

# COUNTY LINE CROSSING

## 3017 South County Line Rd, Plant City, FL 33566 ±535,539 SF | Spec Development For Lease



## Site Plan

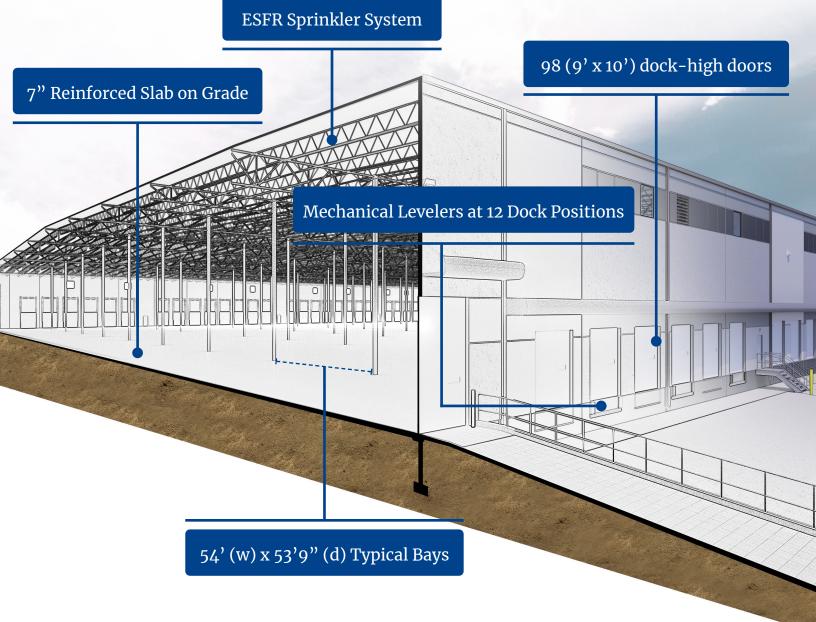


	Exterior Bu	uilding Specs	
	Building Size:	535,539 SF (divisible to ±300,000 SF)	
	Dimensions:	972' (w) x 550' (d)	
	Clear Height:	36'	
	Truck Court Depth:	185′	
	Dock-High Loading Doors:	98 total dock doors (9' x 10')	
	Drive-In Ramps:	4 oversized ramps (14' x 16')	
n	Auto Parking:	301 auto spaces	
A.,	Trailer Parking:	208 trailer spaces	XX
		972-0" Speed Coffice	
Off Doc		535,539SF B	
			Â

## **Building Plan**

Interior Building Specs				
Spec Office:	2,455 SF to be complete at delivery			
Warehouse Lighting:	LED warehouse lighting at 25 FC			
Column Spacing:	54' (w) x 53'9" (d)			
Speed Bay:	60'			
Power:	3000A, 480V, 3P			
Slab Thickness:	7" reinforced concrete			
Fire Protection:	ESFR			

