SAUNDERS COMMERCIAL

Plant City Flex Space | For Lease

2711 Airport Rd, Plant City, Florida 33563

Vinh Dawkins
Senior Advisor
863-315-4595
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FL #SL3611309

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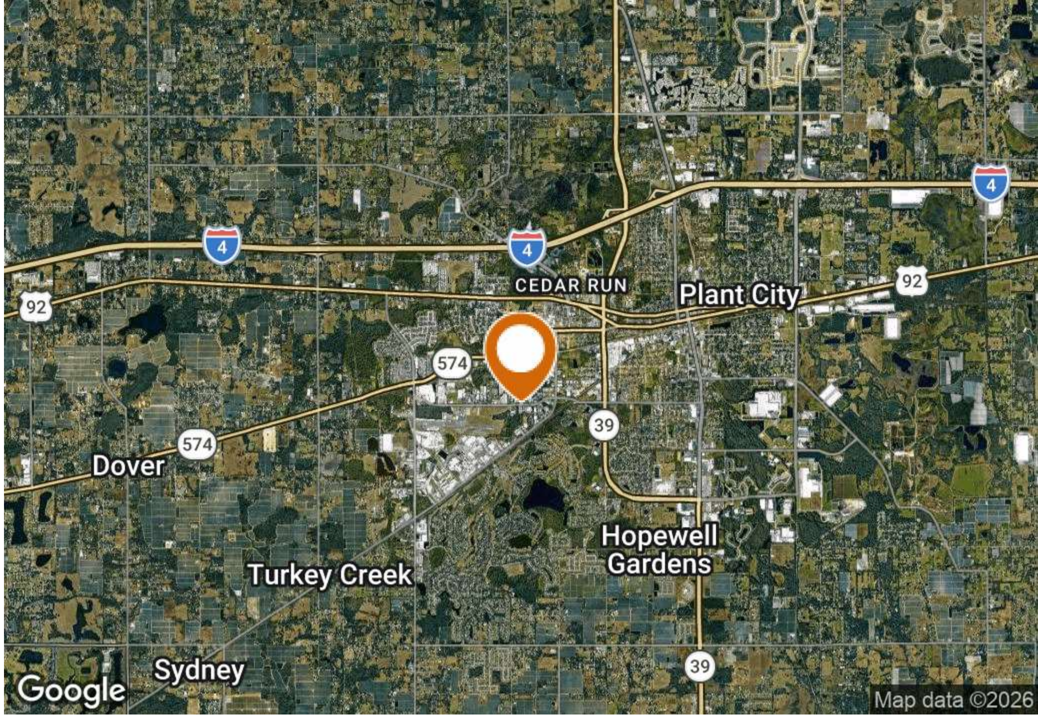
SECTION 1

Property Information



Offering Summary

Lease Rate:	**Contact For Pricing**
Est. Operating Expenses:	± $3.00/SF
Power:	3P 240V 200A
Clear Height:	18'
Zoning:	Light Industrial (M-AP)
Grade Doors:	12' x 14'
Water/Sewer:	Public
Minimum Term:	Negotiable
Ste. 1 Office %:	± 15%
Ste. 4 Office %:	± 40%

