2007 WOOD COURT

PLANT CITY, FL 33563

For Lease



Plant City Flex Space | For Lease

Available January 1, 2027 · Plant City's Airport Road IND Corridor · Two miles to I-4

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SAUNDERS COMMERCIAL

Executive Summary

FACT SHEET

Address:	2007 Wood Ct, Ste 3, Plant City, FL
Available:	January 1, 2027
Asking Rate:	Contact for pricing
Est. Operating Expenses:	±$3.00/SF NNN
Suite Size:	±3,600 SF
Office:	±50% (incl. rear build-out)
Mezzanine:	±1,500 SF (not in total SF)
Clear Height:	20'
Grade Door:	(1) 12' x 12'
Power:	3P · 240V · 200A
Fire Protection:	Fully sprinklered
Zoning:	PD — Light Industrial
Utilities:	Public water & sewer
Year Built:	1998 / 2011

±3,600 SF
SUITE SIZE

2 MI
TO I-4

JAN 2027
AVAILABLE

Saunders Real Estate is pleased to offer Suite 3 at 2007 Wood Ct for lease — ±3,600 SF of office-warehouse in Plant City's Airport Road industrial pocket, available January 1, 2027.

The suite pairs built-out, air-conditioned office —roughly half the floor —with a 20'-clear, fully sprinklered warehouse served by a 12' x 12' grade door, plus a ±1,500 SF mezzanine deck that isn't counted in the square footage.

The fit is a contractor, service branch, or light assembly user that needs healthy office buildout and warehouse —3-phase power, insulated roof and walls, skylights and exhaust fans are already in place.

Contact Vinh with questions at vinh@saundersrealestate.com or 863.315.4595.



Suite 3 premises outlined; ±2.41 AC parcel

THE OFFERING

Why 2007 Wood Ct



±3,600 SF
TOTAL SF

±50%
BUILT-OUT OFFICE

20'
CLEAR HEIGHT

Office-warehouse on Wood Court in the Airport Road industrial pocket, two miles from I-4 —with the office, the power and the sprinklers already in place. Available January 1, 2027.

READY-MADE OFFICE

Roughly half the suite is built-out, air-conditioned office —front offices plus a rear addition —over a working warehouse floor.

A BONUS DECK

±1,500 SF mezzanine above the office, not counted in the square footage. Storage that doesn't show up in the rent.

