

+58 ACRES

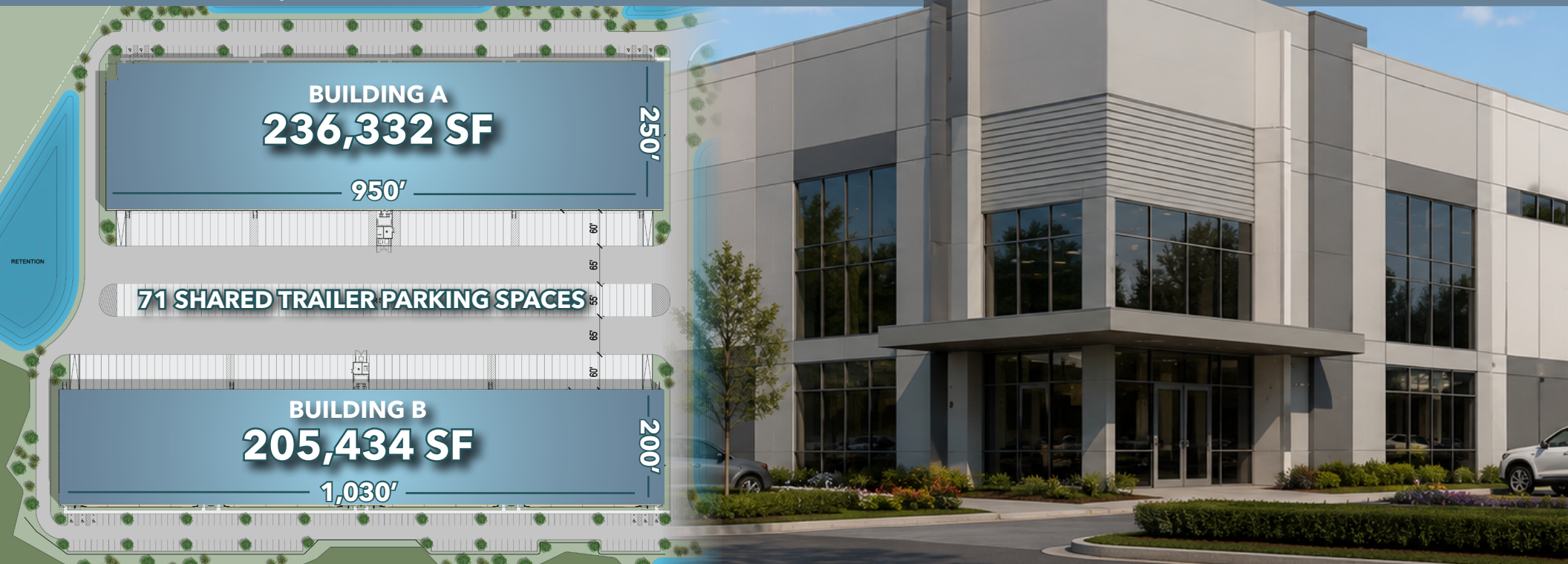
INDUSTRIAL DEVELOPMENT OPPORTUNITY

PERMIT-READY SITE | UP TO 441,766 SF | FLEXIBLE DEVELOPMENT OPTIONS



EASTGROUP
P R O P E R T I E S

CORONET ROAD | PLANT CITY, FL 33566



**A RARE OPPORTUNITY TO ACQUIRE A PERMIT READY INDUSTRIAL DEVELOPMENT SITE
ADVANCED BY ONE OF THE NATION'S PREMIER INDUSTRIAL DEVELOPERS**