Property Overview

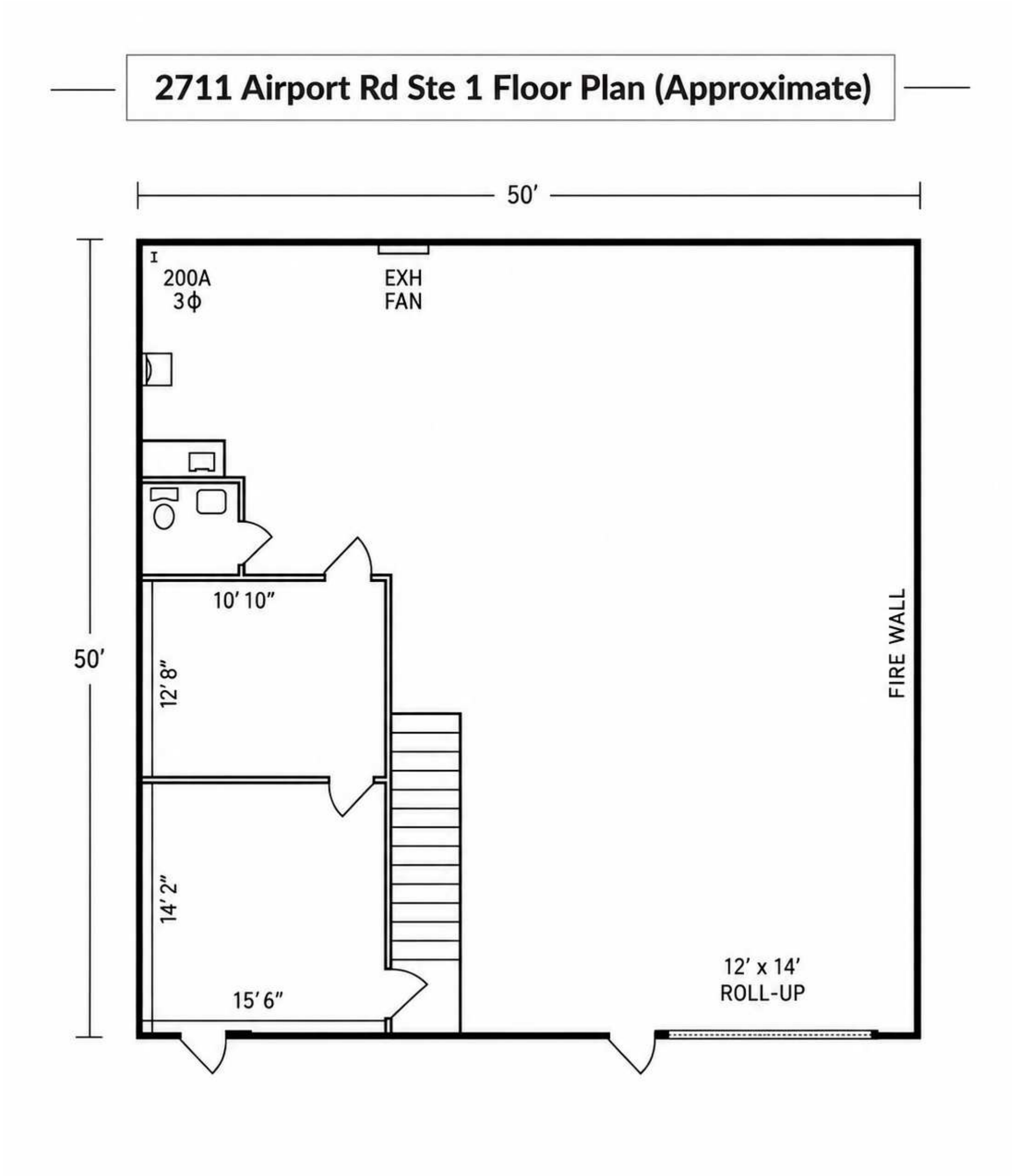
Located approximately 2 miles from Interstate 4, this multi-tenant industrial building has two 2,500 SF flex spaces available for lease. Each suite has 3 phase power, ±18' clear height, 12' x 14' grade door, and mezzanine not included in total square footage.

— Ste 1 has approximately 15% office.
— Ste 4 has approximately 40% office.

