



Charlie Taylor Road
Plant City, Florida



AVAILABLE

226,237 SF West - Building 1

DISTRIBUTION / MANUFACTURING / WAREHOUSE

Class-A Industrial Park

36' Clear Height

Direct Frontage on I-4

Direct Access to US-92

County Line Rd Exit - 1 Mile (East)

Park Rd Exit - 2 Miles (West)

Owned and operated by



W1

226,237
SQUARE FT.

CHARLIE TAYLOR ROAD



NEW CLASS-A CONSTRUCTION

Distribution / Manufacturing / Warehouse

Southern Oaks Business Park has an estimated capacity for 2+ Million SF of warehousing and distribution space in a corporate park setting located in Plant City, Florida. With excellent access to the Tampa, Orlando, Miami and Jacksonville markets. Southern Oaks Business Park is served by immediate access to I-4 and other major Florida highways and is seven minutes away from Lakeland Linder International Airport.

SITE SPECIFICATIONS:

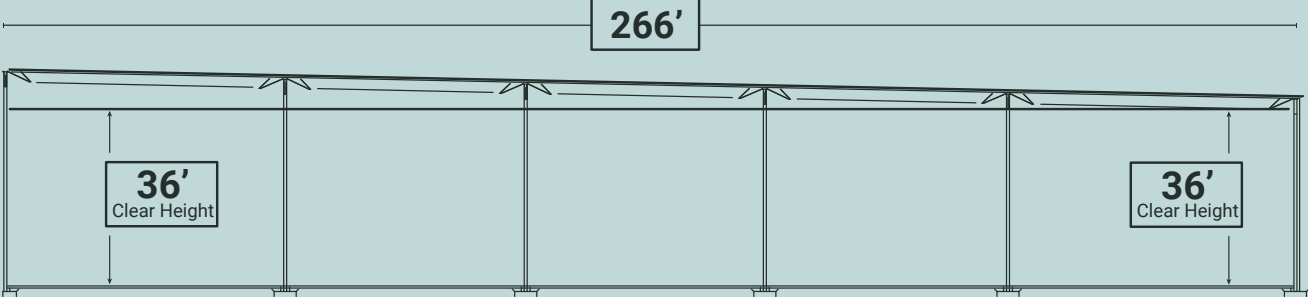
- Class-A Industrial Park
- 2+ Million Square Feet
- 233 +/- Acres
- PD - Industrial
- Direct Frontage on (I-4)
- County Line Rd Exit - 1 Mile (East)
- Park Rd Exit - 2 Miles (West)
- Direct Access to US-92



WEST 1
226,237 SF

WEST - BUILDING 1

EXTERIOR



Car Parking	195
Trailer Parking Stalls	76
Dock Doors	44 (9x10)
Truck Court Depth	185'
Dock Height	48"
Drive-In Doors	2 (12x14)
Loading	Rear Loading
Loading Dock Apron (Concrete)	60'



WEST - BUILDING 1

INTERIOR

850'

Building Length

266'

Building Depth

60'

Speed Bay

50'x56'

Bay Size

36'

Clear Height

7"

