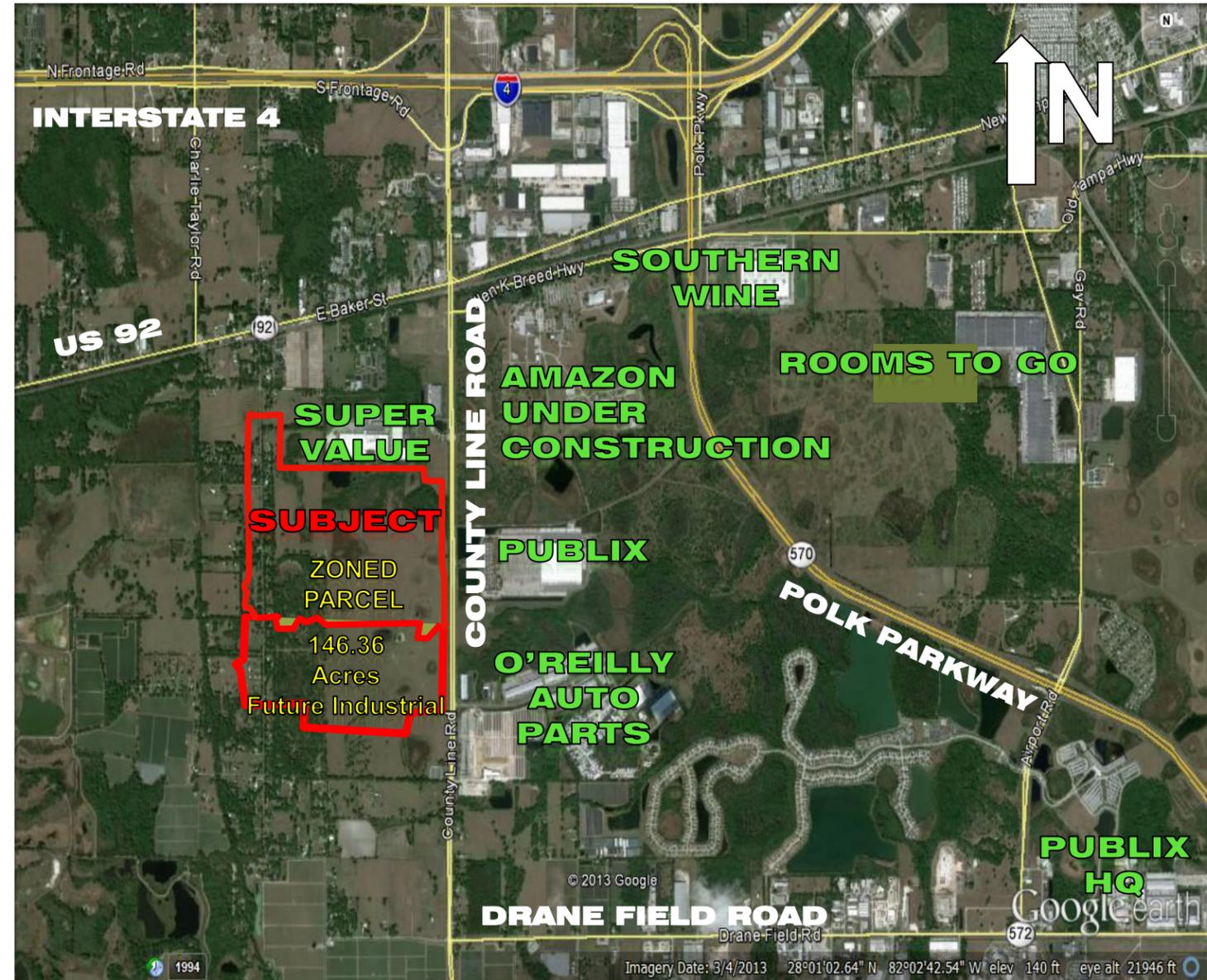


COUNTY LINE CENTRAL PARK

407 ACRE INDUSTRIAL PARK SITE
Lakeland / Plant City, Florida

LAND FOR SALE

Excellent Central Florida Distribution/Manufacturing Location



FOR MORE INFORMATION, PLEASE CONTACT:

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SHEET TITLE C-04	MASTER SITE & GRADING PLAN	 GENESIS GROUP FROM VISION TO REALITY 3910 US HIGHWAY 301 NORTH, SUITE 140, TAMPA, FL 33619 Phone: 813.833.4800 Fax: 813.823.4800 www.GenesisGroup.com FL CA 0000880 FL LB 000819 FL LC 0000202	NO. DATE DESCRIPTION	REVISIONS	PROJECT NUMBER
	COUNTY LINE FARMS - INDUSTRIAL		PREPARED FOR COUNTY LINE FARMS	DESIGNED BY MJS	CHECKED BY KLT
			DRAWN BY MJS	SCALE: AS SHOWN	PRINT DATE

PROPERTY PROFILE

Strategically located between Tampa and Orlando on Interstate 4, as of Q2-2013 the Lakeland / Plant City Industrial Market consists of approximately 36,125,458 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 10 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, Pepsi, O'Reilly Auto Parts, Amazon, Staples, Southern Wine & Spirits, Rooms to Go, and Perrier have capitalized on this logistics advantage. With a current vacancy rate of 4.1% and class "A" rental rates ranging between \$3.95 and \$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 and Amazon distribution centers.

LAND USE

Light Industrial.

SIZE

Total of 407.15 acres. Industrial zoned 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 930,000 sf of industrial has been site planned 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 for all 407.15 acres. \$4.62/building foot based on 3,244,600 sf.

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 2013

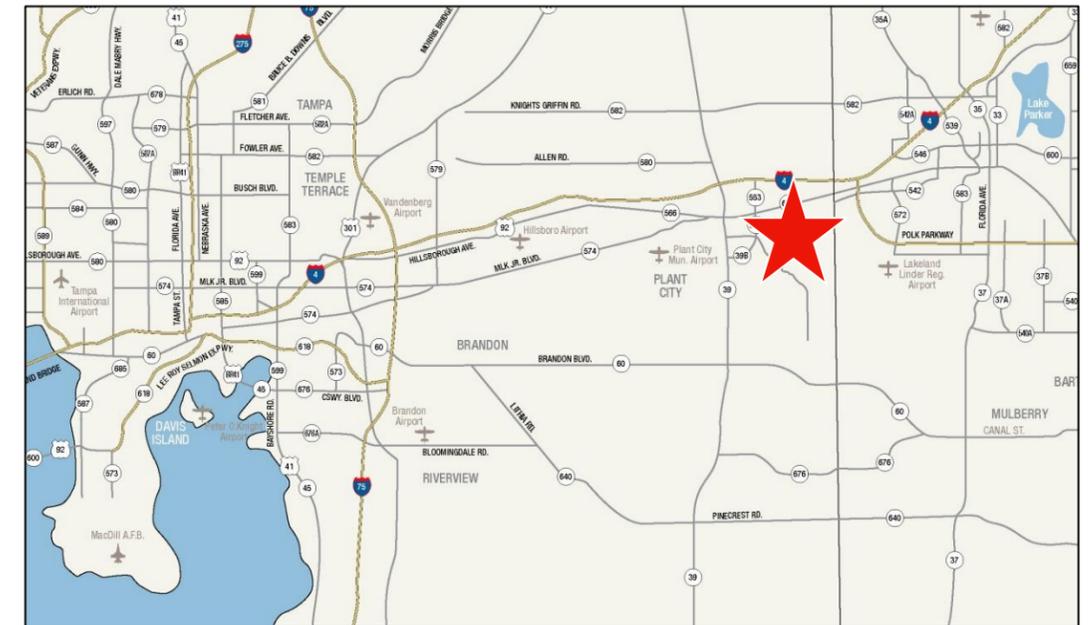
Property has been surveyed.
EPC permit.
Platted.
Water Management permit.
Genesis Engineering 813.620.4500.

DISTANCES

Lakeland	1 mile
I-75	17 miles
Tampa CBD	26.5 miles
Tampa International Airport	31 miles
Orlando Airport	55 miles
Orlando CBD	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 – 35 minutes; Orlando – 55 minutes; Lakeland Linder Regional – 7 minutes; Plant City – 11 minutes.
- Port of Tampa – 25 minutes.
- City water and sewer.
- Mobility fee in place.
- Rapid building permitting.
- Hillsborough County Community College branch; Florida Southern College; USF Lakeland Campus; and Travis Vocational School within 10 to 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.
- Web site link: http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=60



O'Reilly Auto Parts
300,000 SF



Publix
1,000,000 SF