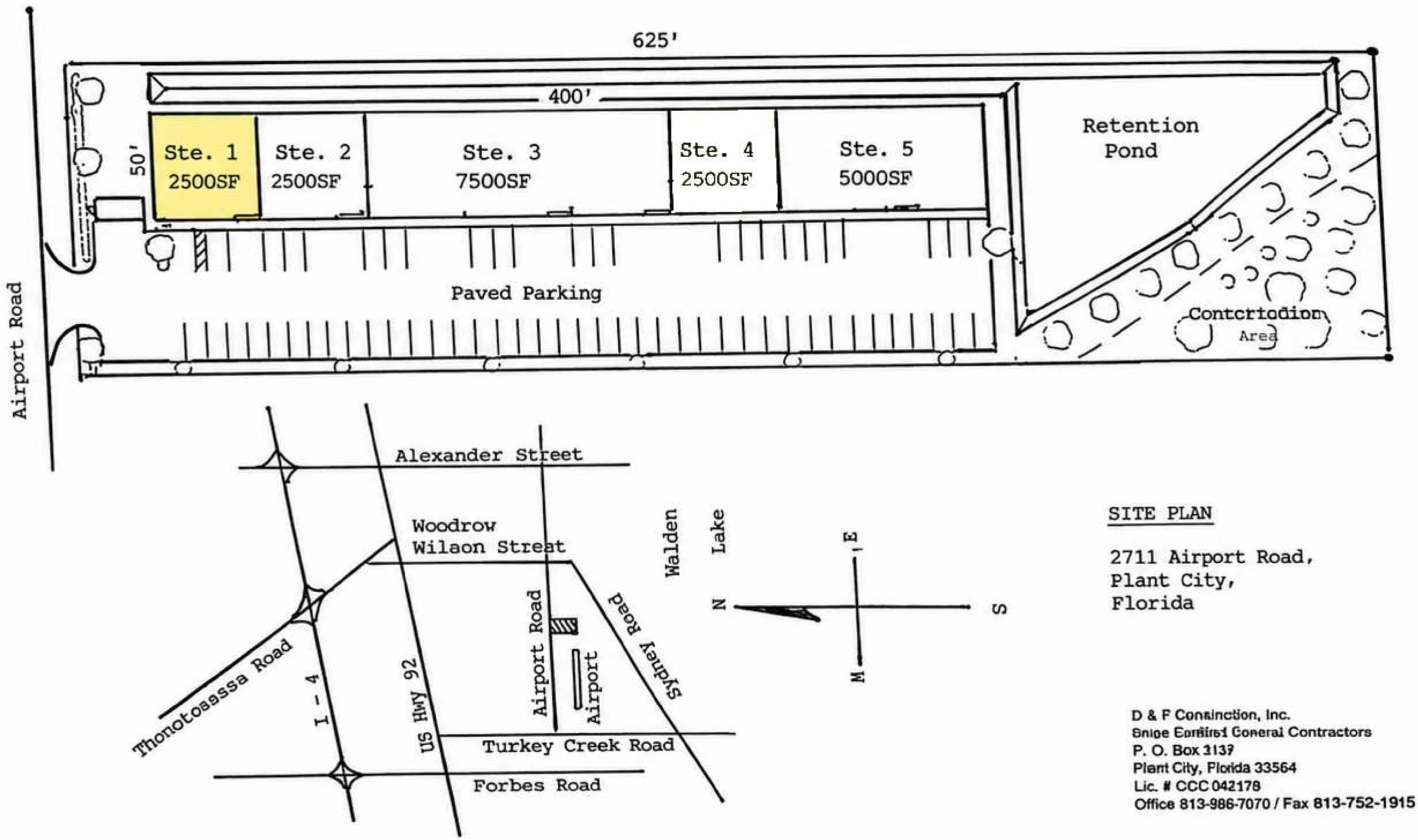
Call Vinh at 863-315-4595 with questions or to schedule a site visit.

