



# PLANT CITY VALUE-ADD INDUSTRIAL INVESTMENT PROPERTY

510 N. TURKEY CREEK RD.  
PLANT CITY, FL 33563

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# Property Summary



Asking Price: **\$4,950,000**

Price per SF: **\$76.25**

## OFFERING SUMMARY

Building Size: 64,916 SF

Vacant SF: 30,500

Lot Size: 9.82 ± AC

Year Built: 1980

Renovated: 2008

PIN: P-36-28-21-ZZZ-000005-98220.0

## PROPERTY OVERVIEW

This Industrial Investment Property is located along the I-4 corridor, which is one of the fastest-growing industrial corridors in the nation. The space is broken out into (2) separate units: One unit is 34,405 ± SF with 2 ± acres of lay-down yard and is leased to Cole Industrial at a below-market lease rate. The other unit is 30,511 ± SF of Cold Storage Space that is currently vacant and also comes with 0.70 ± acres of lay-down yard. This space is positioned strategically in one of the largest produce markets in the Southeast along Central Florida's Premier Industrial Corridor.

The Value-Add component of this investment comes from leasing vacant space, and bringing the current lease to market value.

## PROPERTY HIGHLIGHTS

- Less than two (2) miles South of the I-4 Corridor
- Located just 20.8 ± miles East of Tampa and 12.5 ± miles West of Lakeland Linder Airport
- Cold Storage Space temperature: 34 - 48 degrees

