

**53,032 SF
WAREHOUSE
ON 8.93 ACRES**

PLANT CITY, FL

Property Overview

Positioned on County Line Road and E Trapnell Road in Plant City, this 53,032± sf warehouse sits on 8.93± acres in the heart of one of Central Florida's fastest-growing industrial corridors. The property offers prime frontage with a valuable median break for full access and is located just 4.5 miles from the I-4 interchange, making it an ideal site for current use and future growth. Currently zoned AS-0.4 with a future land use of AE, the site supports a variety of approvable uses and offers strong long-term upside as the corridor continues to expand.

The facility features approximately 53,032sf under roof, including 30,432sf of enclosed space, 432sf office, a 9,000sf covered dock area, and a 13,168sf covered concrete pad – ideal for outdoor work or covered storage. Inside, a 3,600 square foot mezzanine provides additional functional space for storage. With 13 loading docks and 3-phase power, the layout supports a wide range of operational needs and offers a flexible configuration for most users. In addition to its County Line Road access, the property features an entrance off E Trapnell Road, improving circulation and site flexibility. An additional 5+ acres of vacant land is included in the sale, offering room for outdoor use, expansion, or future development. This is a rare opportunity to acquire a versatile facility in a high-growth corridor with immediate utility and long-term investment potential. This is a rare opportunity to acquire a versatile facility in a high-growth corridor with immediate utility and long-term investment potential.