Spaces	Lease Rate	Space Size
2711 Airport Rd Ste 1	Contact for Pricing	2,500 SF

FLOOR PLAN STE 1



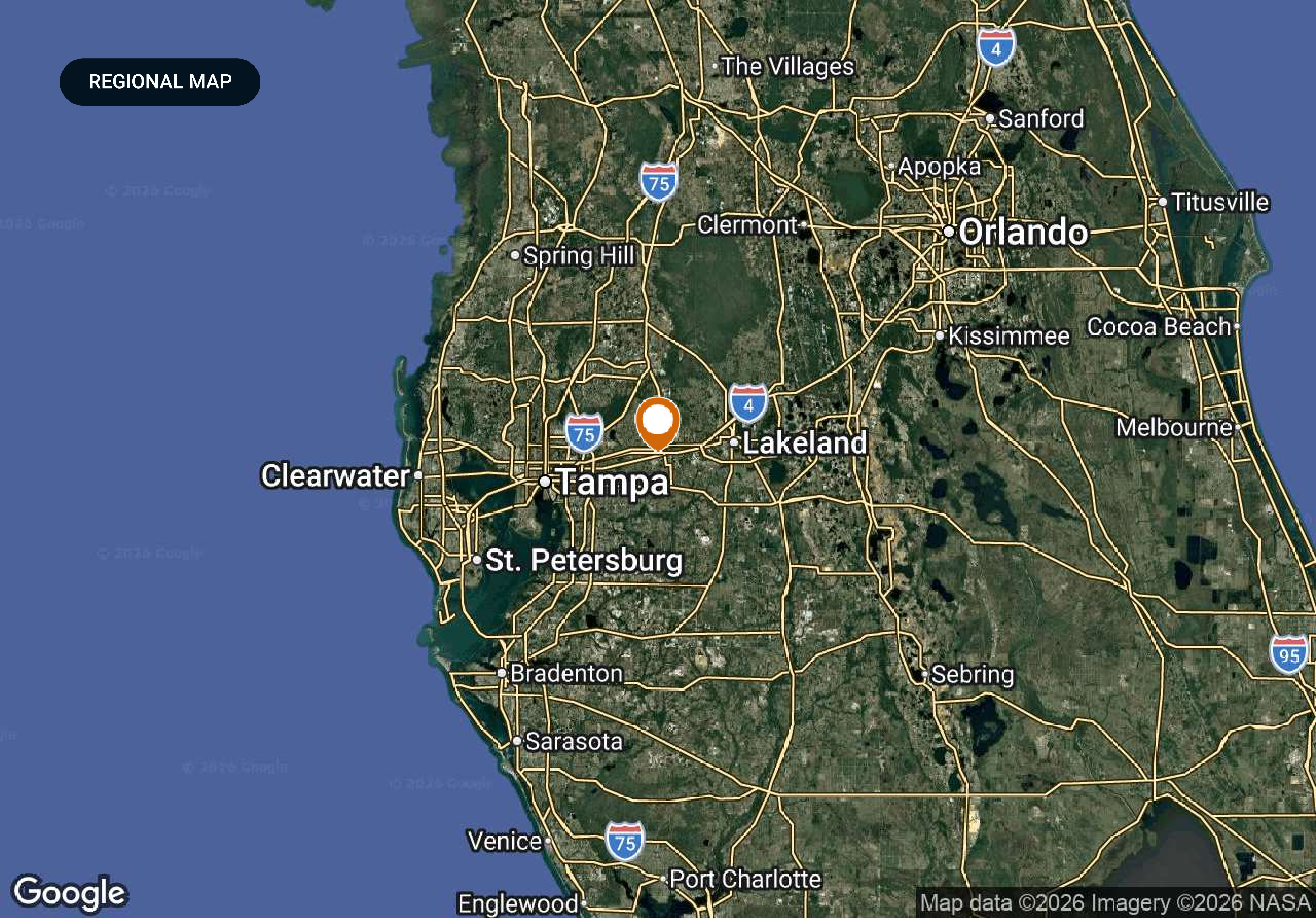
SITE PLAN


625'
400'
50'
Ste. 1
2500SF
Ste. 2
2500SF
Ste. 3
7500SF
Ste. 4
2500SF
Ste. 5
5000SF
Retention Pond
Paved Parking
Area
Airport Road
Alexander Street
Woodrow Wilaon Street
Walden Lake
Thonotosssa Road
I - 4
US Hwy 92
Airport Road
Airport
Sydney Road
Turkey Creek Road
Forbes Road
N
S
E
W
SITE PLAN
2711 Airport Road,
Plant City,
Florida
P. O. Box 3137
Plant City, Florida 33564
Lic. # CCC 042178
Office 813-986-7070 / Fax 813-752-1915

