



CENTRAL FLORIDA
INTEGRATED LOGISTICS PARK

4051 Logistics Parkway
Winter Haven, FL 33884

1.2 MSF SPEC BUILDING | 40' CLEAR HEIGHT | CLASS A | CROSS-DOCK | ESRF



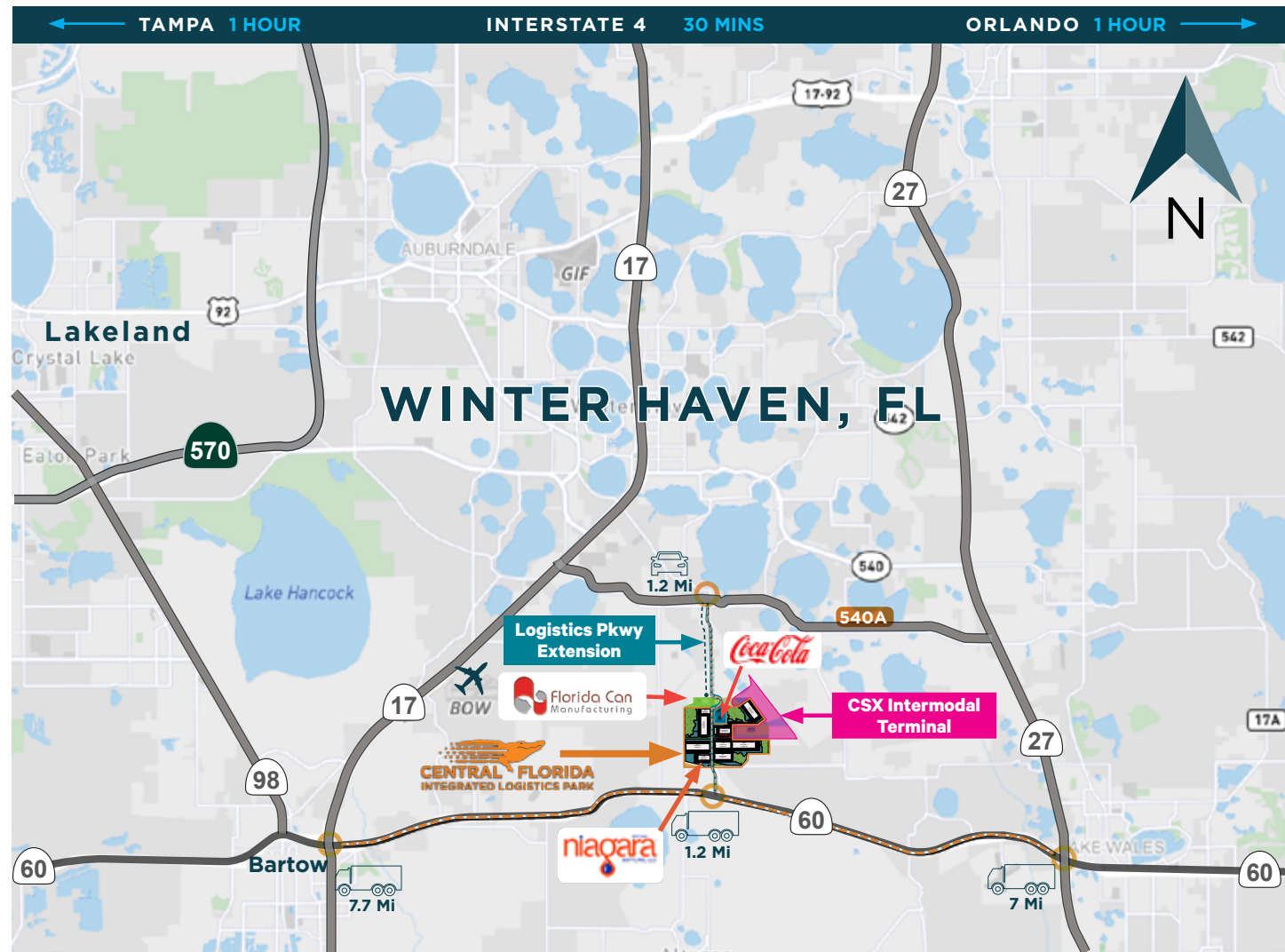
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CBRE

PROPERTY OVERVIEW

The Central Florida Integrated Logistics Park is 930 acres of developable land that can accommodate over 8 million sq ft of development in proximity to major thoroughfares and the CSX Rail Intermodal Facility. The park's strong infrastructure of utilities can accommodate a wide variety of users from food and cold storage to manufacturers and statewide logistics companies.