# Tenant Highlights



**COLE**  
**INDUSTRIAL**  
PVF | SANITARY | STRUCTURAL  
—STREAMLINED—

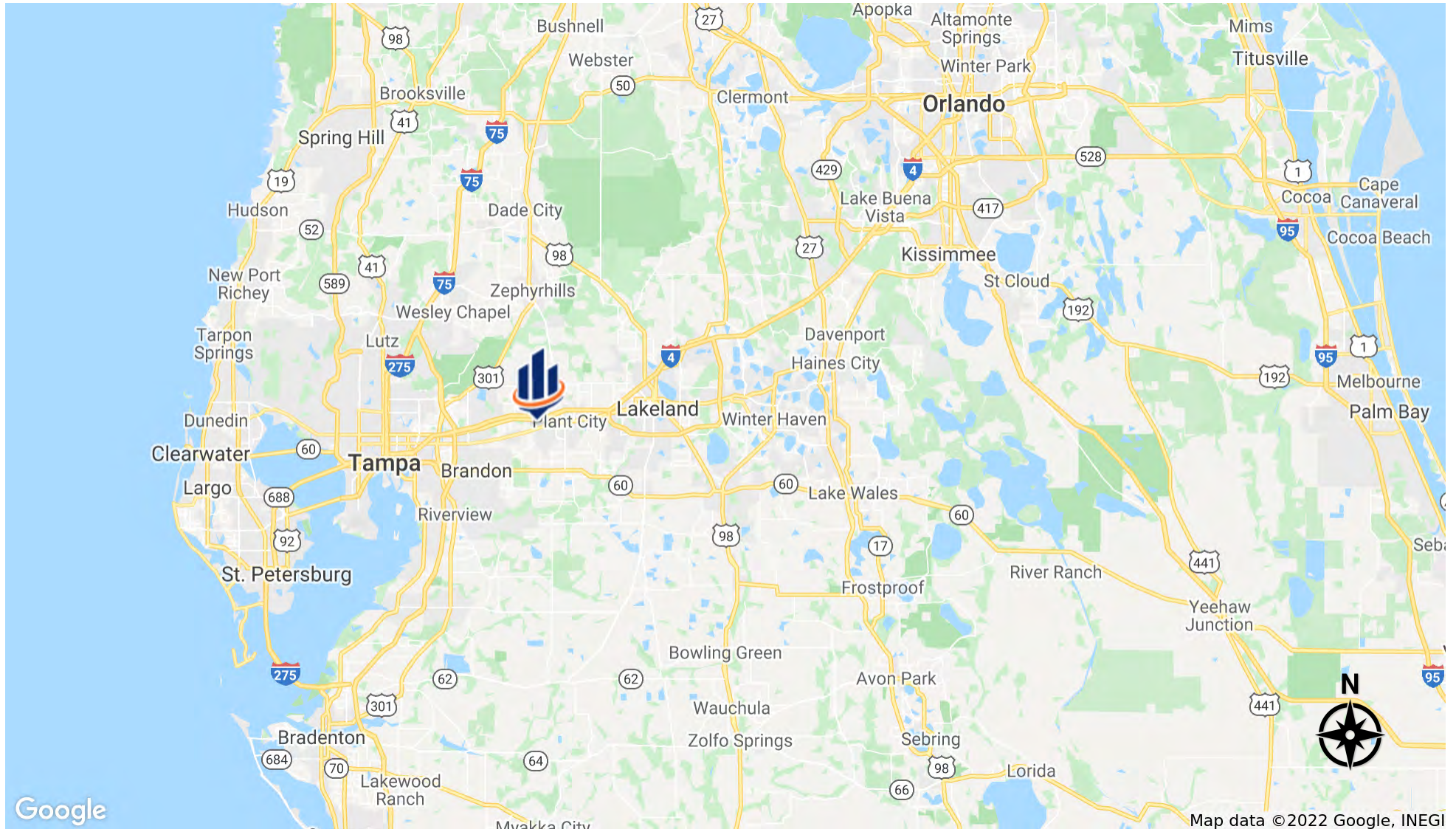
## TENANT INFORMATION

Name	Cole Industrial & Technical Supply Co
Industry	Industrial Steel Product Supplier
Website:	<a href="https://www.coleindustrial.com/">https://www.coleindustrial.com/</a>
Incorporated	1999
Products	Pipes, Valves, Fittings, Flanges, Sanitary, Tubbing, Stainless Structural
Services	Polishing, Cutting, Threading, Coating, Packaging, Beveling, Logistics Management
Tenancy Start	11/28/2016
Lease Expiration	1/31/2024



