



COUNTY LINE CROSSING

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



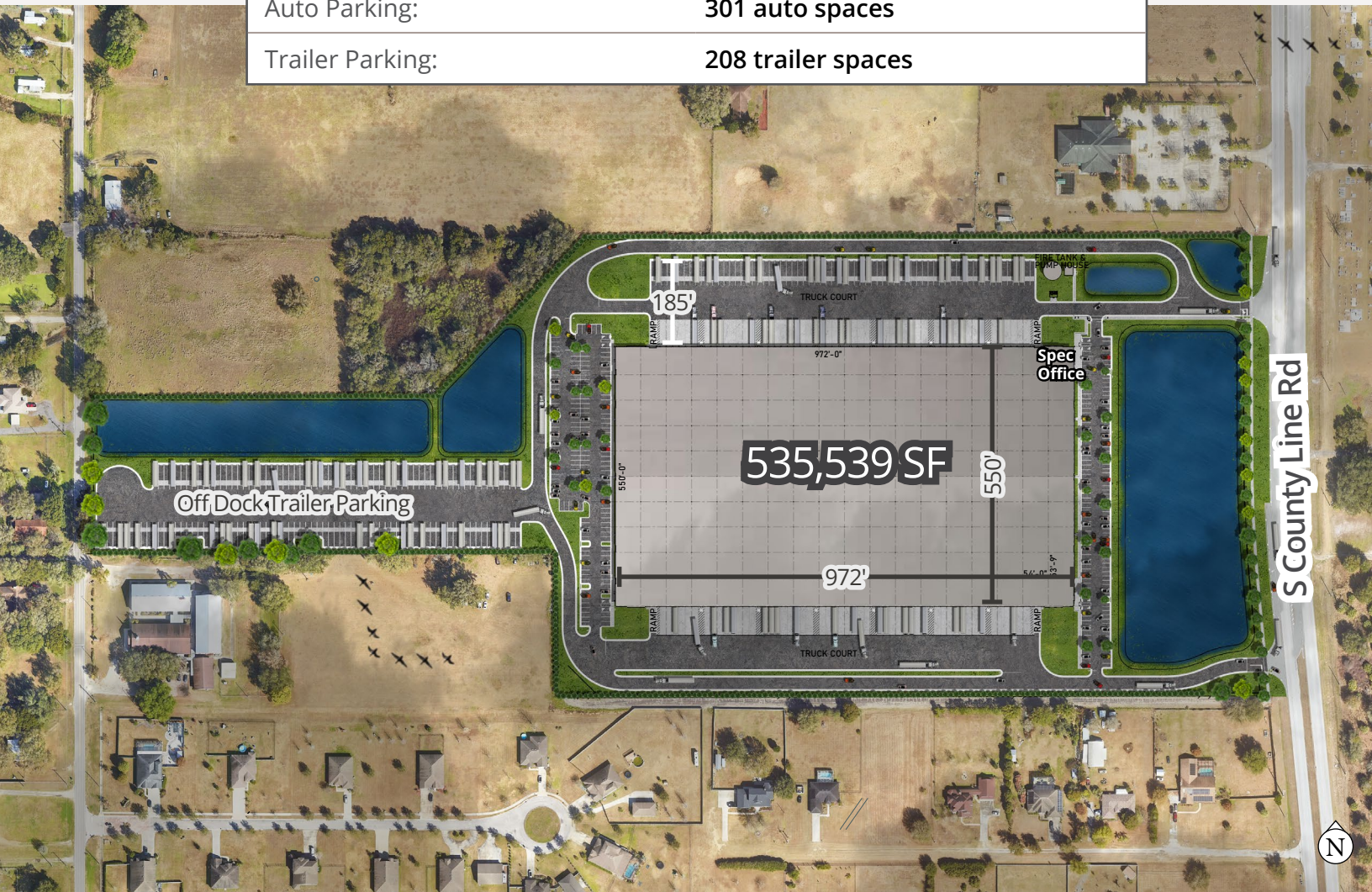
Progress Photo 6.12.24

Site Plan



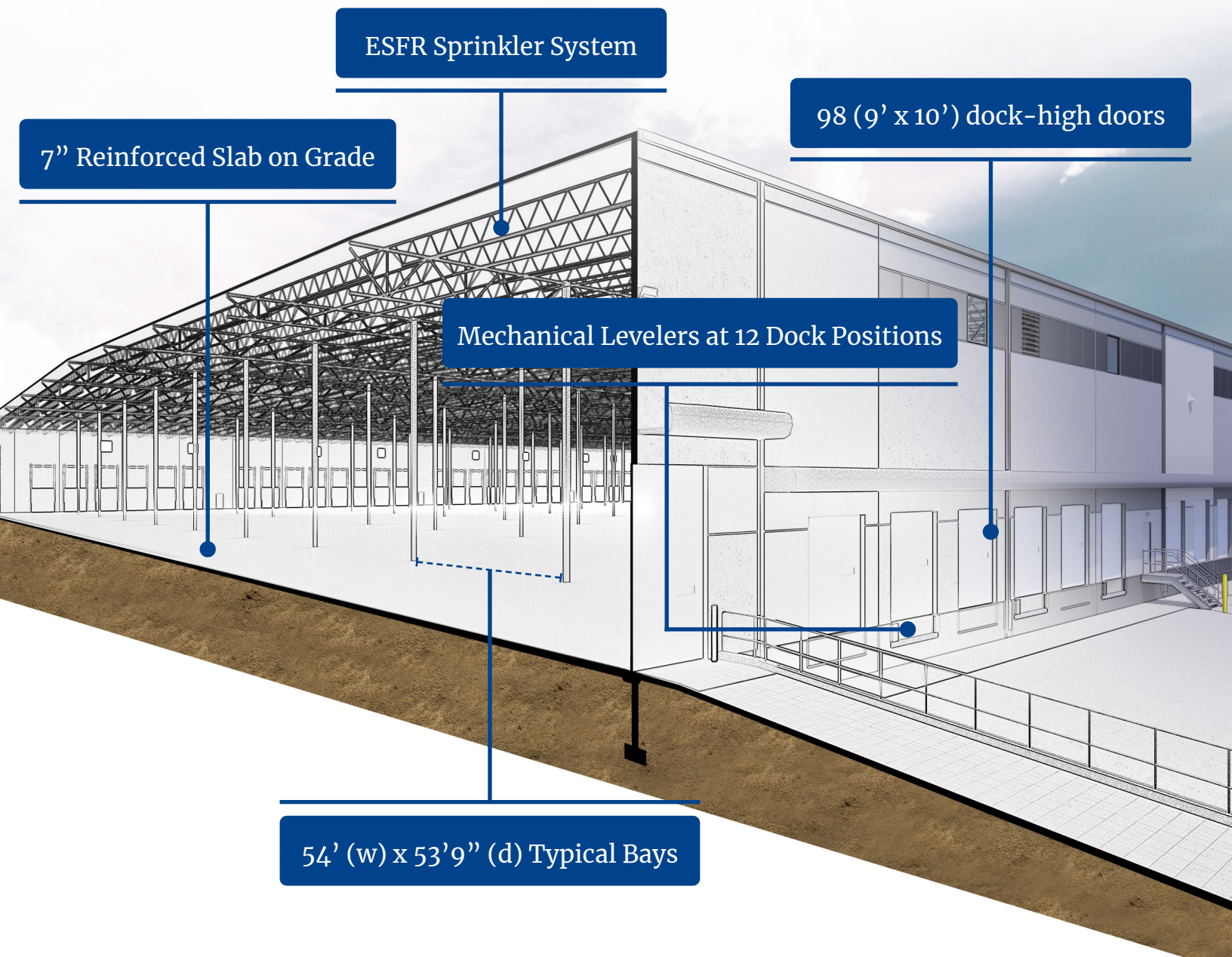
Exterior Building Specs

| | |
|--------------------------|--|
| Building Size: | 535,539 SF (divisible to $\pm 300,000$ 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') |
| Auto Parking: | 301 auto spaces |
| Trailer Parking: | 208 trailer spaces |



