

COUNTY LINE CROSSING

3017 South County Line Rd, Plant City, FL 33566
±535,539 SF | Spec Development For Lease

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PARTNERS

Site Plan



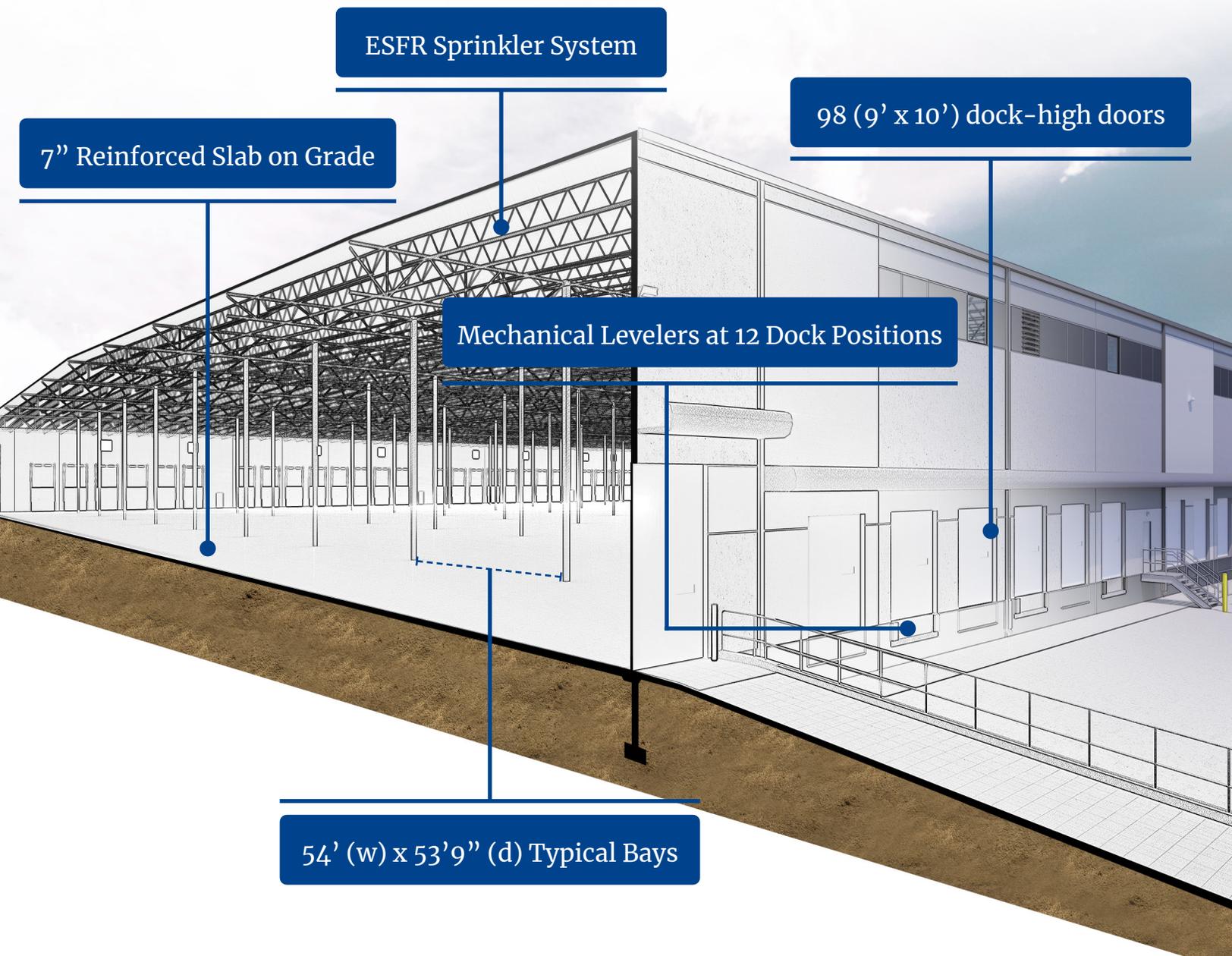
Exterior Building Specs

Building Size:	535,539 SF (divisible to $\pm 300,000$ SF)
Dimensions:	972' (w) x 550' (d)
Clear Height:	36'
Truck Court Depth:	185'
Dock-High Loading Doors:	98 total dock doors (9' x 10')
Drive-In Ramps:	4 oversized ramps (14' x 16')
Auto Parking:	301 auto spaces
Trailer Parking:	208 trailer spaces