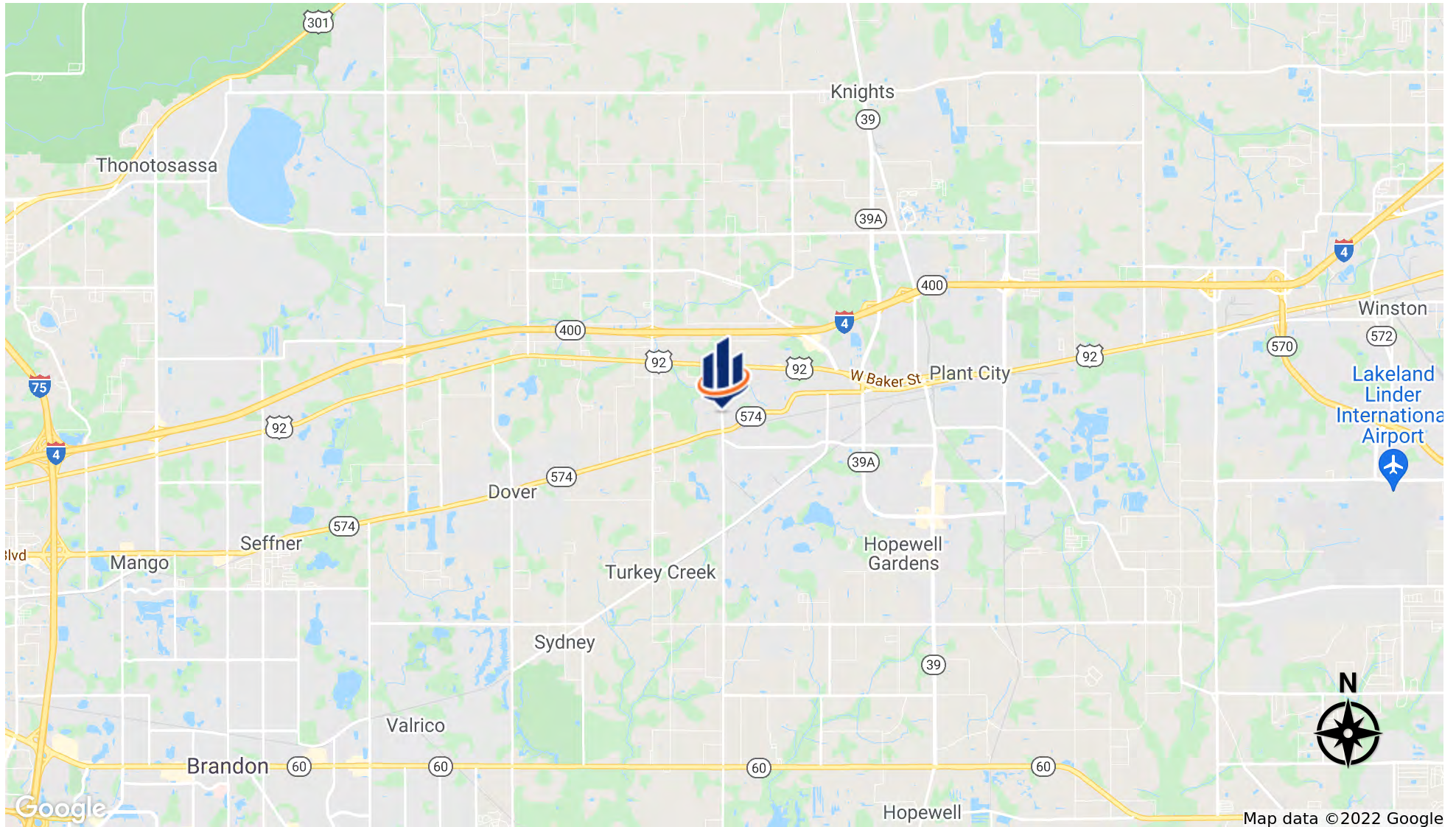


# Regional Map



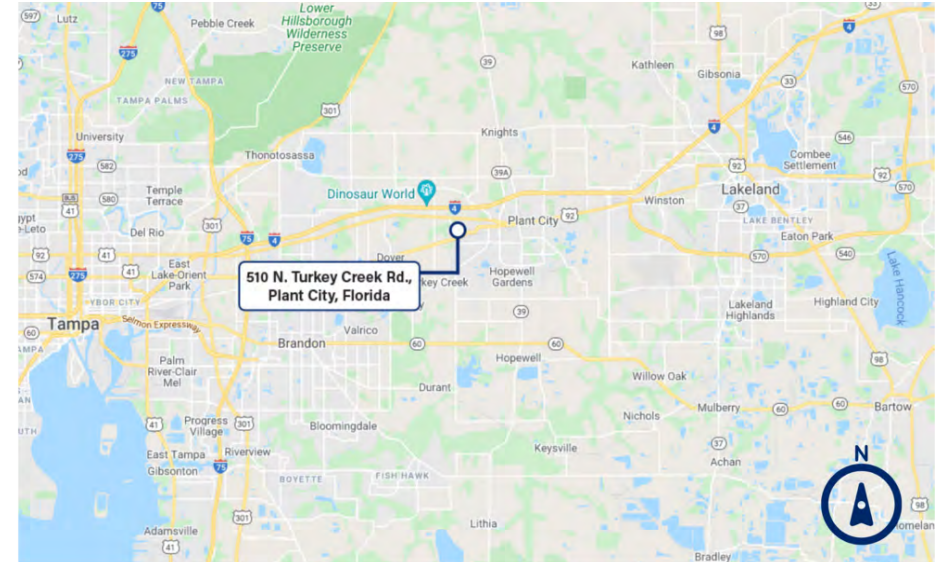


# Location Map





# Location Highlights



## Key Distances



Interstate 4	1.8 ± Miles
Interstate 75	9.8 ± Miles
US Highway 60	5 ± Miles