OPPORTUNITY ZONE



WINTER HAVEN, FL

DEVELOPMENT FRIENDLY CITY & COUNTY, INCENTIVES AVAILABLE:

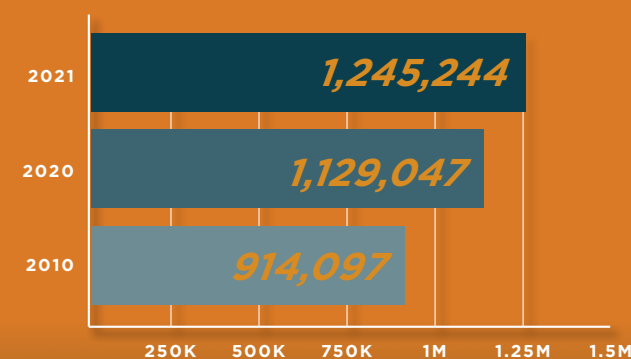


- Polk County Ad Valorem Tax Exemption (AVTE)
- Polk County Impact Fee Mitigation Program
- Duke Energy Economic Development Rider Program
- TECO Energy Economic Development Rider Program
- Foreign Trade Zone (FTZ 79)

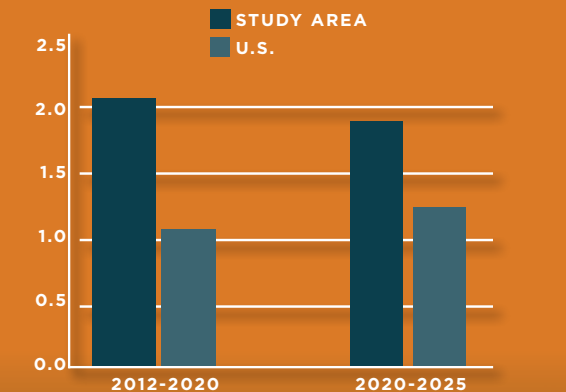


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POPULATION (30M RADIUS)



POPULATION BY YEAR



% ANNUAL POPULATION GROWTH

EMPLOYMENT (30M RADIUS)