Building Plan

Interior Building Specs	
Spec Office:	2,455 SF to be complete at delivery
Warehouse Lighting:	LED warehouse lighting at 25 FC
Column Spacing:	54' (w) x 53'9" (d)
Speed Bay:	60'
Power:	3000A, 480V, 3P
Slab Thickness:	7" reinforced concrete
Fire Protection:	ESFR



ESFR Sprinkler System

7" Reinforced Slab on Grade

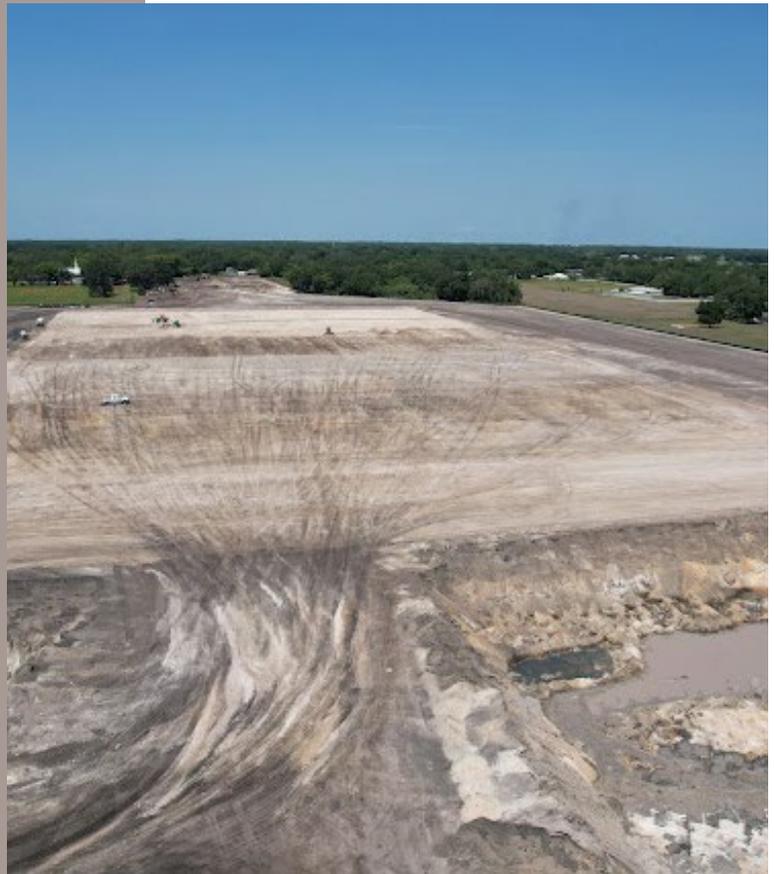
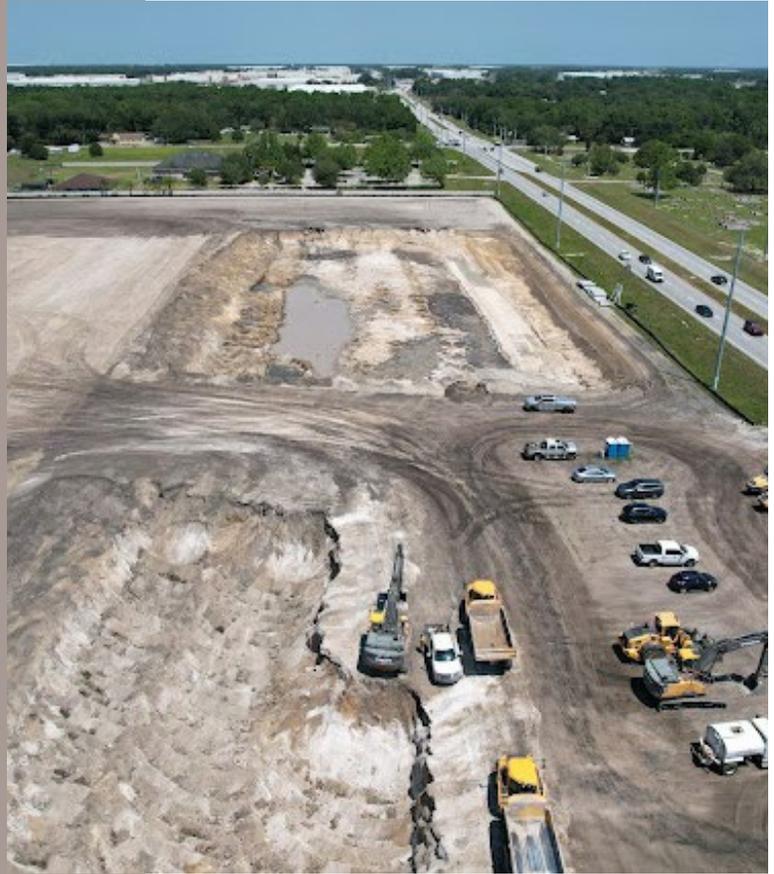
98 (9' x 10') dock-high doors