COUNTY LINE CROSSING



## **Progress Photos** June 2024

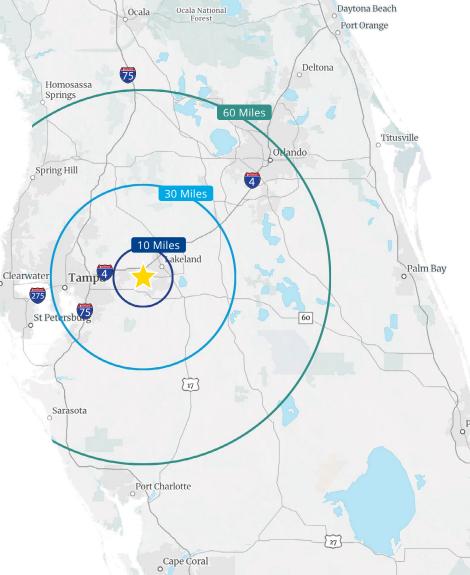






## Key Distances

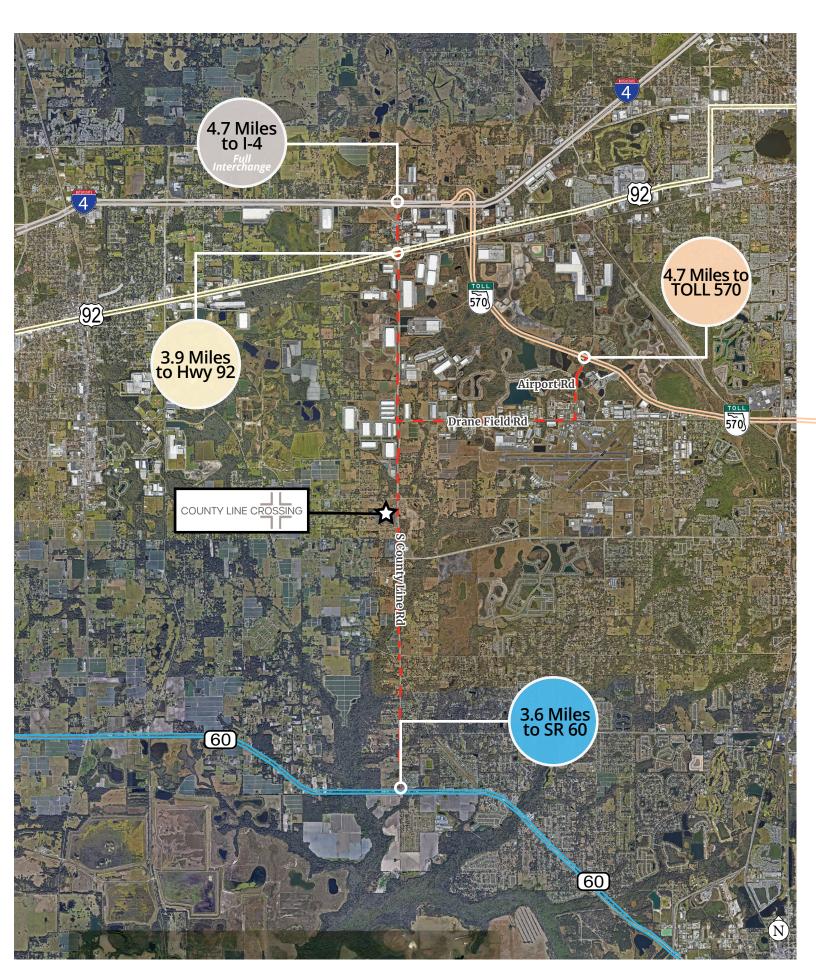
	Highway 60	3.6 Miles
	Interstate 4	4.7 Miles
1:1	Polk Parkway	4.7 Miles
	Lakeland Linder Int'l Airport	2.0 Miles
-0-0-0-	Tampa Int'l Airport	35.5 Miles
	Orlando Int'l Airport	60.0 Miles
	Tampa	29.5 Miles <sup>o</sup>
	Orlando	60.7 Miles
$\bigcirc$	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles





## Access to Elevated Highways





### **Growing Regional Distribution Hub**



#### Amazon Cargo Hub | Lakeland Linder International Airport

In 2020, Amazon successfully completed its air cargo hub at Lakeland Linder International Ariport. This new location represents Amazon Air's largest facility in the Southeast and is expected to eventually create up to 1,000 jobs, some of which are tied to incentives.

December 2022, Amazon got the green light to move forward in its expansion to double its original footprint. The additional 10.6 acres will include a new truck bay and two parking positions for its airplanes.



Source: Tampa Bay Business Journal

### Established Distribution Location

#### Full strvker nterchan Country IKEA PHILLIPS amazon R**○**OMS T**○** G**○**► Publix. Saddle Creek Hardware Purina MOTION redit NDUSTRIES MOTION INDUSTRIES amazon Prime Air Lakeland Linder International Airport COUNTY LINE CROSSING

# **COUNTY LINE CROSSING** 535,539 SF | Spec Development For Lease





#### –Robyn Hurrell, sior –

Primary Point of Contact Colliers Tampa Industrial Executive Vice President +1 813 226 7540 robyn.hurrell@colliers.com

#### Lee Morris, LEED AP, SIOR

Colliers Orlando Industrial Executive Vice President +1 407 782 8212 lee.morris@colliers.com

## ROBINSON | WEEKS

#### Matt Davis

Robinson Weeks Senior Vice President +1 404 429 7464 matt@robinsonweeks.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.