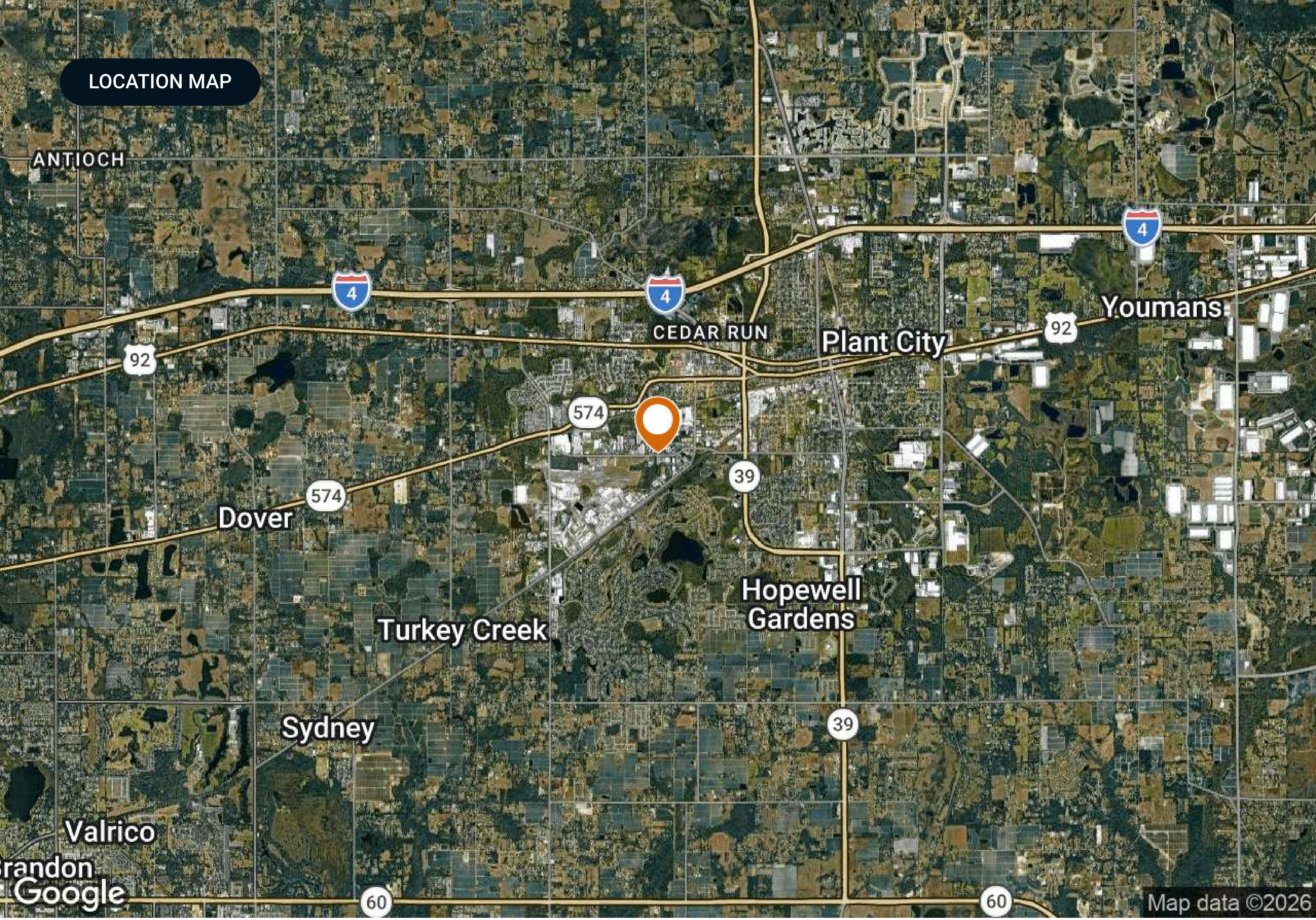
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP

