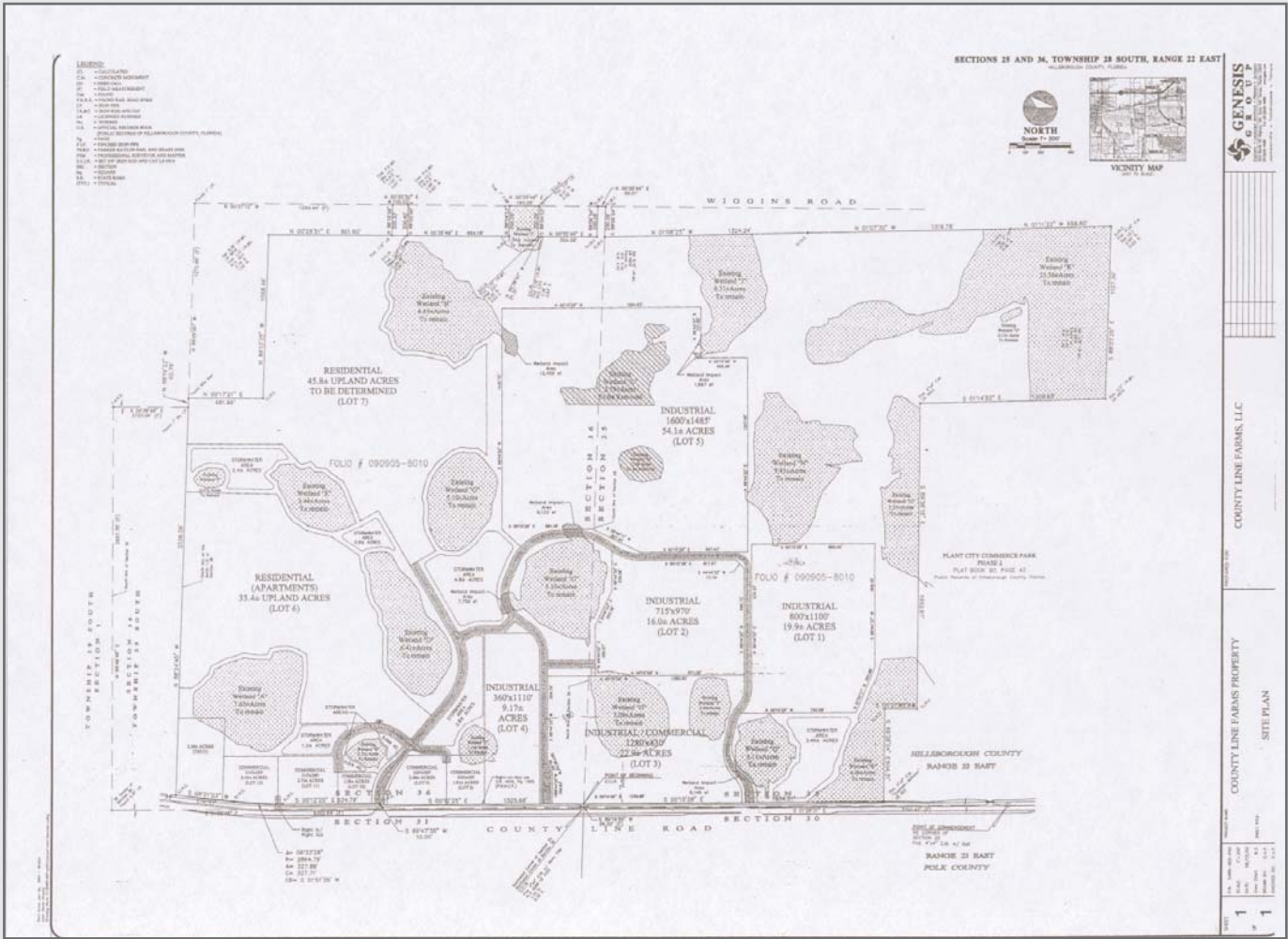


For Sale
LAND

County Line Central Park Industrial Park Site

Lakeland / Plant City, Florida

MASTER PLAN



For more information and inspection please contact:

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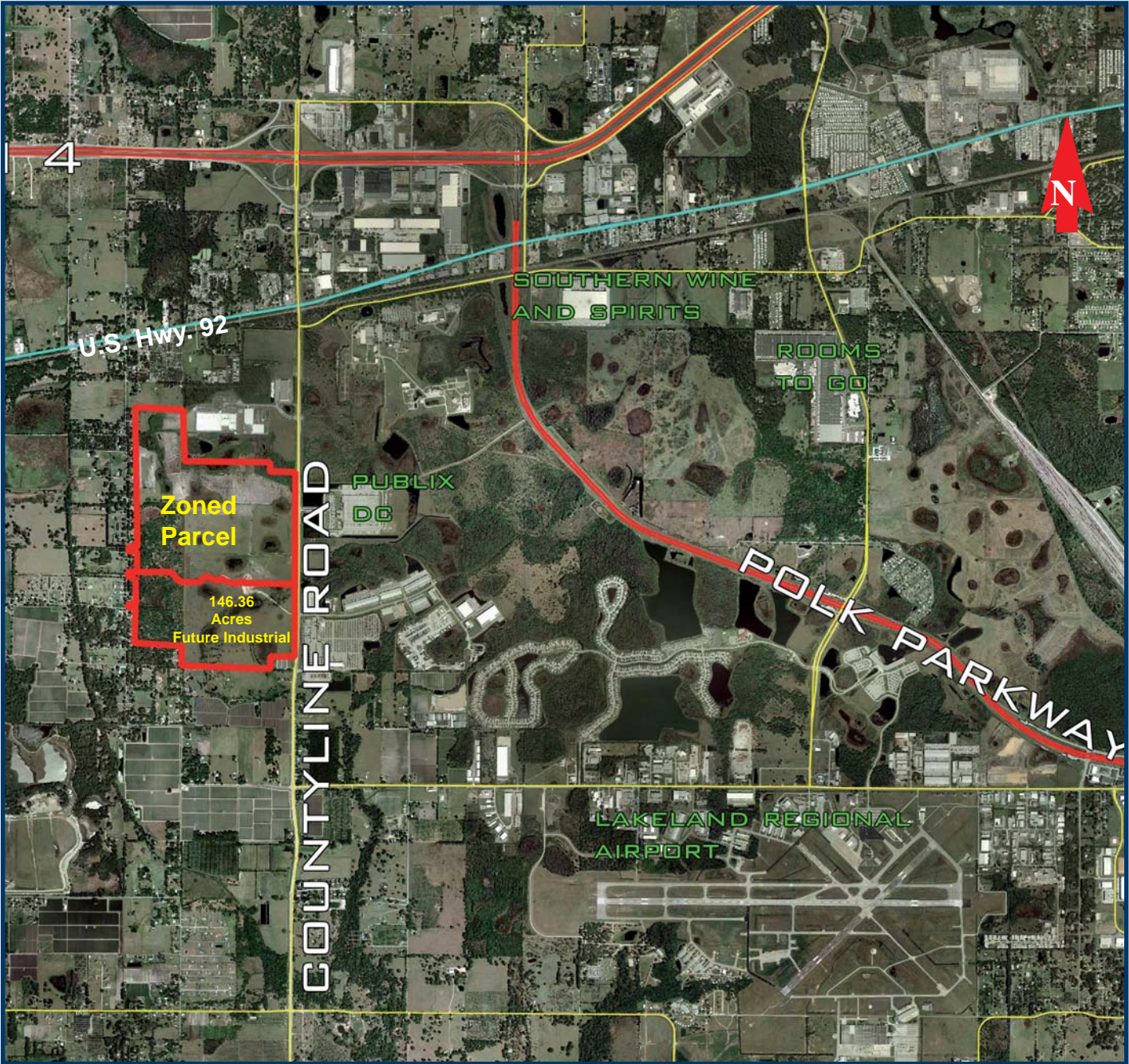
One Tampa City Center
Suite 3600
Tampa, FL 33602

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

For Sale
LAND

County Line Central Park Industrial Park Site

Lakeland / Plant City, Florida



Excellent Central Florida Distribution/Manufacturing Location



One Tampa City Center
Suite 3600
Tampa, FL 33602

**For Sale
LAND**

County Line Central Park Industrial Park Site Lakeland / Plant City, Florida

PROPERTY PROFILE:

- Strategically located between Tampa and Orlando on Interstate 4, as of Q3/2009 the Lakeland / Plant City Industrial Market consists of approximately 34,488,969 square feet of total industrial inventory. As one of the fastest growing industrial markets in the country, this submarket has grown at a rate of approximately 5% per year over the last ten years, largely as a result of demand from regional distribution and light manufacturing firms seeking centrally located, high quality space at competitive rates. With over 7 million people located within a 100-mile radius of the submarket, Lakeland/Plant City has emerged as the premier distribution point within the state of Florida. Firms such as Cardinal Health Care, Publix, Sweet Bay, Staples, Southern Wine & Spirits, Rooms To GO, and Perrier have capitalized on this logistics advantage. With a current vacancy rate of 8.2% and class "A" rental rates ranging between \$3.95-\$7.20 NNN (average \$4.76 NNN) the area is poised for continued future growth.

LOCATION:

- Southwest quadrant U.S. Highway 92 and County Line Road (I-4 exit), approximately 1.5 miles south of I-4. Across from Publix Distribution Center.

LAND USE:

- Light Industrial

SIZE:

- Industrial zoned total of 407.15 acres. Total acres: 260.79 gross, 151.15 usable (development parcel) after mitigation. 77.02 Acres to be used for flood plain and wetland mitigation.
- Residential zoned 146.36 gross and 90.48 net acres.

ZONING:

- PD for 2,400,000 sf of industrial and 30,000 sf support commercial, on 151.15 net acres. M-1a regulations.
- An additional 600,000 sf can fit on the 146.36 acres. Plant City wants this land to be industrial.