Tampa	20.3 ± Miles
Orlando	65.9 ± Miles
Jacksonville	205 ± Miles

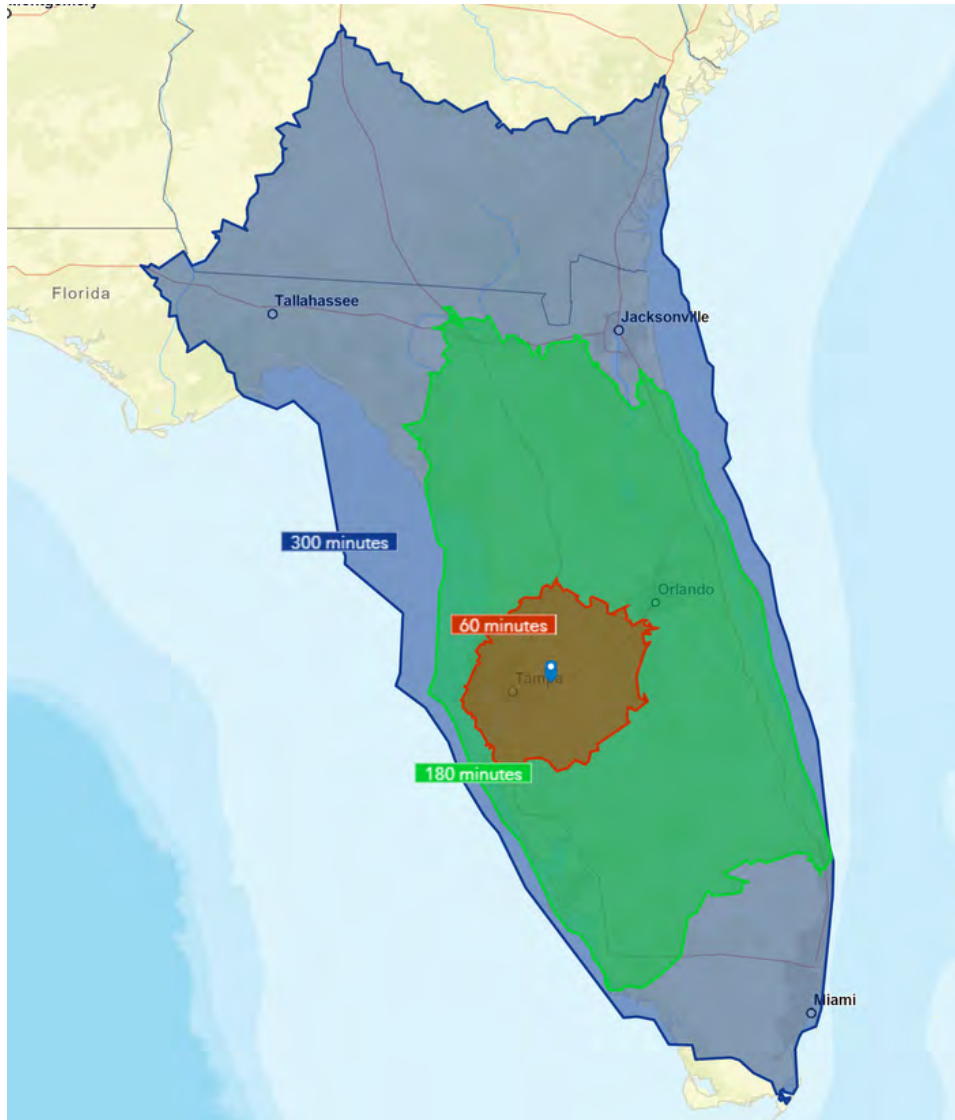


Lakeland Linder Int'l Airport	12.5 ± Miles
Tampa Int'l Airport	26.6 ± Miles
Orlando Int'l Airport	67.5 ± Miles



