



3406 Hwy 574

FOR LEASE

Plant City, FL 33563

Improved Industrial Outdoor Storage Yard · Available for Immediate Occupancy

Lease Rate	\$3,500 / Acre / Month
Surface	Fully improved crushed concrete — all-weather
Security	Full perimeter fencing with gated access
Ideal Uses	Trucking · Fleet Parking · Contractor Storage · Layout Yard · IOS
Location	±4 mi to I-4 · 20 min to Lakeland · 30 min to Tampa · 60 min to Orlando



SITE FEATURES

- **Surface Condition:** Fully improved crushed concrete pad throughout — all-weather, all-season usability
- **Security:** Full perimeter fencing with gated access — secure round-the-clock operations
- **Yard Configuration:** Open, flat layout with excellent internal circulation for large vehicles and equipment
- **Access:** Drive-through access accommodates semi-trucks, tanker trailers, flatbeds, and heavy equipment
- **Available Acreage:** Divisible — contact broker for available acreage configurations
- **Lease Structure:** \$3,500/acre/month NNN | Flexible term | Immediate availability

IDEAL TENANT PROFILE

- **Trucking & Transportation** Truck terminals, fleet parking, tanker/flatbed staging
- **Contractor & Trades** Equipment yards, material staging, contractor storage
- **Industrial Outdoor Storage** Chemical tank storage, IBC totes, pallet/crate warehousing
- **Construction & Civil** Layout yards, pipe storage, heavy equipment
- **Logistics & Distribution** Last-mile staging, overflow yard, cross-dock support

WHY PLANT CITY, FL?

Strategically positioned along the I-4 corridor — Florida's primary logistics spine connecting Tampa, Lakeland, and Orlando. Plant City is rapidly emerging as a preferred IOS and light industrial hub for operators who need affordable yard space with immediate highway access. Shrinking supply of fenced, improved outdoor storage in the Tampa MSA has pushed rents higher, making this property an exceptional value at \$3,500/acre for a fully improved, ready-to-operate yard.

Photo Gallery



Aerial overview — 3406 Hwy 574, Plant City, FL

Location & Market Access

Key Distances from 3406 Hwy 574, Plant City

Destination	Distance	Drive Time
I-4 Interchange (Exit 21)	~4 miles	~5 min
Lakeland CBD	~18 miles	~20 min
Tampa CBD	~28 miles	~30 min
Tampa International Airport	~32 miles	~35 min
Orlando (I-4 West)	~65 miles	~60 min
Port of Tampa	~33 miles	~35 min
Polk County Airport (Cargo)	~22 miles	~25 min

I-4 CORRIDOR ADVANTAGE

Direct access to Florida's primary east-west freight artery. Plant City sits at the midpoint of the Tampa–Orlando corridor, providing operators unmatched reach to two of the Southeast's largest metro markets within one hour.

CONTACT EXCLUSIVE BROKER

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Licensed Florida Real Estate Broker Associate

SCHEDULE A TOUR

Available Immediately

This offering memorandum contains information from sources believed to be reliable. No representation is made as to the accuracy thereof. All figures are estimates. Prospective tenants should conduct independent due diligence. Subject to prior lease and/or withdrawal without notice.