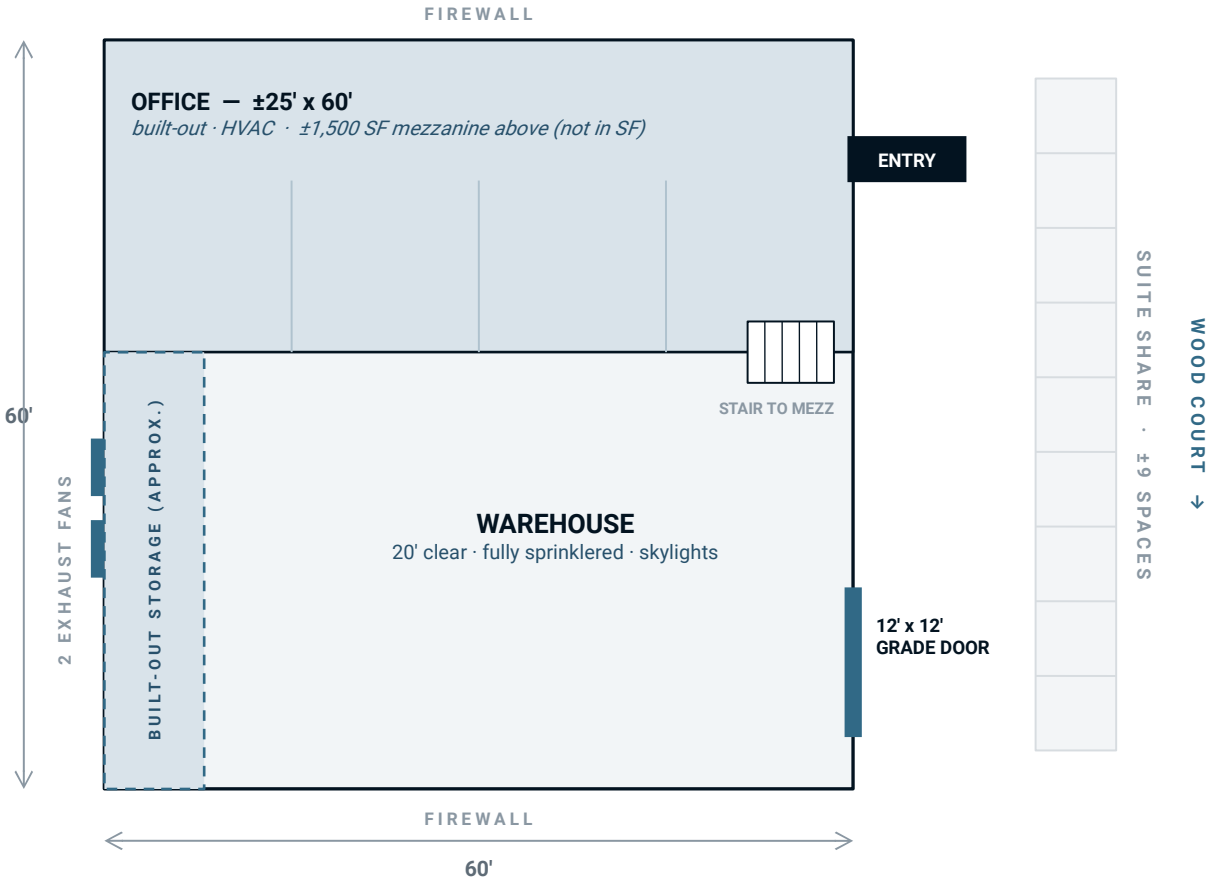
MOVE-IN READY SHELL

20' clear, 12' x 12' grade door, 3-phase 240V/200A power, insulated roof and walls, skylights, two exhaust fans. Fully sprinklered.

TWO MILES TO I-4

Midway on the corridor: Lakeland in 12 miles, Tampa in 23, Orlando in 62 — 3.28M people within an hour's drive.

The Suite



Plan is diagrammatic and not to scale. Office areas and rear build-out are approximate; dimensions per original construction drawings — tenant to verify.

SPECIFICATIONS

Suite Size	±3,600 SF
Office	±50% (incl. rear build-out)
Mezzanine	±1,500 SF · not in total SF
Clear Height	20'
Construction	Insulated roof & walls
Year Built	1998 / 2011

SYSTEMS + SITE

Grade Door	(1) 12' x 12'
Power	3P · 240V · 200A
Fire Protection	Fully sprinklered
HVAC	Office
Ventilation	2 exhaust fans · skylights
Utilities	Public water & sewer



Site Plan



5	54	±2.41 AC
SUITES	PARKING SPACES	SITE

N

Site plan is diagrammatic and not to scale. Suite lines approximate.

Location and Access



DISTANCES

I-4 Interchange	±2 mi
Downtown Plant City	±2 mi
Lakeland	±12 mi
Tampa	±23 mi
Orlando	±62 mi

ON THE CORRIDOR

- I-4 access at Exits 17–25, two miles from the site.
- 3.28M people within a 1-hour drive; up to 19M within 4 hours (Esri, 2026).
- Lakeside Logistics (1,000 acres) and Stalwart Business Park (3.4M SF approved) are expanding the node.
- Small-bay, multi-tenant space remains the corridor's tightest segment (CoStar, 2026).

Plant City Submarket

FLORIDA'S I-4 INDUSTRIAL GROWTH CORRIDOR

Winter Strawberry Capital | Deep Industrial Base

Plant City anchors one of America's leading strawberry-growing and export regions, with a food-processing and industrial base to match —national food, packaging and building-products operators are established in the submarket.

Source: Esri (2026)

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 from Tampa, 62 from Orlando —within a 1-hour drive of 3.28 million people and up to 19 million within 4 hours.

Source: Esri (2026)

Growth & Land | 1,000-Acre Logistics Park

Trade-area growth runs 87.7% above the national rate. Lakeside Logistics —a 1,000-acre master-planned industrial park —is breaking ground on Phase II, with Stalwart Business Park's 3.4M SF approved nearby.