ACCESS:

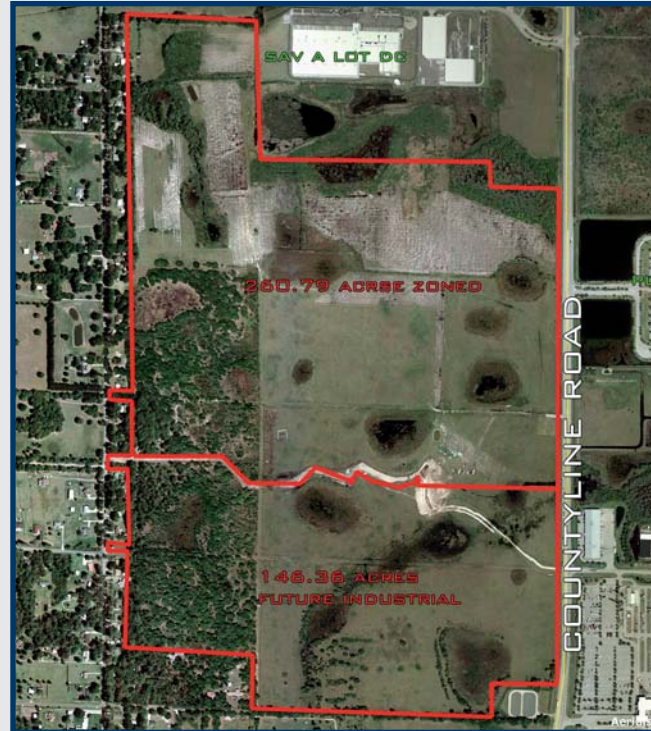
- Interstate 4 to County Line Road. U.S. Highway 60 to County Line Road

PRICING:

- \$15,000,000

MARKET HIGHLIGHTS:

- 7 million people within 100 mile radius
- Low labor costs
- Significant existing institutional and corporate base



UTILITIES:

- Utilities are at the site. The site is within the city of Plant City, which provides sewer and water service. Tampa Electric Company supplies power. Natural gas is also available.

PERMITTING PROCESS:

- All permits are processed through the city of Plant City in which approvals are given through the City Planner and City Engineer. This process can be completed in weeks versus months and years in other locations. Impact fees and permit fees are among the lowest in the Tampa Bay area.

ENGINEERING STATUS 2011:

- Property has been surveyed. Wetland delineations accepted by EPC. Genesis Engineering 813-620-4500.
- Platted.
- Water Management will be completed August 2011.

DISTANCES:

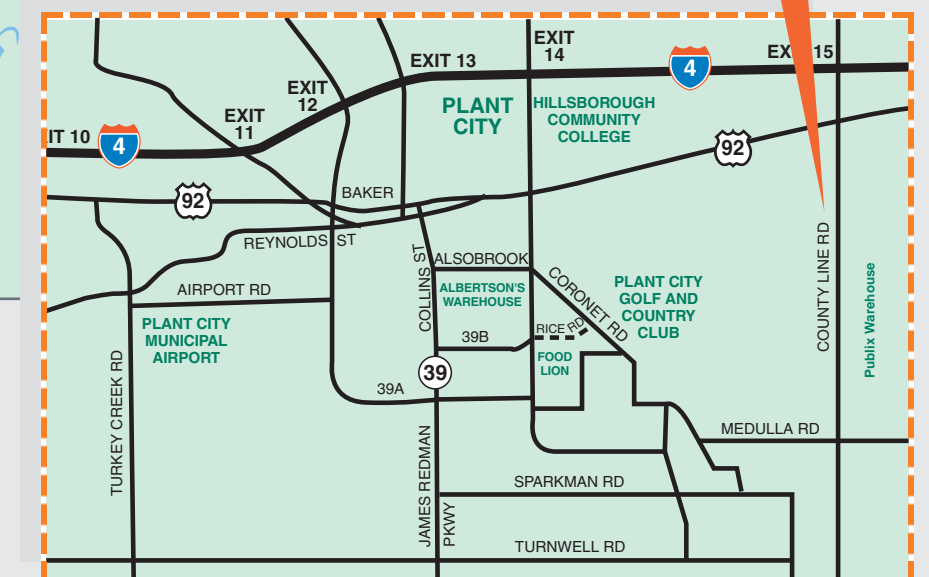
Lakeland	1 mile
I-75	17 miles
Tampa CBD	26.5 miles
Tampa Int'l. Airport	31 miles
Orlando Airport	55 miles
Orlando	63 miles

COMMENTS:

- Easy access to I-4
- Plant City is pro business
- Seven million people live within 100 miles
- Excellent labor force
- Airports: Tampa International (35minutes); Orlando (55 minutes) Lakeland Linder Regional (7 minutes); Plant City (11 minutes)
- Port of Tampa (25 minutes)
- City water and sewer
- Rapid building permitting
- Hillsborough County Community College branch, Florida Southern College, USF Lakeland Campus, and Travis Vocational School within 10-12 minutes
- South Florida Baptist Hospital and Lakeland Regional Medical Center within 10 minutes
- Three day care facilities within minutes
- Restaurants within minutes
- Contiguous 146.36 gross and 90.48 net acres available.
- Seller financing available.



SITE



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