Mechanical Levelers at 12 Dock Positions

54' (w) x 53'9" (d) Typical Bays

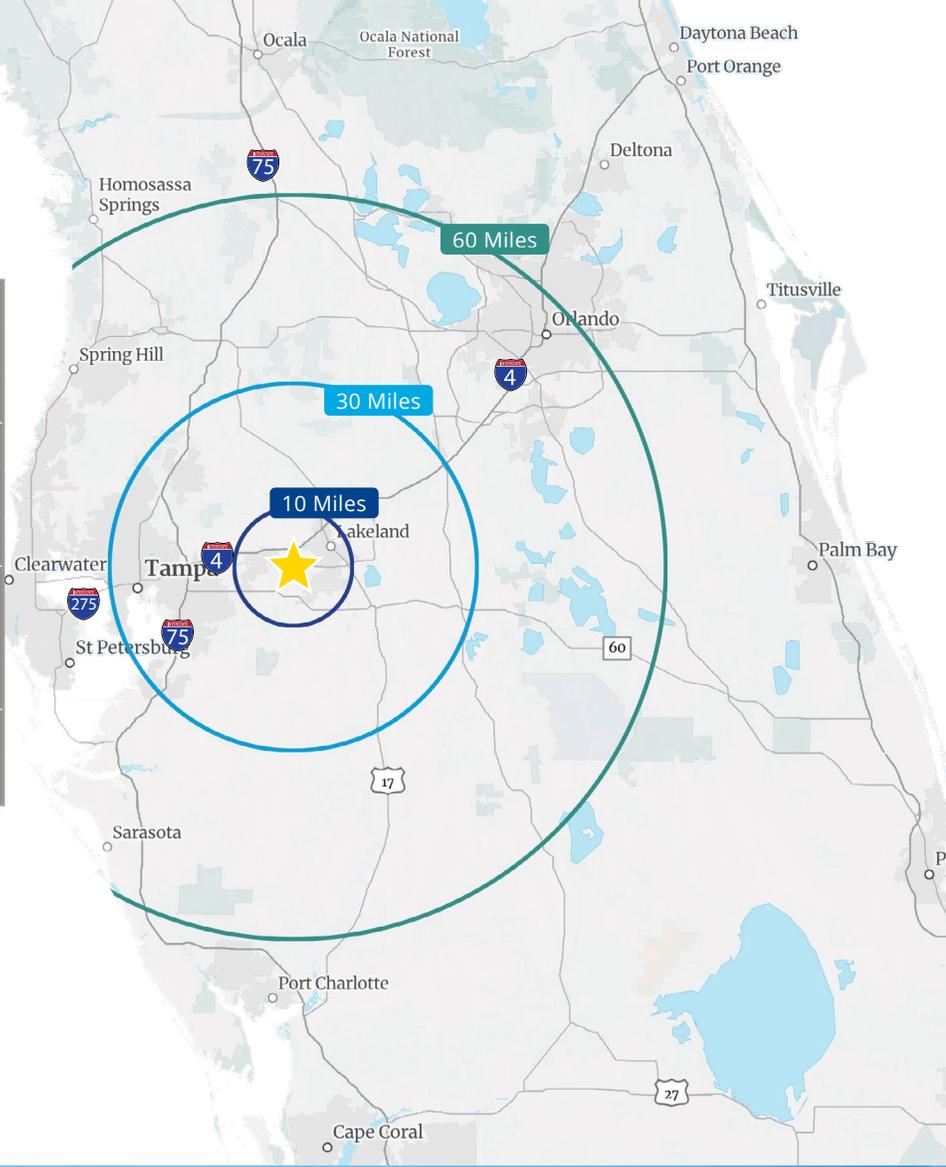
Progress Photos

May 2024

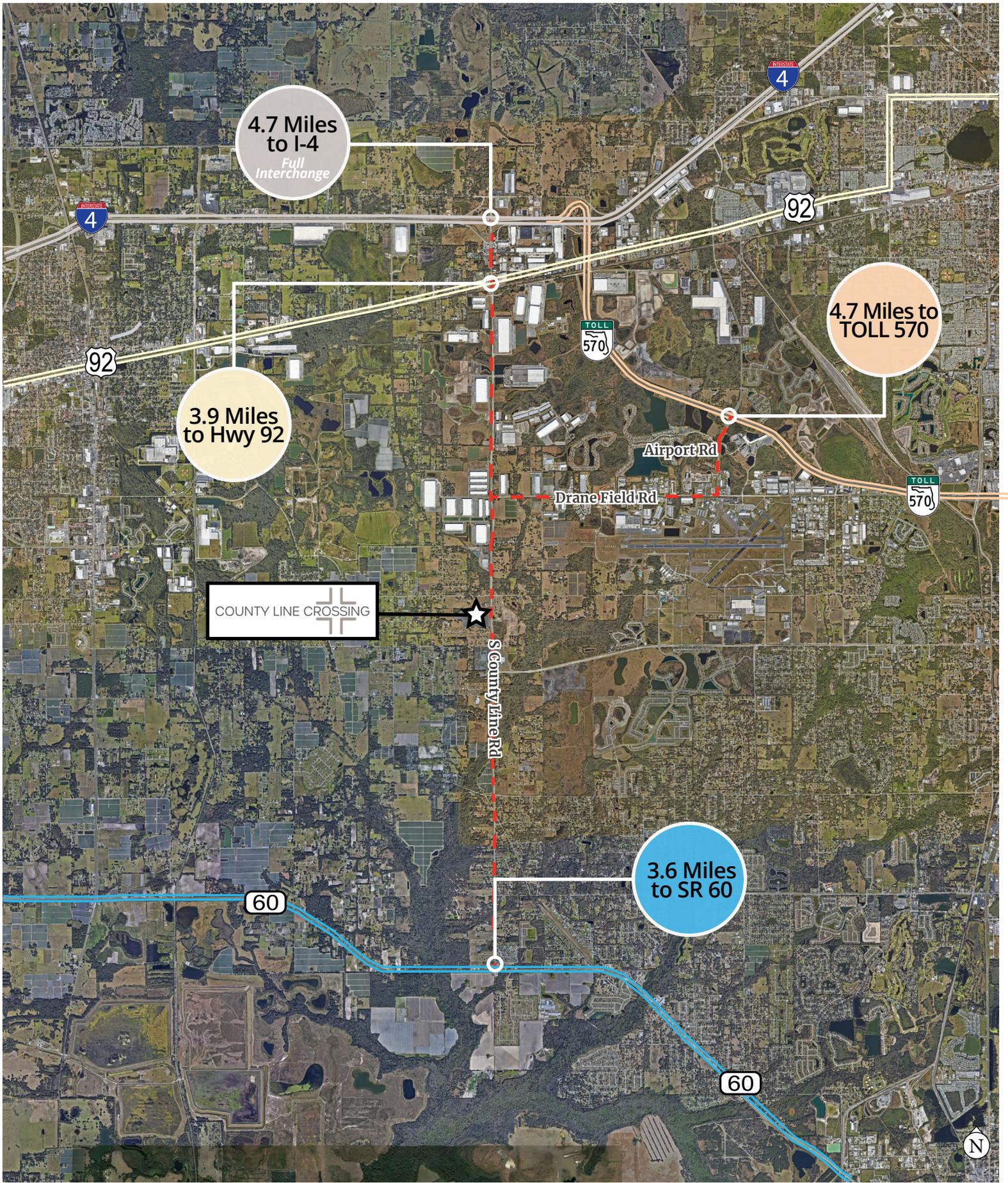


Key Distances

	Highway 60	3.6 Miles
	Interstate 4	4.7 Miles
	Polk Parkway	4.7 Miles
	Lakeland Linder Int'l Airport	2.0 Miles
	Tampa Int'l Airport	35.5 Miles
	Orlando Int'l Airport	60.0 Miles
	Tampa	29.5 Miles
	Orlando	60.7 Miles
	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles



Access to Elevated Highways



Growing Regional Distribution Hub

Amazon Cargo Hub | Lakeland Linder International Airport

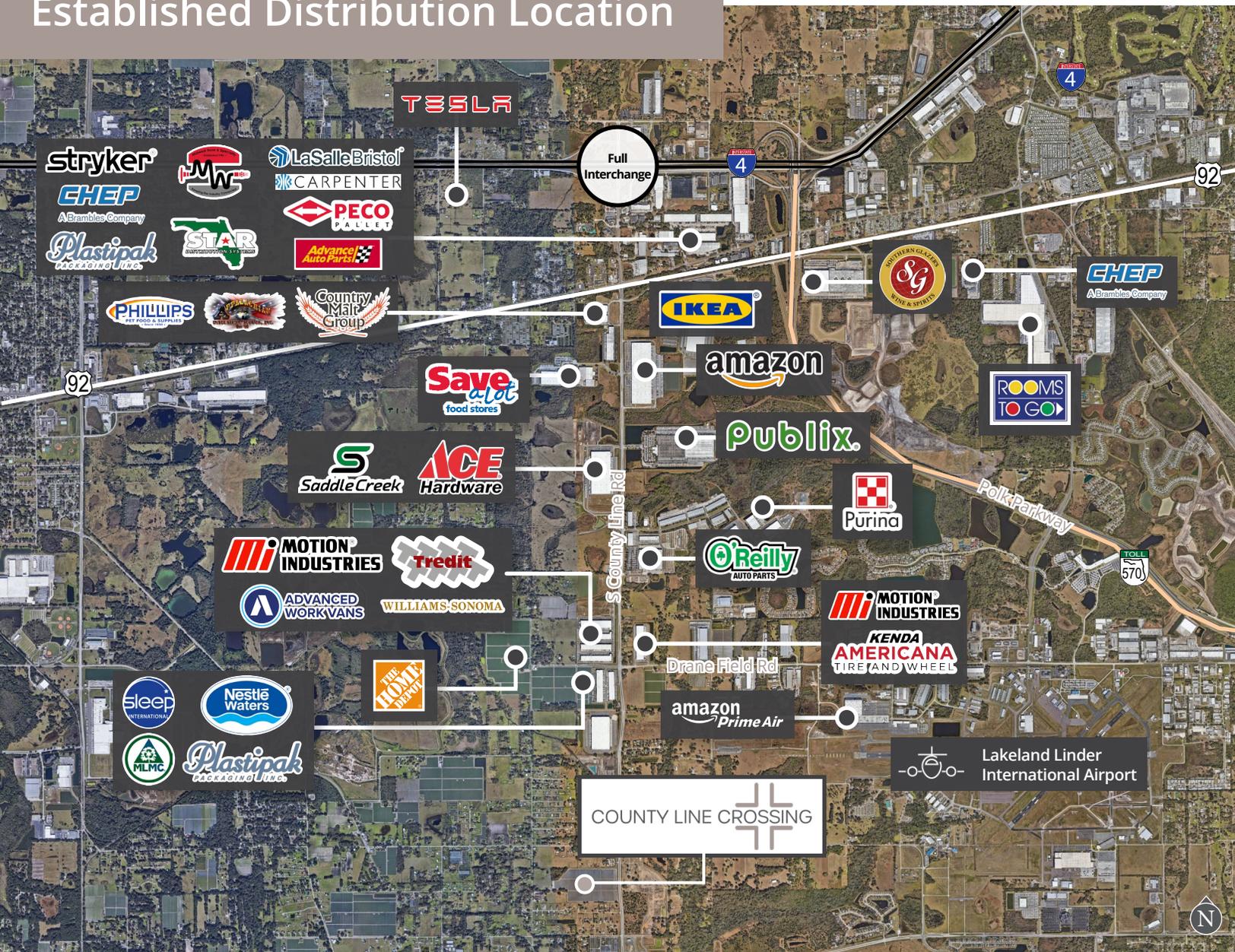
In 2020, Amazon successfully completed its air cargo hub at Lakeland Linder International Airport. This new location represents Amazon Air's largest facility in the Southeast and is expected to eventually create up to 1,000 jobs, some of which are tied to incentives.

December 2022, Amazon got the green light to move forward in its expansion to double its original footprint. The additional 10.6 acres will include a new truck bay and two parking positions for its airplanes.

Source: Tampa Bay Business Journal



Established Distribution Location



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