JULIA SILVA, SIOR
JSILVA@LEE-ASSOCIATES.COM
813 230 8008

JACKSON O'NEILL
JONEILL@LEE-ASSOCIATES.COM
813 701 7948

JESSICA MIZRAHI, SIOR
JMIZRAHI@LEE-ASSOCIATES.COM
813 804 0886

KEVIN HUNT
KPHUNT@LEE-ASSOCIATES.COM
813 647 6001

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



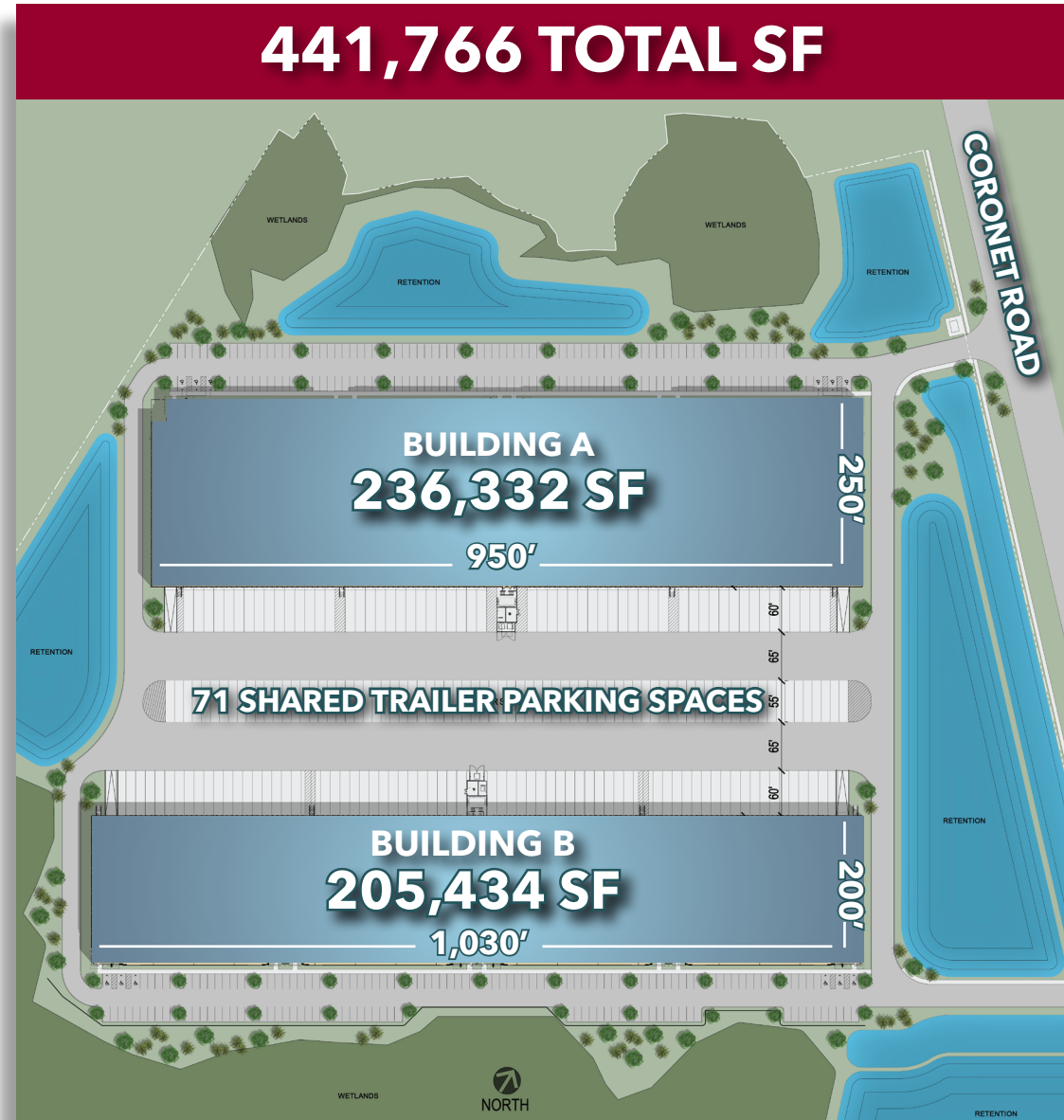
PROPERTY OVERVIEW

TOTAL SIZE:	58.8 ACRES
ZONING:	PD (PLANNED DEVELOPMENT)
FLOOD ZONE:	AE
TAX DISTRICT:	PC: PLANT CITY
PARCEL:	P-34-28-22-E9B-000000-00001.0
FOLIO:	208160-0032



PERMITTED SITE PLAN OPTION A

	BUILDING A	BUILDING B
TOTAL SIZE:	236,332 SF	205,434 SF
DIMENSIONS:	950'W x 250'D	1,030'W x 200'D
CLEAR HEIGHT:	32'	32'
DOCK-HIGH DOORS:	58	60
DRIVE-IN RAMPS:	2 (CAN ADD 2 MORE)	2 (CAN ADD 2 MORE)
COLUMN SPACING:	54'W x 47'6"D	54'W x 46'8"D
SPEED BAY:	60'	60'
SPRINKLERS:	ESFR	ESFR
TRUCK COURT:	125'	125'
TRAILER PARKING:	71 SHARED SPACES	71 SHARED SPACES
CAR PARKING:	155 SPACES	151 SPACES