Source: Esri (2026); REBusinessOnline; Business Observer (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%

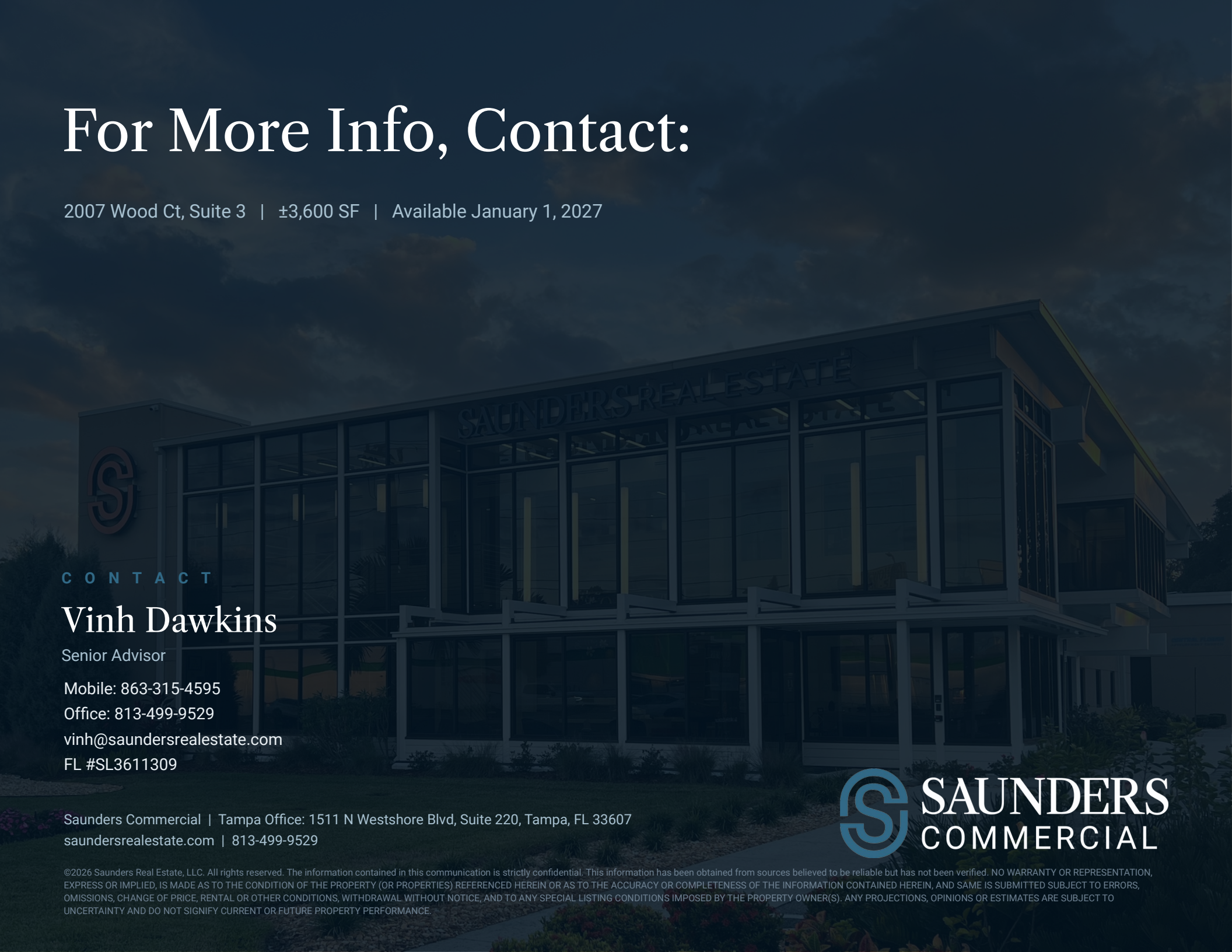
Source: Esri (2026)

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 2007 Wood Ct remains the corridor's tightest and most sought-after segment.



For More Info, Contact:

2007 Wood Ct, Suite 3 | ±3,600 SF | Available January 1, 2027



C O N T A C T

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