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 |



ESFR Sprinkler System

7" Reinforced Slab on Grade

98 (9' x 10') dock-high doors

Mechanical Levelers at 12 Dock Positions

54' (w) x 53'9" (d) Typical Bays

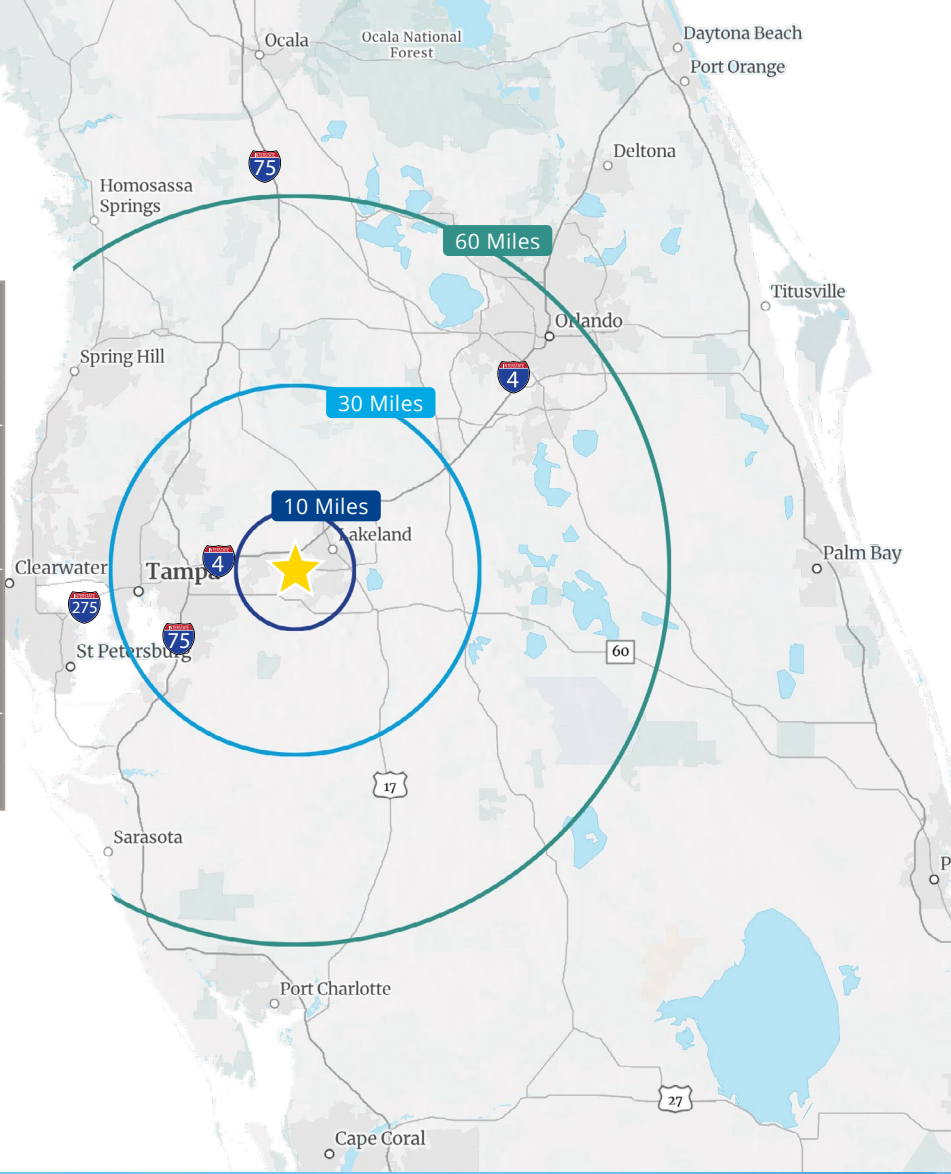
Progress Photos

June 2024

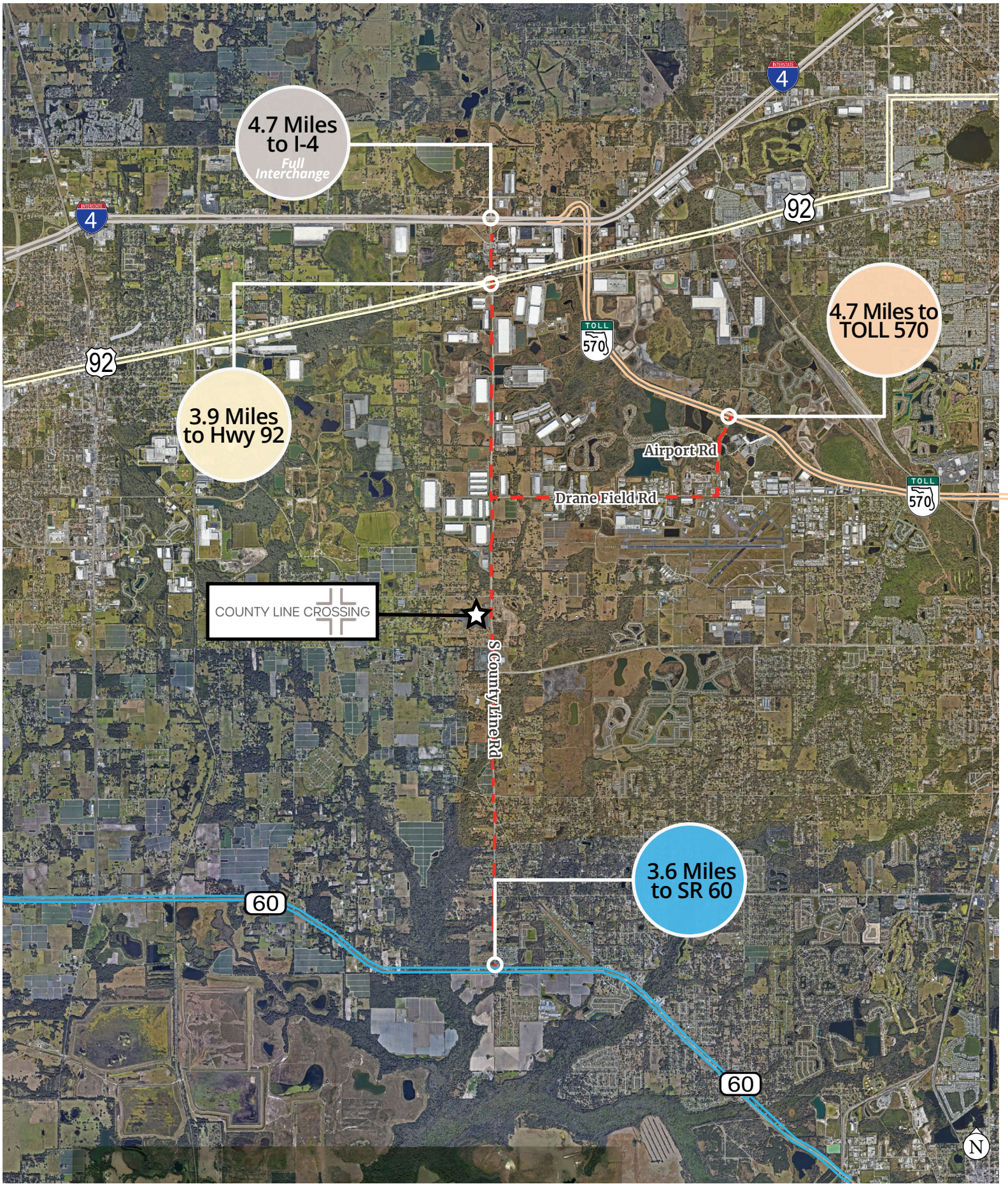


Key Distances

| | | |
|--|-------------------------------|-------------|
|  | Highway 60 | 3.6 Miles |
|  | Interstate 4 | 4.7 Miles |
|  | Polk Parkway | 4.7 Miles |
|  | Lakeland Linder Int'l Airport | 2.0 Miles |
|  | Tampa Int'l Airport | 35.5 Miles |
|  | Orlando Int'l Airport | 60.0 Miles |
|  | Tampa | 29.5 Miles |
|  | Orlando | 60.7 Miles |
|  | 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 Airport. 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



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