



3017 South County Line Rd Plant City Fl. 33566
±535,081SF | BTS For Lease

Robyn Hurrell, SIOR

Primary Point of Contact
Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com

Lee Morris, LEED AP, SIOR

Executive Vice President
+1 407 782 8212
lee.morris@colliers.com

Harrison Pithers

Associate
+1 813 221 2290
harrison.pithers@colliers.com



Colliers

ROBINSON | WEEKS
PARTNERS

Site Plan

COUNTY LINE CROSSING



Exterior Building Specs

Building Size:	535,081 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 30 FC
Column Spacing:	54' (w) x 53'9" (d)
Speed Bay:	60'
Power:	3000A, 480V, 3P
Slab Thickness:	7" reinforced concrete
Fire Protection:	ESFR

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


ESFR Sprinkler System

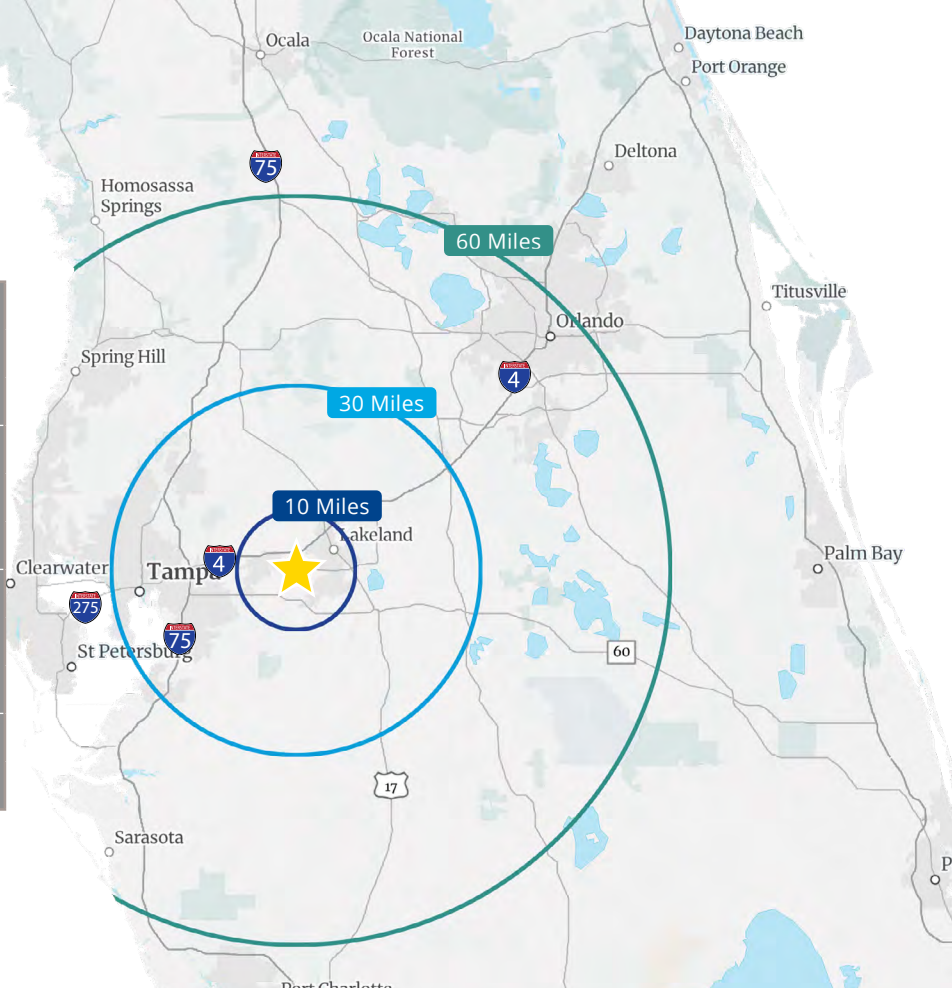
98 (9' x 10') dock-high doors

