaining strong access to population centers, blue-collar labor, and Florida's expanding consumer base.