CSX Intermodal Winter Haven	37.2 ± Miles
CSX Intermodal Tampa	16.9 ± Miles

# Industrial Demographics



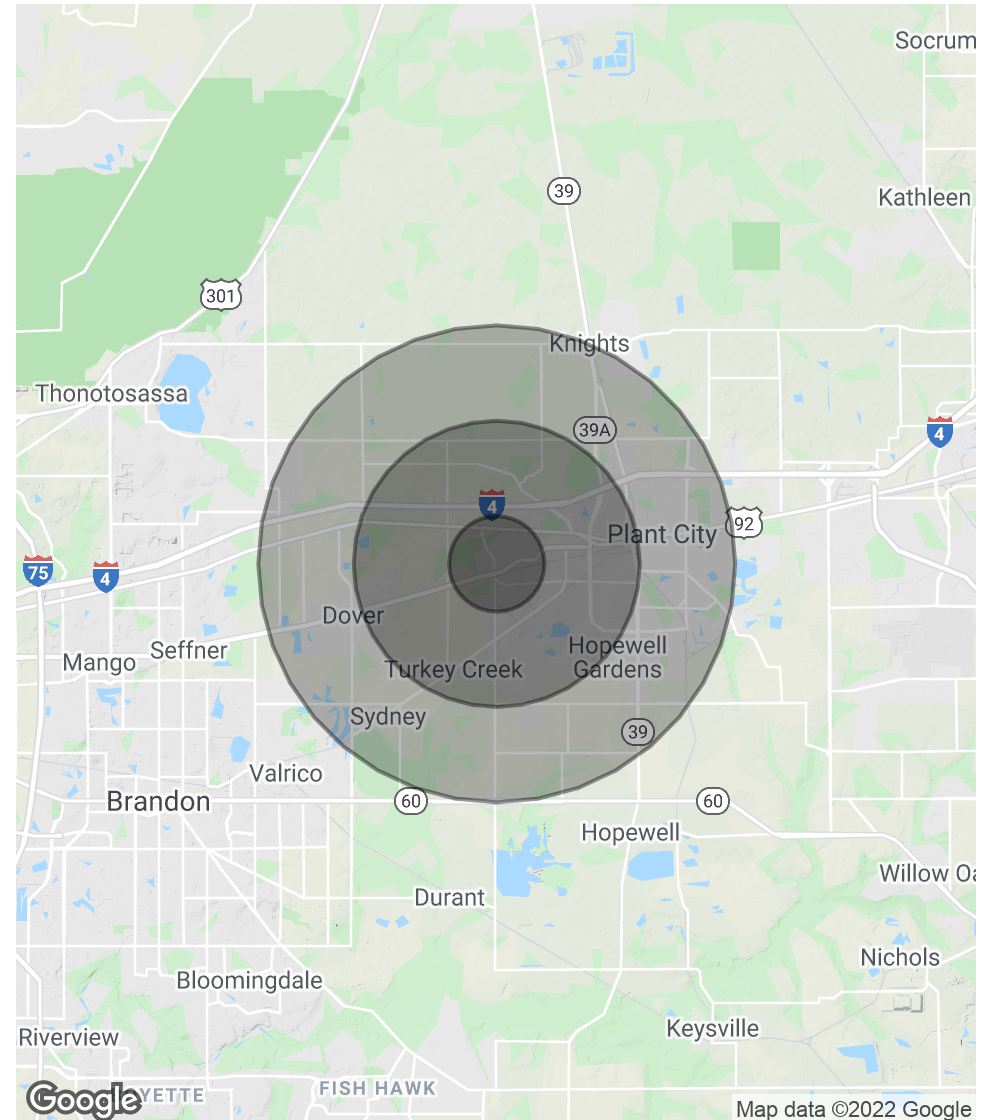
	1 HOUR	3 HOURS	5 HOURS
Population	3,961,666	12,756,018	21,526,091
Households	1,557,863	5,125,601	8,415,766
Families	991,726	3,296,577	5,446,546
Median Age	41.5	44.5	42.6
Median Household Income	\$58,788	\$58,204	\$57,886

- More than 21,500,000 people within 5 hours!
- The 5-hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11-hour trip.