7" Reinforced Slab on Grade



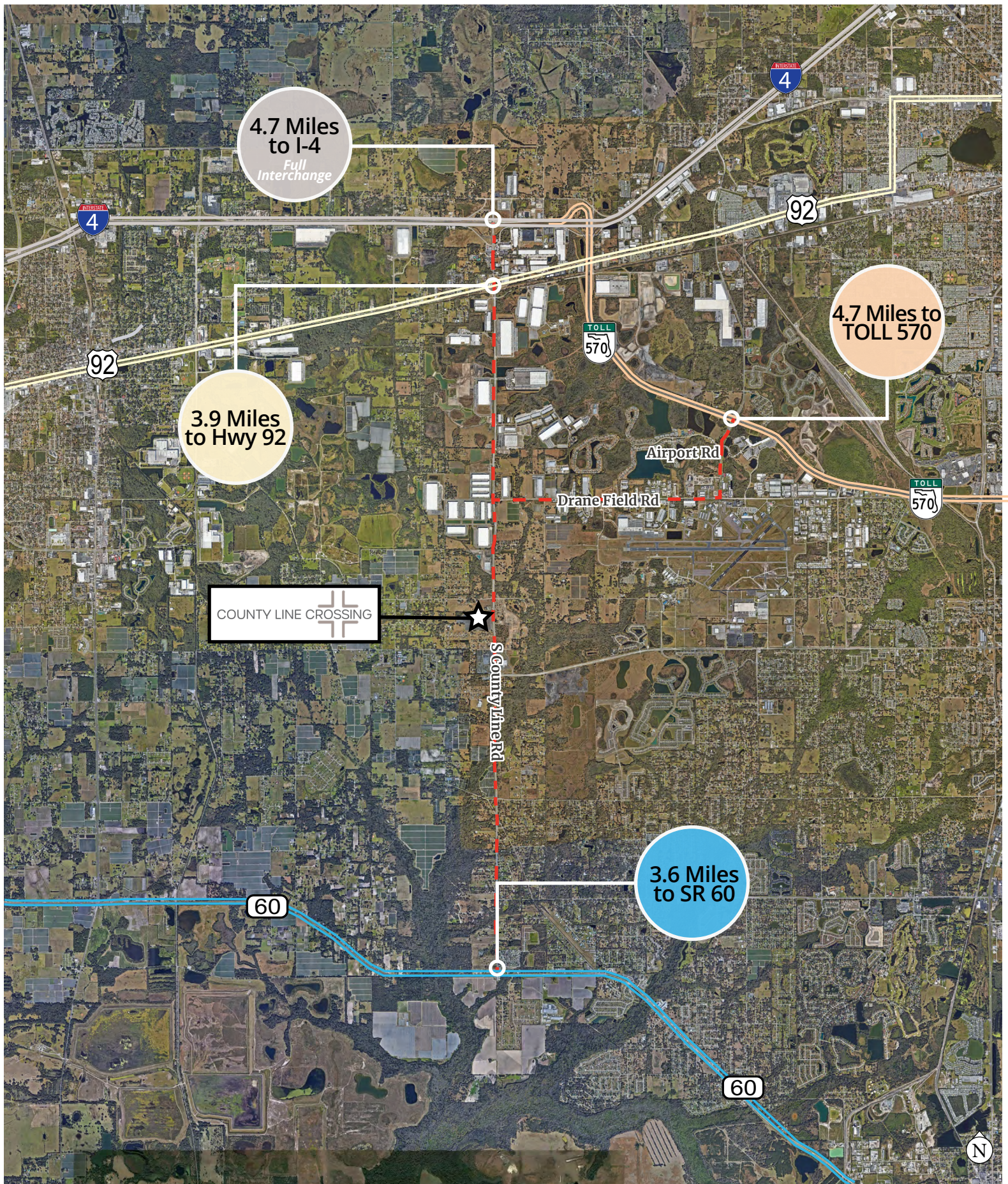
Key Distances

	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

COUNTY LINE CROSSING



Growing Regional Distribution Hub

Amazon Cargo Hub | Lakeland Linder International Airport

In 2020, Amazon successfully completed its air cargo hub at Lakeland Linder International Aripport. 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



COUNTY LINE CROSSING



535,081 SF | BTS For Lease



Robyn Hurrell, SIOR

Primary Point of Contact

Executive Vice President

+1 813 226 7540

robyn.hurrell@colliers.com

Lee Morris, LEED AP, SIOR

Executive Vice President

+1 407 782 8212

lee.morris@colliers.com

Harrison Pithers

Associate

+1 813 221 2290

harrison.pithers@colliers.com



ROBINSON | WEEKS
PARTNERS

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.