

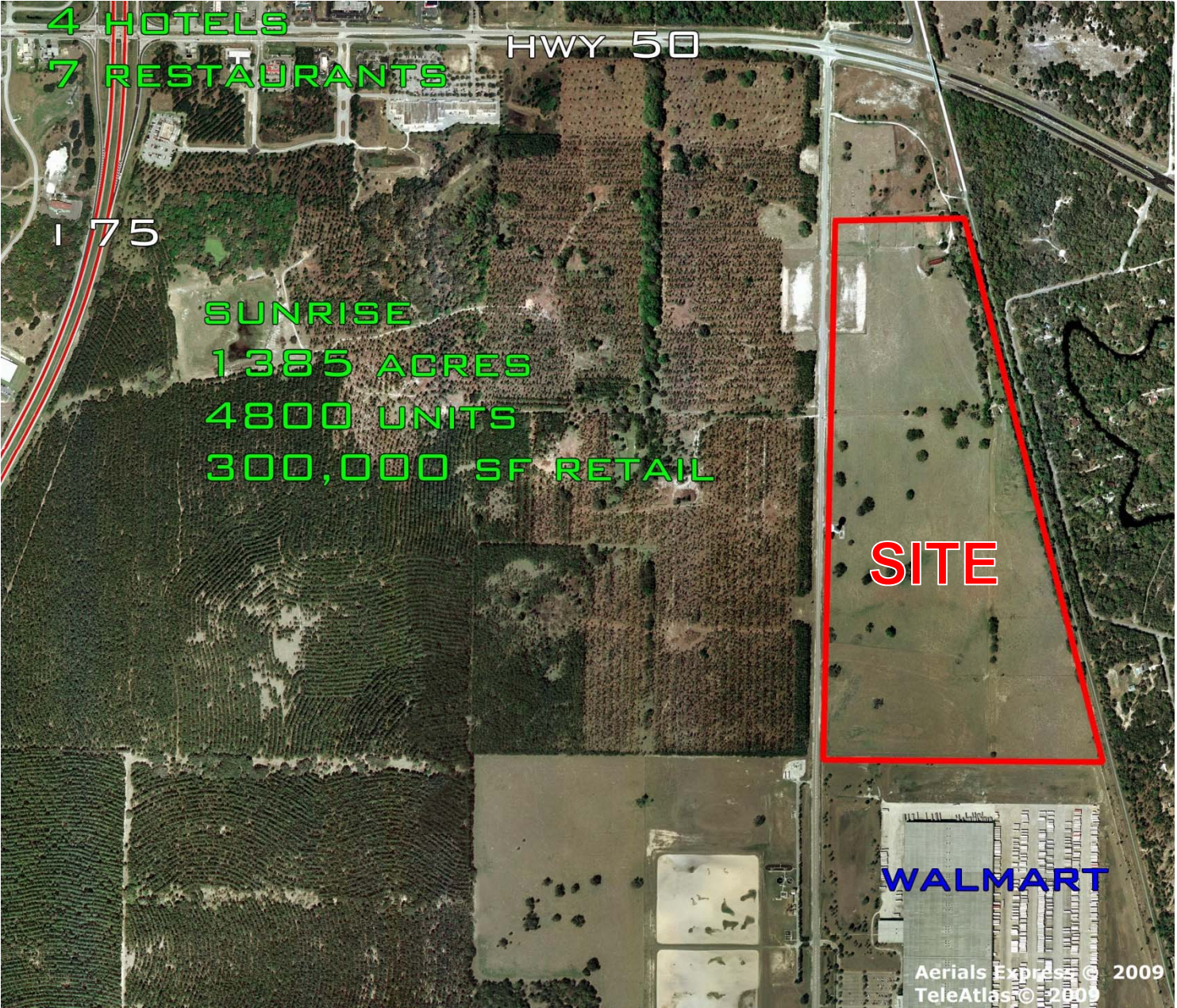
8-HOUR DRIVE TIME MAP



LAND FOR SALE

143.1 Acres

Industrial/Distribution Site  
Tampa Bay, Hernando County, Florida



FOR MORE INFORMATION, PLEASE CONTACT:

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**CUSHMAN & WAKEFIELD OF FLORIDA, INC.**  
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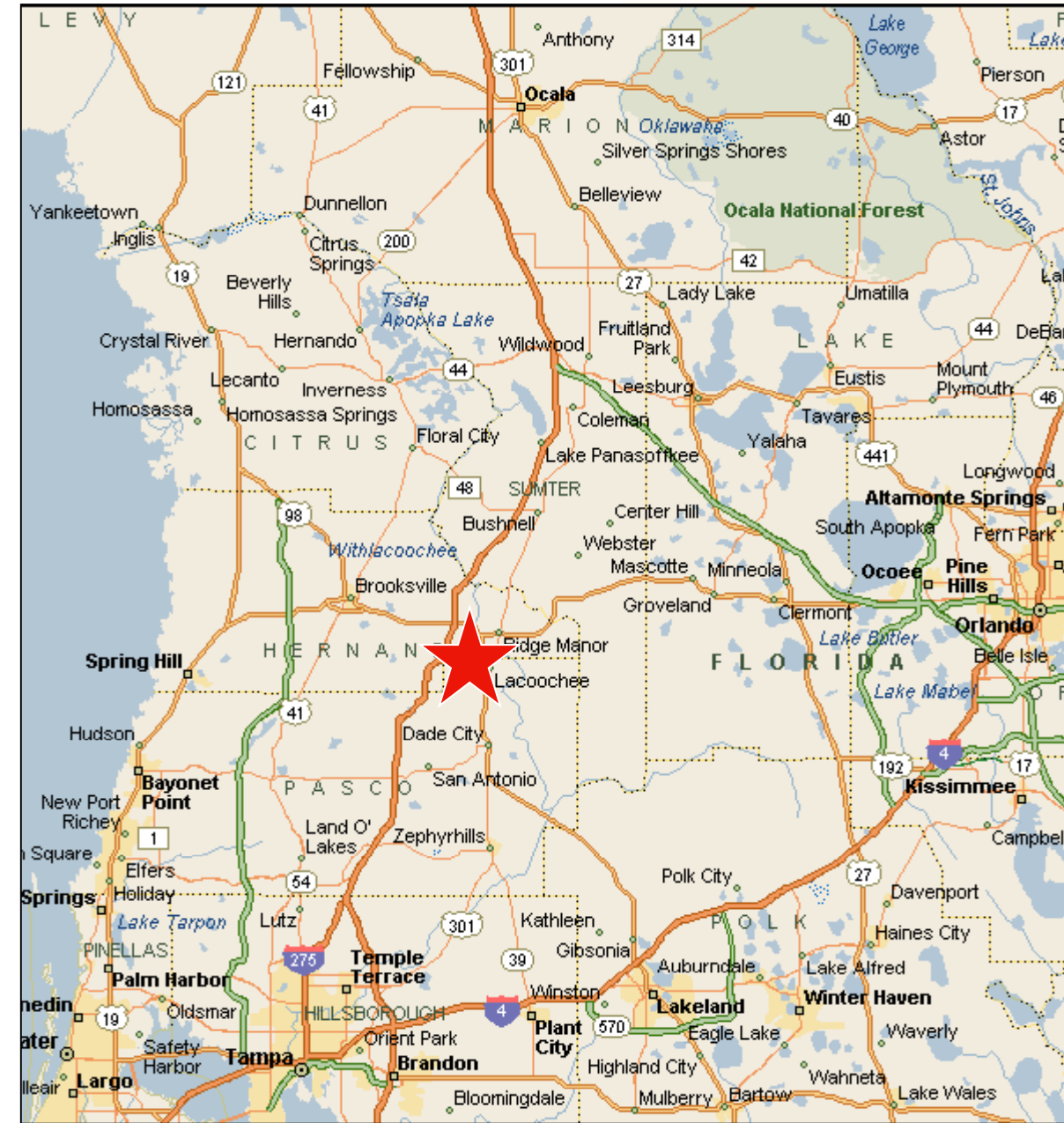
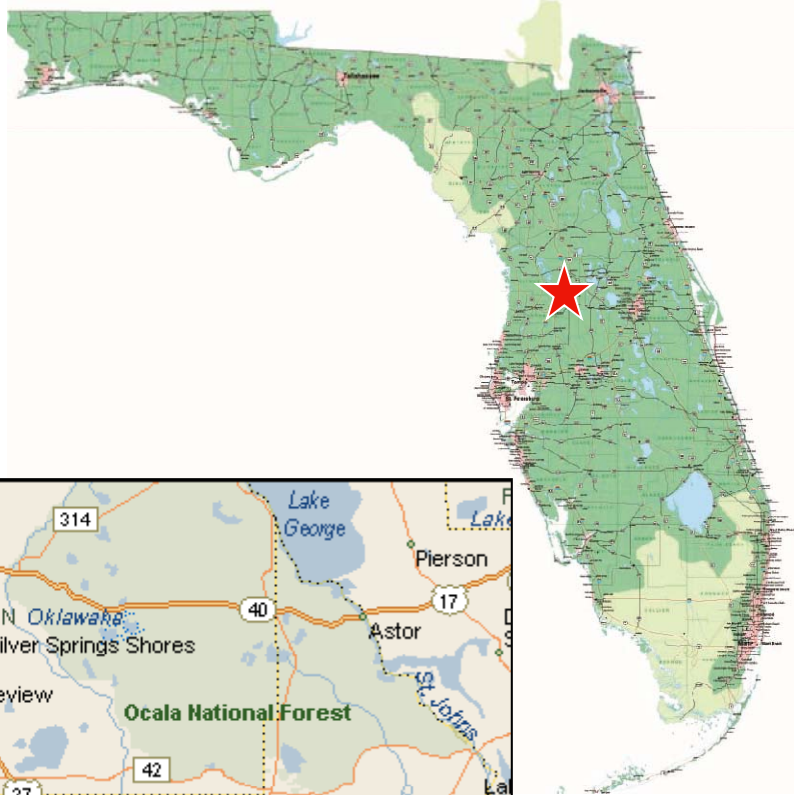
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PROFILE:

One Hernando Center is a highly visible, strategically located, industrial / distribution site, ideally situated to serve West Central Florida; including the Tampa Bay and Orlando markets.



**LOCATION:** Southeast quadrant of I-75 and S.R. 50, off Kettering Road, in Hernando County, Florida.

**PROPERTY HIGHLIGHTS:**

- Entitled up to 3.2 million SF of warehouse space
- Zoned industrial
- 5,400' road frontage
- Green building initiatives
- State and local incentives
- Strategic site with many logistical strengths
- Business Gateway to Tampa Bay
- Immediate Opportunity

**SIZE:** 143.1 acres

**ZONING:** PDP (IND) Planned Development Project (Industrial).

**FUTURE LAND USE:** I-75/SR 50 Planned Development District.

**ACCESS:** SR 52, one mile east of I-75. 4,745 feet on Kettering Road.

**UTILITIES:**

- Natural gas is available.
- Withlacoochee River Electric Cooperation.
- Water – 16" main on east side of Kettering Road.
- Sewer – 12" FM on the west side of Kettering Road.

**PARCEL NUMBER:** R04 423 21 0000 0010 0000

**DISTANCES:**

I-75:	1.2 miles
Orlando Airport:	17 miles
Florida Turnpike:	31.7 miles
Port of Tampa:	42 miles
Tampa International Airport:	51 miles

**COMMENTS:**

- Contiguous to Wal-Mart 1.47 million square foot distribution center
- Excellent access to I-75
- Ideal site for logistics, distribution, warehousing, 3PL and light manufacturing.
- Over 8 million people live within 250 miles. 35.8 million in 8-hour drive time.
- Strong labor force.
- Flood zone "X".
- Easy access to major highways.

**PRICE:** \$3,400,000, \$23,760/acre and \$1.06/per building foot.