413,224

LABOR FORCE

39,179

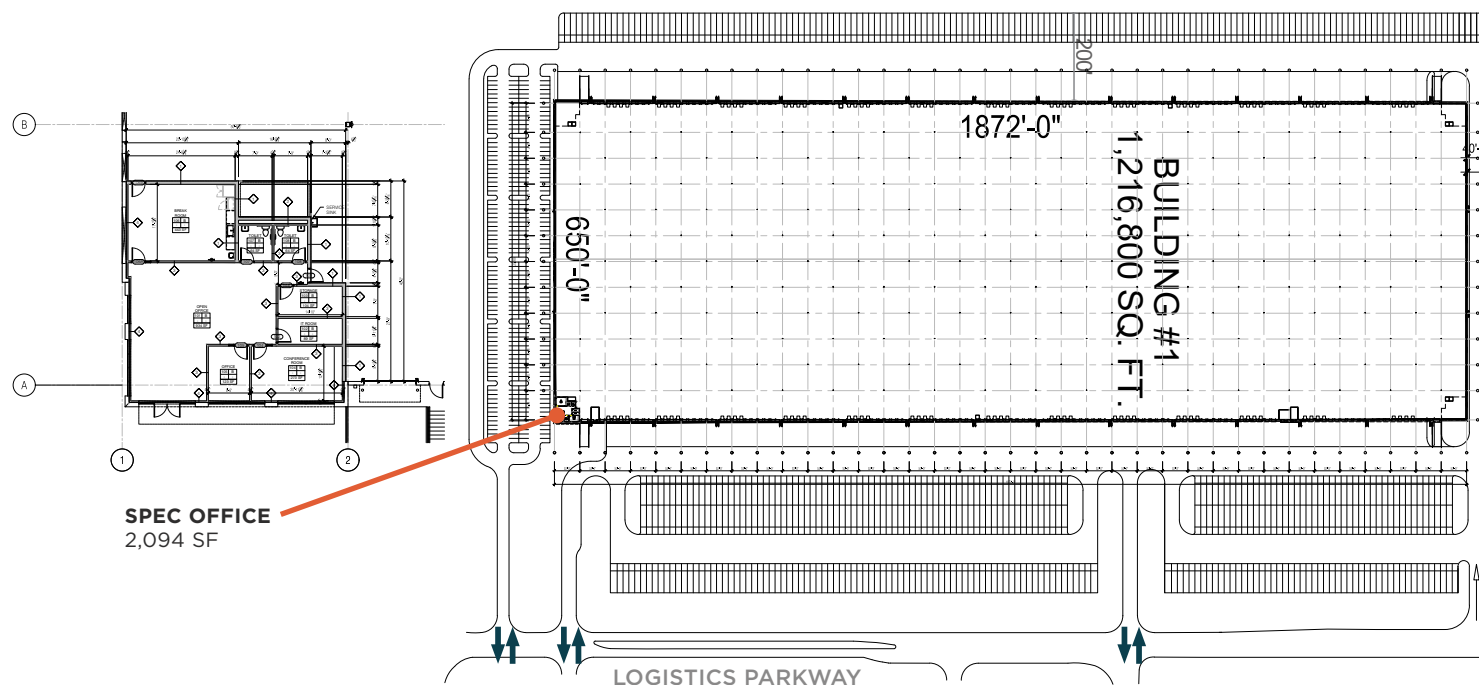
BUSINESSES



BDLG 1 AVAILABLE NOW

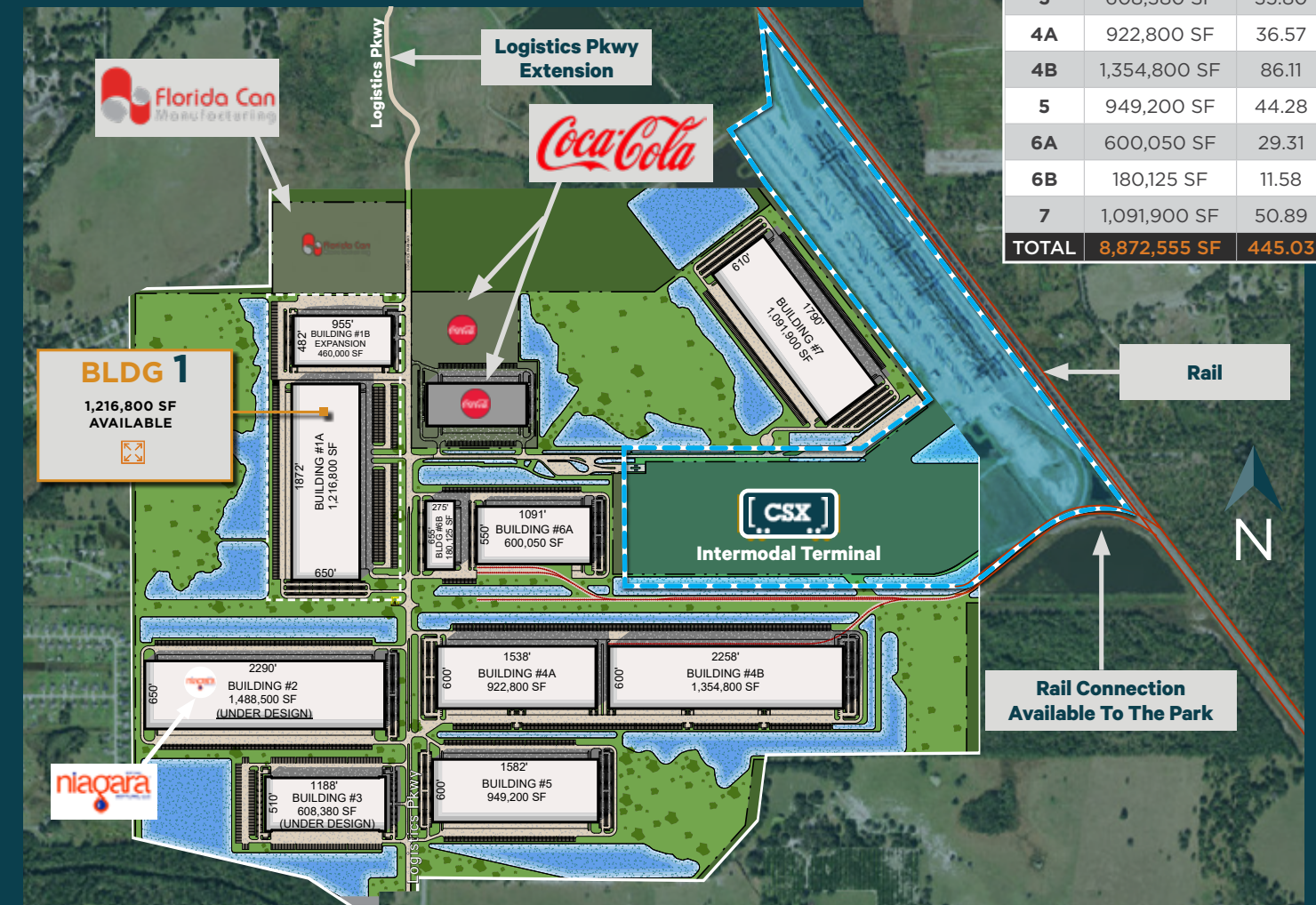
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BDLG # 1	
Total SF	1,216,800 SF
Spec Office	2,094 SF
Clear Height	40'
Dimensions	1,872' x 650'
Column Spacing	52' x 53'
Speed Bay	60'
Dock Doors	193
Dock Levelers	104
Drive-In	4
Truck Court	135'
Trailer Parking	657
Auto Parking	565
Sprinklers	ESFR
Power	3p - 3000a



8M SF READY FOR DEVELOPMENT

BDLG #	AREA	ACRES
1A	1,216,800 SF	62.95
1B	460,000 SF	23.77
2	1,488,500 SF	63.77
3	608,380 SF	35.80
4A	922,800 SF	36.57
4B	1,354,800 SF	86.11
5	949,200 SF	44.28
6A	600,050 SF	29.31
6B	180,125 SF	11.58
7	1,091,900 SF	50.89
TOTAL	8,872,555 SF	445.03



PROPERTY HIGHLIGHTS

- **Available:** BLDG 1 (200,000 - 1,216,800 SF)
- **CSX Intermodal Terminal:** Dedicated rail line to park
- **Drayage Cost Reductions:** On-site use of hostler trucks
- **Statewide Access:** Offering significant cost savings for companies distributing throughout the state
- **Strong Infrastructure Of Utilities:** Can Accommodate a Wide Variety Of Users From Food and Cold Storage to Manufacturers and Statewide Logistics Companies
- **Labor Training Opportunities** From Polk State College





STATEWIDE ACCESS

Located in the geographic center of Florida, the Central Florida Integrated Logistics Park offers significant cost savings for companies distributing throughout the state. This premiere development is strategically situated adjacent to the CSX rail line with direct access to US-27 and SR-60, offering users a supreme intermodal network to leverage.