# Demographics Map & Report

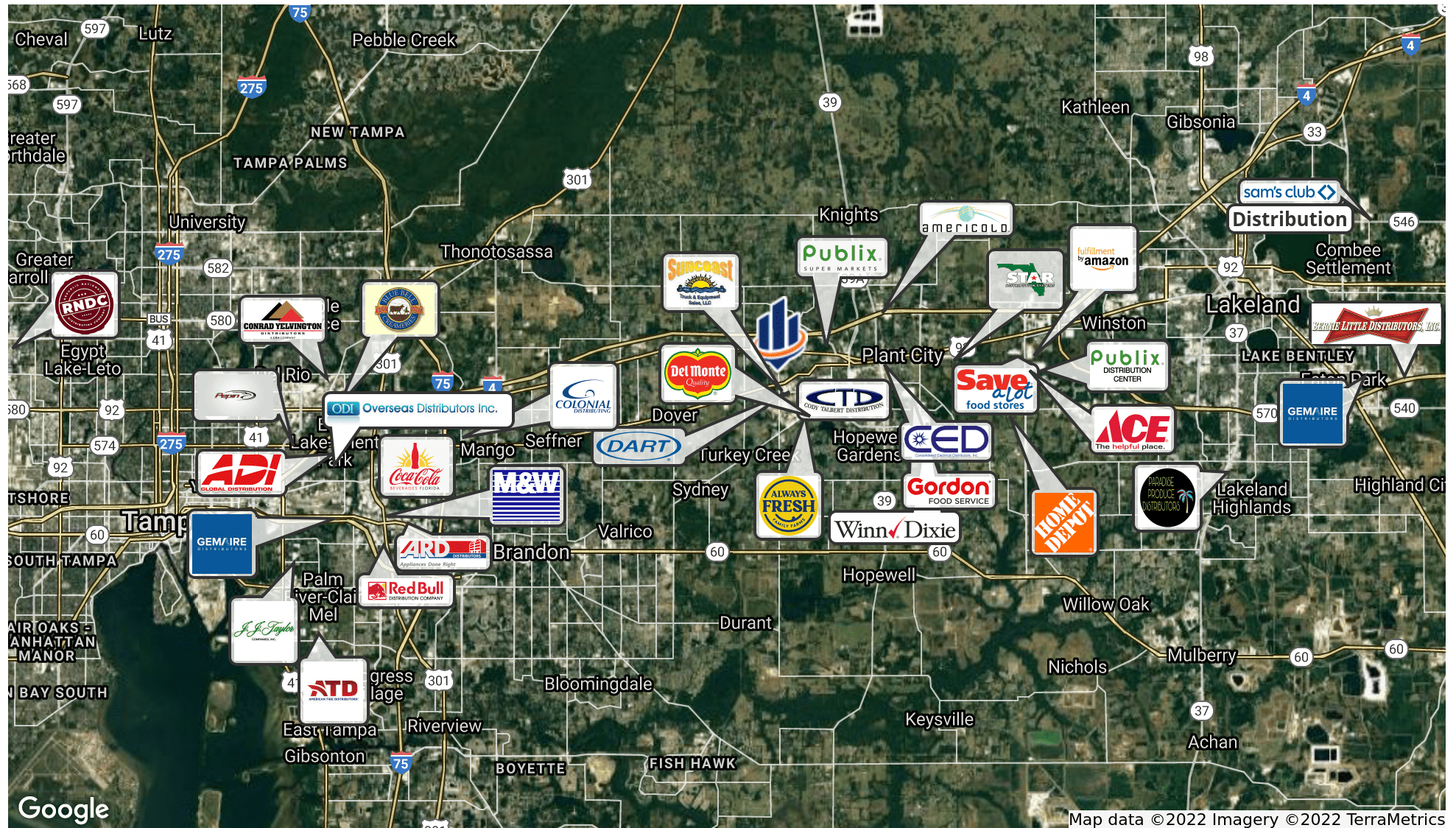
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	4,451	33,333	67,733
Average Age	32.2	34.1	34.2
Average Age (Male)	31.5	34.1	33.8
Average Age (Female)	33.5	34.1	35.0
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,369	11,246	23,028
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$47,602	\$63,931	\$61,279
Average House Value		\$280,922	\$216,352

\* Demographic data derived from 2010 US Census





# Industrial Market Map





# Neighborhood Area Map





# Exterior Photos





# Cold Storage Space - Interior Photos





# Aerial Photo





## AUGIE SCHMIDT

Senior Advisor

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### PROFESSIONAL BACKGROUND

Augie Schmidt is an Advisor at SVN | Saunders Ralston Dantzler Real Estate – the premier commercial services provider throughout Central Florida and the I-4 corridor.

During Q3 of 2020, Augie was ranked #3 out of 1,600+ Advisors Nationwide

Augie specializes in industrial properties, tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients' returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the university's Football Program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member associate of SIOR, a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Master's in Business Administration - Southeastern University

SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, FL 33801



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