www.FischbachLandComany.com/54424SFWarehouse

Property Highlights



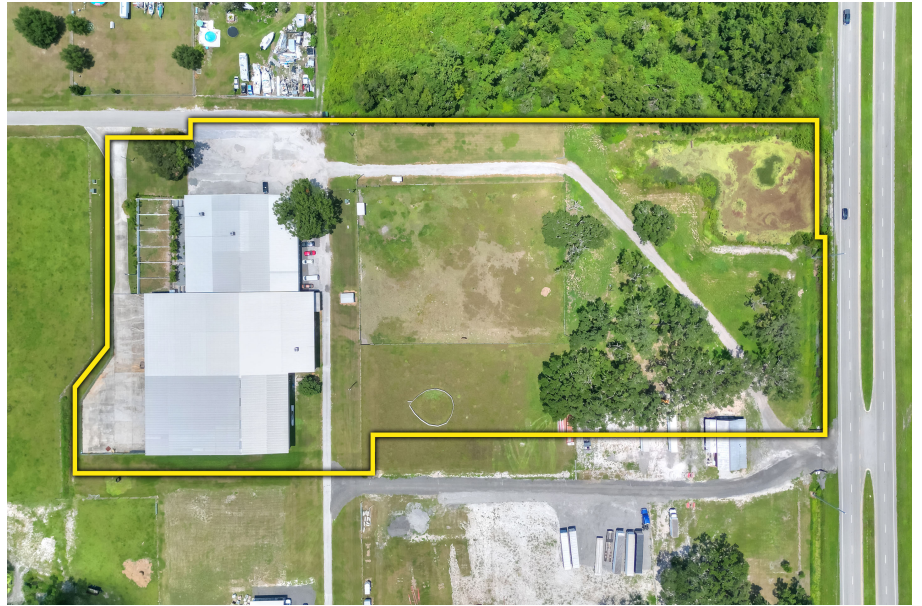
4.5± miles from I-4



Located in Booming County
Line Road Corridor

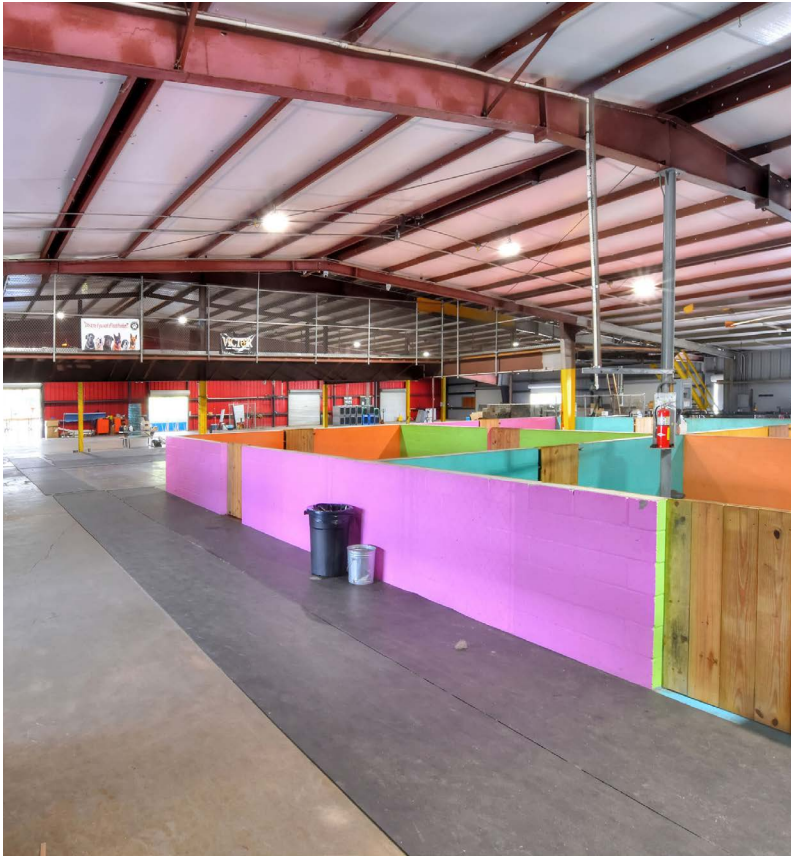


3 Phase Power

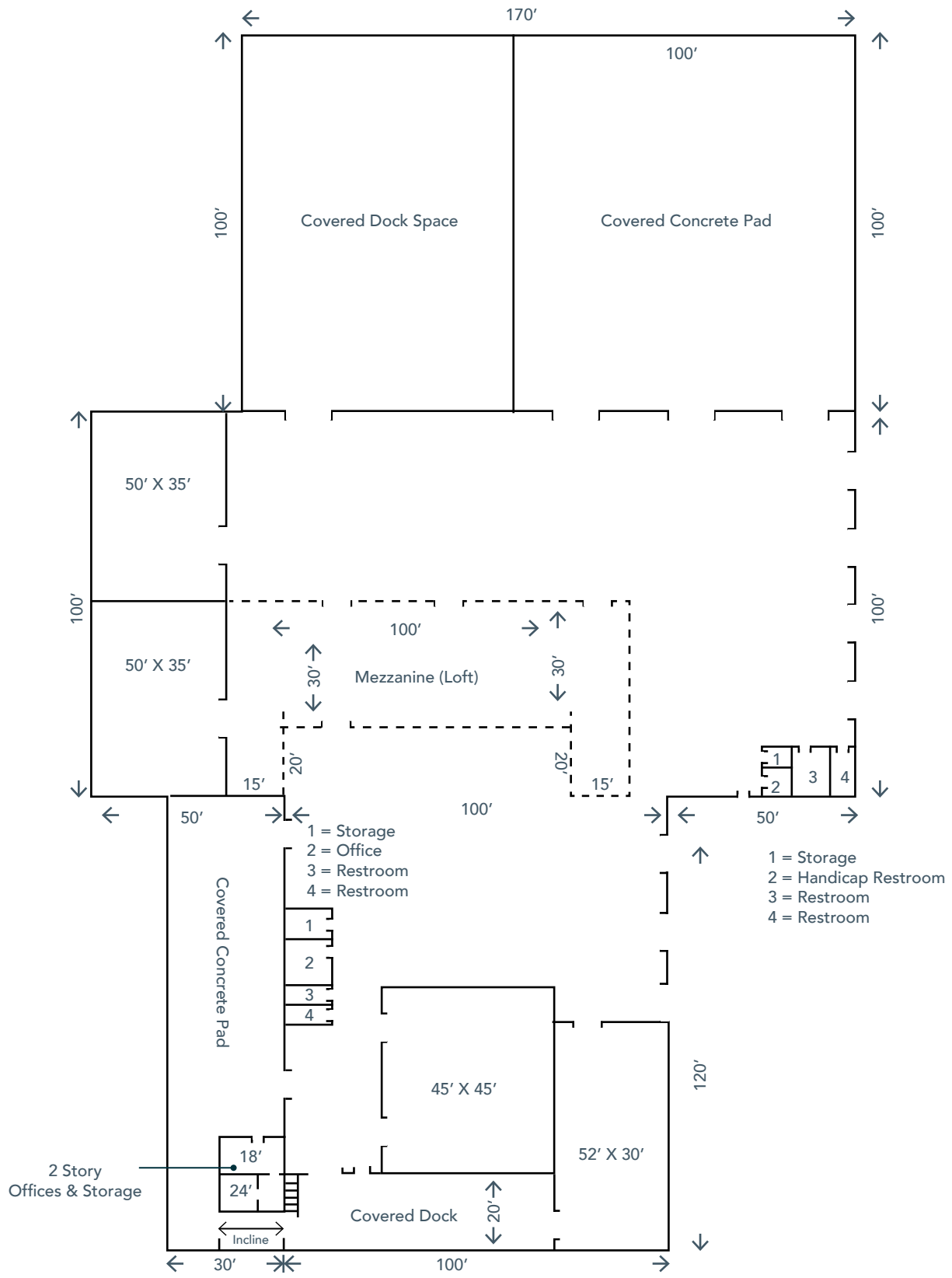


Price	\$3,350,000	County	Hillsborough
Property Address	3701 E Trapnell Road, Plant City, FL 33566	Folio/Parcel ID	092044-0550
Building SF	8.93± Acres	Utilities	Well & Septic
Zoning	AS-0.4	Taxes	\$11,578.00 (2024)
Power	3 Phase 600/250V	Road Frontage	406' on County Line Road & 103' on E Trapnell Road
Clear Height	<ul style="list-style-type: none"> • 15-21' interior • 22' covered dock space • 24' covered concrete pad 	Size	Gross SF: 53,032± Enclosed SF: 30,432± Office SF: 432± Covered Dock: 9,000± Covered Concrete Pad: 13,168±
Future Land Use	AE	Lighting	Metal halide and fluorescent