KEY DISTANCES



SR-60
4 Mins



WINTER HAVEN AIRPORT
30 Min



PORT OF TAMPA
1 Hour

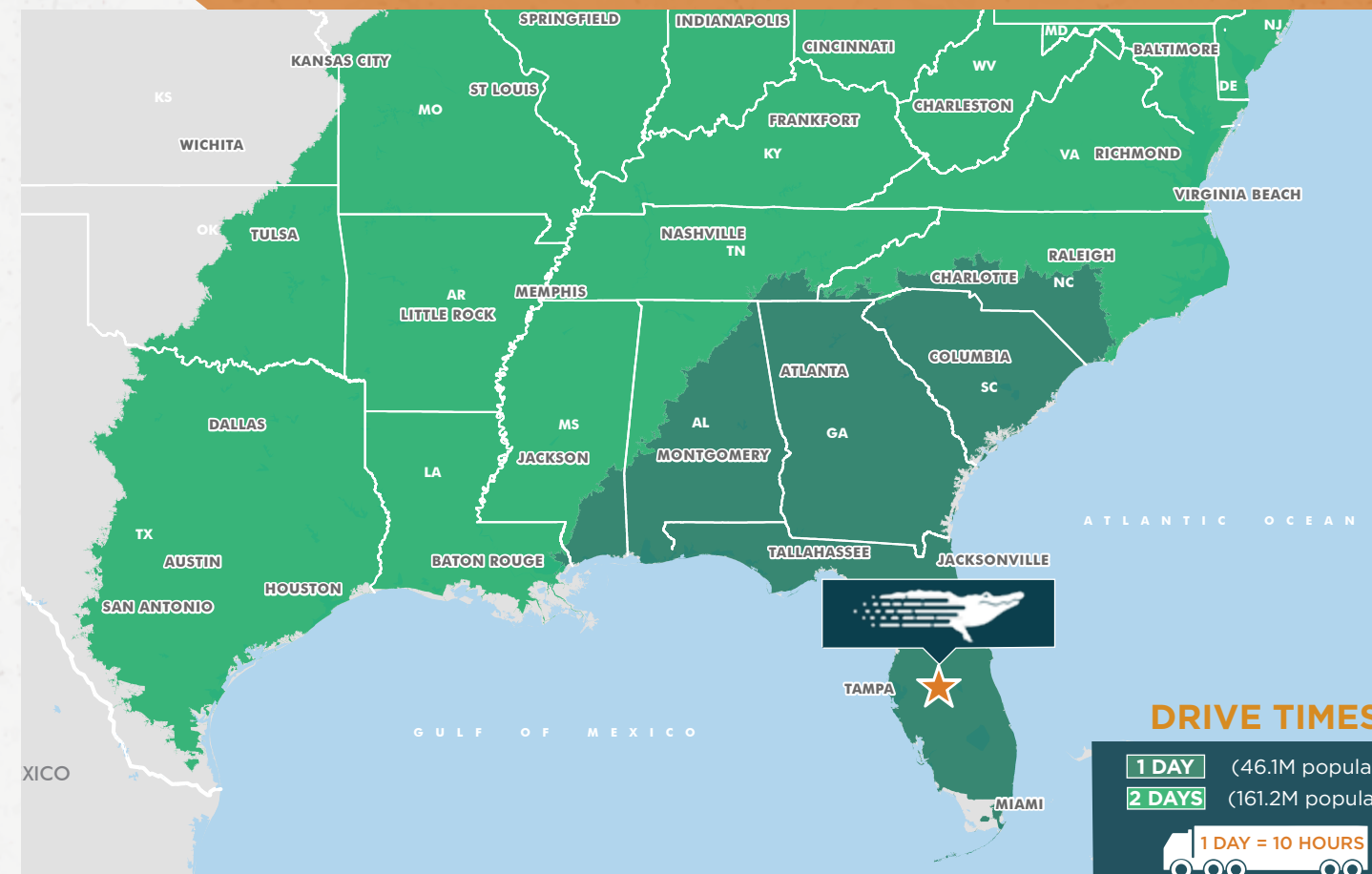


ORLANDO
1 Hour



MAP LEGEND

- Interstate
- C.S.X Rail
- FL Turnpike





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