Floor Slab

K25 ESFR

Fire Sprinkler

LED

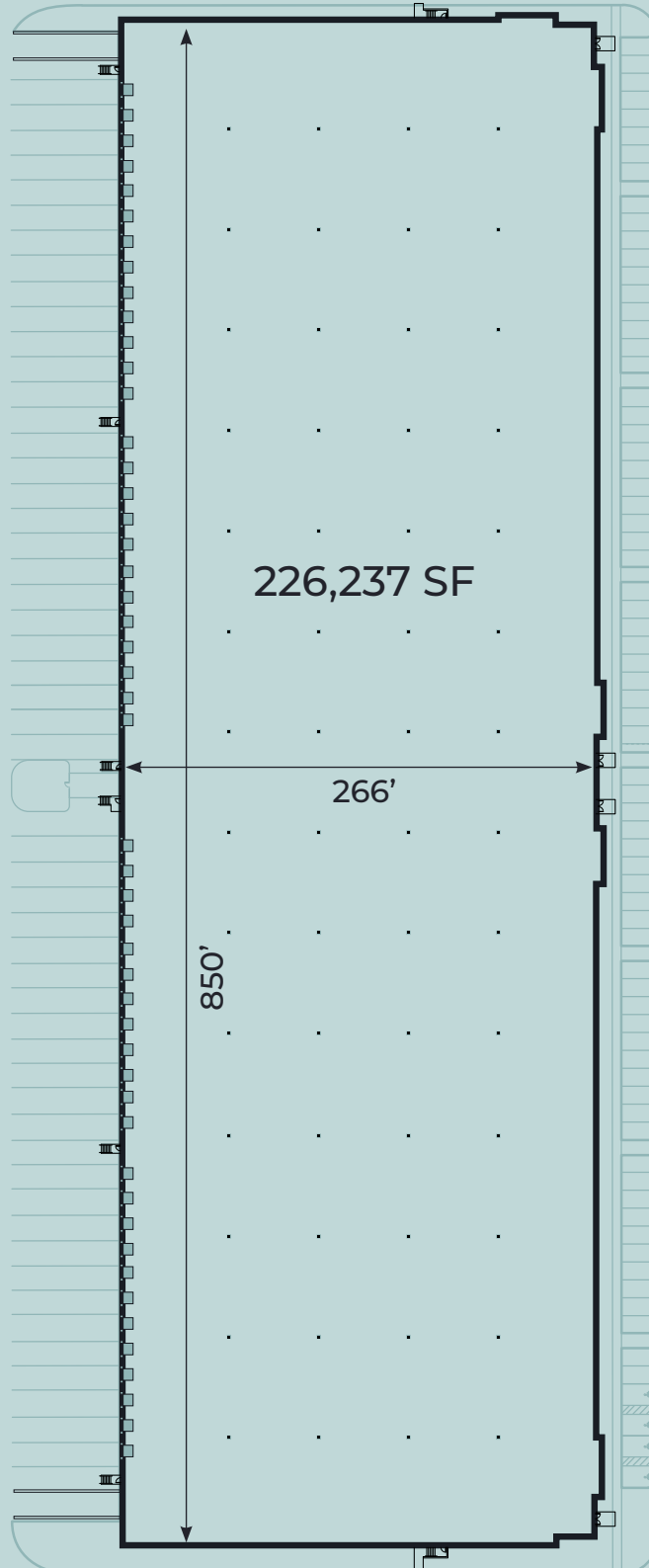
Lighting System

60 mil

TPO

R-25

Roof Insulation



CHARLIE TAYLOR ROAD



CENTRAL, FLA

28°03'10.9"N 82°04'21.4"W

Tampa
26 Miles

Orlando
60 Miles

Gainesville
142 Miles

Jacksonville
199 Miles

Miami
238 Miles

Savannah
339 Miles

Atlanta
469 Miles



PLANT CITY, FLA

28°03'10.9"N 82°04'21.4"W

I-4 Industrial

1. Iron Mountain	9. Phillips	17. Coca-Cola	25. Sherman Williams
2. Rooms to Go	10. Advanced Auto Parts	18. Walmart	26. Walmart
3. Goodman Distribution	11. O'Rielly Auto Parts	19. Empire Moulding	27. Walmart
4. Bausch and Lomb	12. Ikea	20. Pepsi	28. FedEx
5. Amazon Logistics	13. Rooms to Go	21. Healthcare Assoc.	29. Amazon
6. The Home Depot	14. Southern Glazer's	22. HD Supply	30. Ford
7. Publix	15. Publix	23. Best Buy	31. CVS
8. Amazon	16. Cardinal Health	24. Amazon	32. Mohawk Industries

Local Ports and Transit

Lakeland Linder International Airport 6 miles	Tampa International Airport 34 miles	Orlando International Airport 61 miles
Port of Tampa 26 miles	Port of Savannah 340 miles	Port of Charleston 439 miles