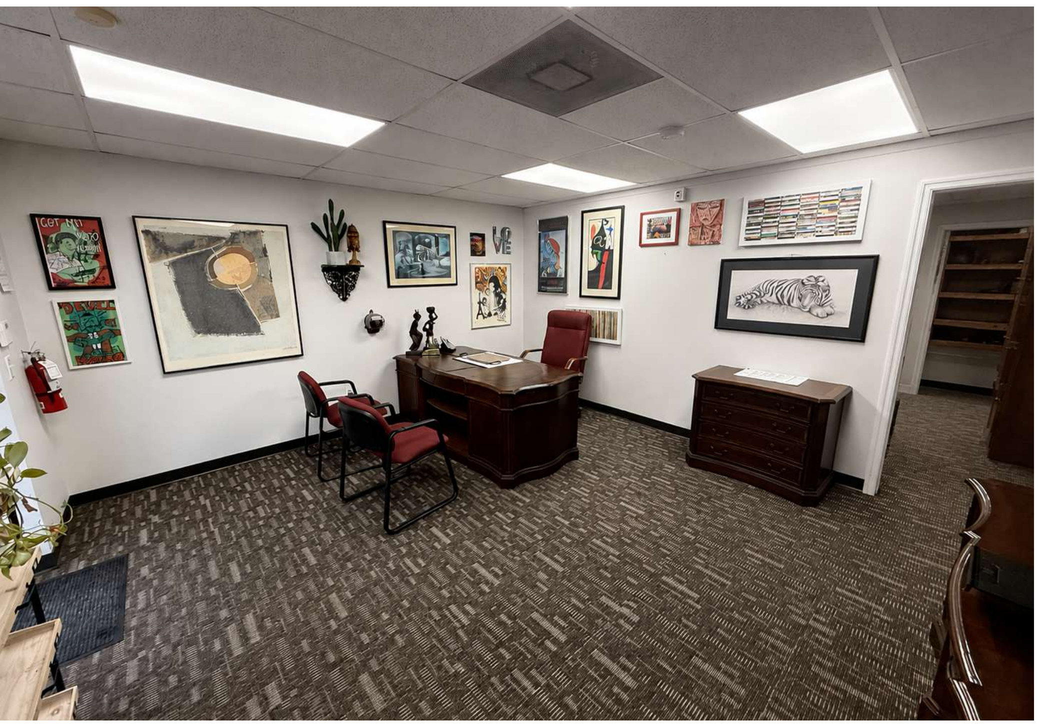


SECTION 3

Maps And Photos


MARKET AREA MAP
Publix SUPER MARKETS
CEDAR RUN
W Baker St
N Alexander St
ReddyIce
Wheeler St
E Baker St
Plant City
DOWNTOWN PLANT CITY COMMERCIAL DISTRICT
W Reynolds St
americold
84 LUMBER
James Hardie Building Products
DART
QUIKRETE
What America's Made Of
W Grant St
S Collins St
E Alsobrook St
SONOCO
Saputo
Del Monte
Builders FirstSource
TRACTOR SUPPLY Co
E Park Rd
Sysco
E Alexander St
Walmart
LOWE'S
Gardens
N Forbes Rd
N Turkey Creek Rd
S Forbes Rd
Turkey Creek Rd
Sydney Rd
Turkey Creek
Google

ADDITIONAL PHOTOS



Plant City Submarket

FLORIDA'S I-4 INDUSTRIAL GROWTH CORRIDOR

Winter Strawberry Capital | Leading U.S. Strawberry Exporter

Known as the Winter Strawberry Capital, Plant City anchors one of America's leading strawberry-growing and export regions, alongside a deep food-processing and industrial base — anchored by Saputo, Sysco, Dart Container, Sonoco and James Hardie.