DEMOGRAPHIC SUMMARY



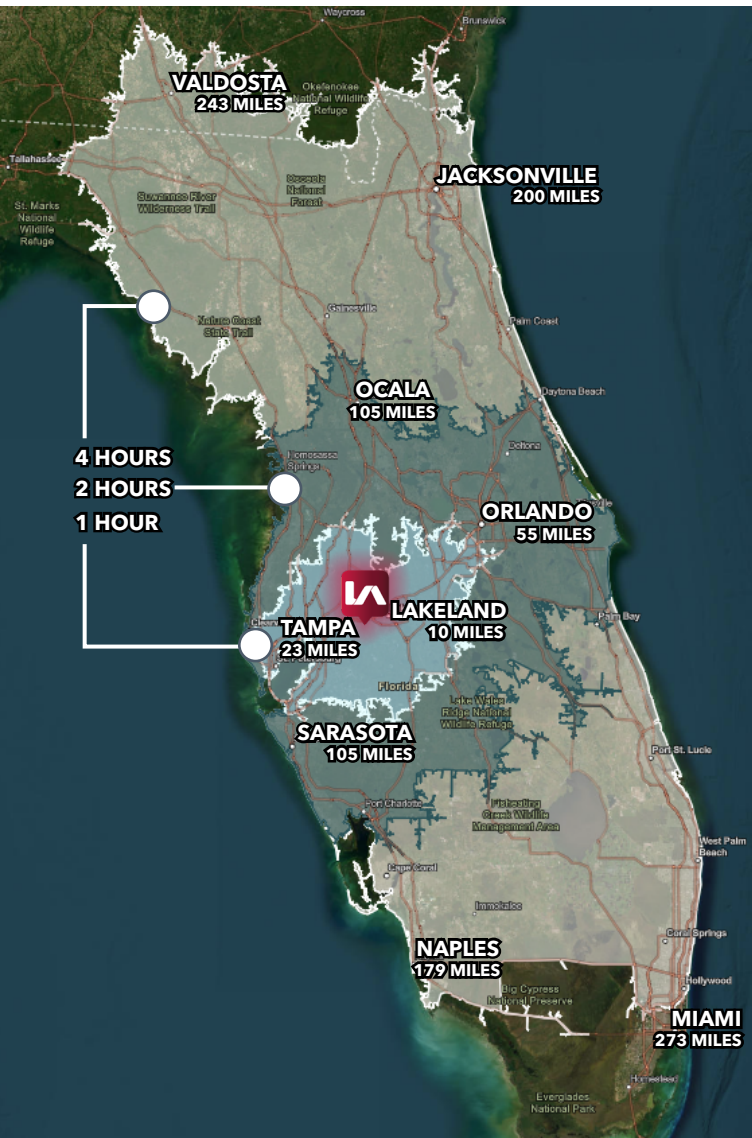
**MASSIVE REGIONAL
REACH**



**DEEP INDUSTRIAL
POOL**



**MULTI-MARKET
LABOR ACCESS**



DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS
POPULATION	3,804,074	9,987,974	19,134,426
MEDIAN HH INCOME	\$79,376	\$77,697	\$78,177
WORKFORCE	1,530,000	3,720,000	7,340,000
BLUE COLLAR WORKFORCE	19.4%	19.1%	19.3%

The site benefits from a central Plant City location that gives industrial users access to one of Florida's most important labor and consumption corridors. Positioned between Tampa Bay, Lakeland, and Orlando, the site can draw from multiple employment markets rather than relying on a single city or county. This broad reach is particularly valuable for logistics, manufacturing, food processing, building materials, e-commerce, and fleet users that require a dependable workforce and proximity to a large customer base.

The surrounding demographic profile supports both immediate operating needs and long-term growth. Plant City offers a cost-competitive alternative to more constrained infill locations while maintaining strong access to population centers, blue-collar labor, and Florida's expanding consumer base.