Photos

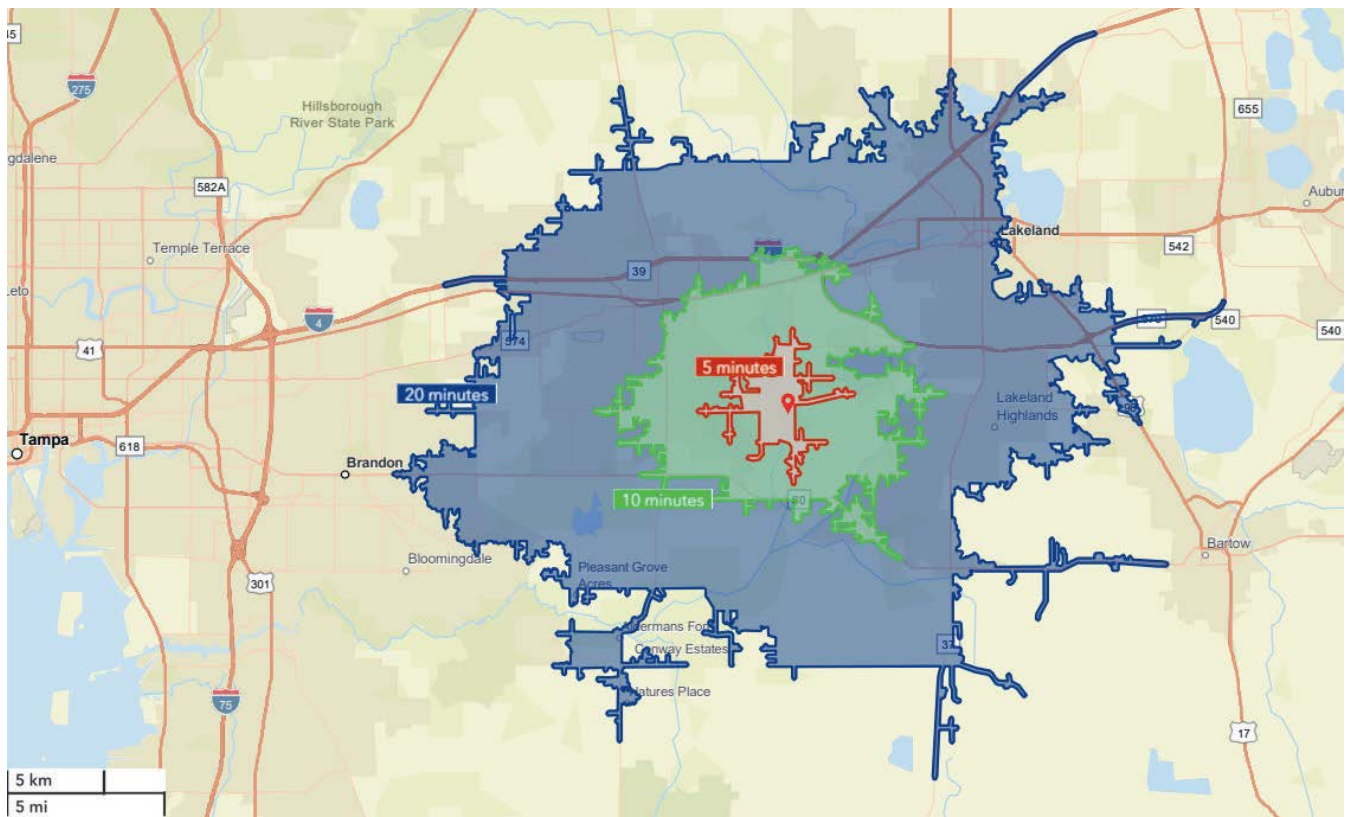
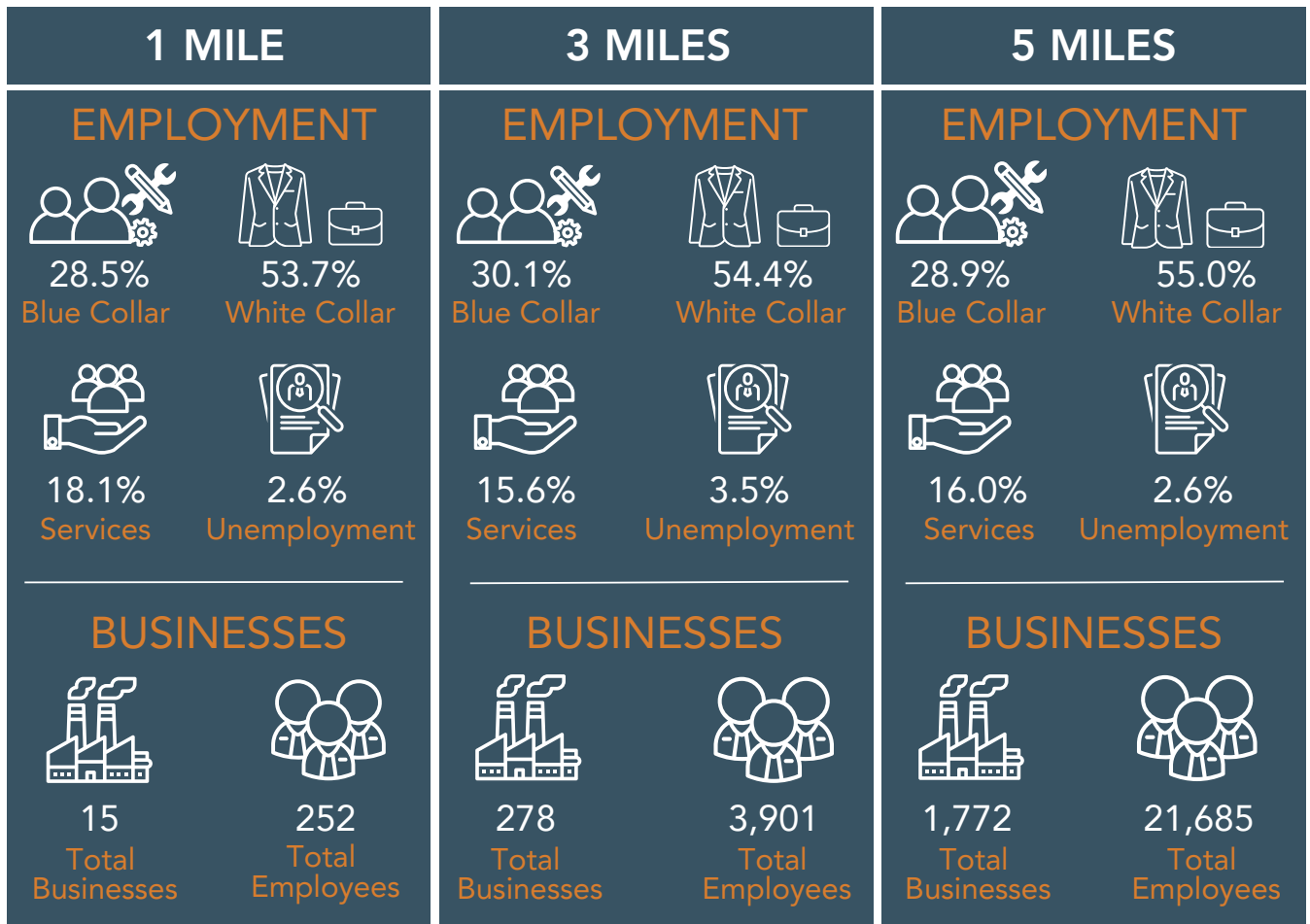


Building Layout



3701 E Trapnell Rd.

Demographics





Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



BLAISE LELAULU, CCIM | Broker Associate
blaise@fischbachlandcompany.com