I-4 Corridor Position | 3.28M Within 1-Hour Drive

Plant City sits along Interstate 4, Florida's fastest-growing non-residential corridor, 23 miles west of Tampa and 62 miles west of Orlando — placing the site within a 1-hour drive of 3.28 million people and up to 19 million within 4 hours.

Population & Land | 1,000-Acre Logistics Park

City population is near 45,300, with growth in the immediate trade area running 87.7% above the national rate. Plant City is also home to Lakeside Logistics, a 1,000-acre master-planned industrial park now breaking ground on Phase II.

Source: Esri (2026); REBusinessOnline

Stalwart Business Park | 3.4M SF on 410 Acres

Approved May 2025 along Paul Buchman Highway with direct CSX rail spur access and up to 150 MW of power capacity — one of the corridor's largest industrial approvals to date.

Source: Business Observer, May 2025

SUBMARKET SNAPSHOT

Plant City anchors the eastern edge of the Tampa MSA along Interstate 4 — Florida's fastest-growing non-residential corridor and a core hub for Central Florida distribution, manufacturing and food processing.

1.49M
Employees within 60-min

89,648
Population within 15-min

Submarket Metric	Plant City
Median HH Income (15-min drive)	**$79,175**
Industrial park (Lakeside Logistics)	**1,000 acres**
I-4 access	**Exits 17–25**
Drive: Tampa / Lakeland	**23 mi / 12 mi**
Trades/skilled labor (15-min drive)	**31.2%**

Source: Esri (2026)

Demand is led by logistics and warehousing — the corridor's fastest-growing sectors — layered on a durable agribusiness base. Small-bay, multi-tenant product like 2711 Airport Rd remains the corridor's tightest and most sought-after segment.

Tampa MSA Market

FLORIDA'S FASTEST-GROWING LOGISTICS HUB

$24M Federal Port Grant | Port Tampa Bay

A $24M federal MARAD grant funds Port Tampa Bay's $40M Berth 300 expansion at Port Redwing; container volumes are up 300% since 2018 to ~263,000 TEUs.

Source: Port Tampa Bay; MARAD (2026)

Deep Industrial Base | 229M SF Tampa MSA

Tampa's industrial base spans roughly 229 million square feet across the MSA, with another 3.1 million square feet under construction — one of the largest, most established industrial markets in the Southeast.

Source: CoStar (2026)

Industrial Investment | ~$1.2B in 2025

Industrial sales reached ~$1.2B in 2025, up 25% year-over-year, with cap rates stabilizing near 7.6%.

Source: CoStar (2026)

Demand Engine | 6.8M Within 90 Minutes

The Tampa MSA supports 1.59M employees within a 60-minute drive and 6.8M people within 90 minutes, with median household income holding above $82K across the region — a deep, affluent base for retail and logistics demand alike.

Source: Esri (2026)

MARKET SNAPSHOT

Tampa Bay's industrial sector is surging even as housing cools — powered by population-driven distribution demand along the I-4 corridor, the region's logistics backbone.

Industrial Market Metric	Tampa MSA
2025 sales volume	**~$1.2B (+25% YoY)**
Tightest segment	**Small-bay / Multi-tenant**
Under construction (Tampa MSA)	**3.1M SF**
Population growth (5-yr)	**3.4M (+7.1%)**

Source: CoStar (2026)

Small-bay, multi-tenant product like 2711 Airport Rd remains the metro's tightest and most sought-after segment, backed by limited new supply and durable rent growth across the Tampa MSA.

SECTION 4

Agent And Company Info

Vinh Dawkins

Senior Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is a Senior Advisor at Saunders Real Estate.

Vinh has closed over $31 million in sales volume since entering brokerage, including more than $18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Vinh specializes in:
• Industrial
• Retail

Memberships

• CCIM Candidate
• United Way Young Leaders Society
• FL CCIM Chapter West Coast District Board Member
• Big Brothers Big Sisters of Tampa Bay

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