



Spec Development For Lease

UNDER CONSTRUCTION



3017 South County Line Rd, Plant City, FL 33566

ROBINSON | WEEKS
PARTNERS

CBRE



±535,539 SF

CROSS DOCK
FACILITY

County Line Crossing offers a spacious and versatile layout, with a total area of 535,539 SF that is divisible to 300,000 SF.

The building features a substantial clear height of 36 feet, facilitating efficient vertical racking. The 185-foot deep truck court ensures smooth logistics and maneuverability. The facility includes 98 dock-high loading doors and 4 over-sized drive-in ramps to accommodate various loading and unloading needs.

With 301 auto parking spaces and 208 trailer parking spaces, this property is designed to support extensive warehousing and distribution operations. County Line Crossing is strategically situated on County Line Road, just 1.5 miles south of the I-4 interchange, at the border of Hillsborough and Polk Counties. The I-4 Corridor location is renowned for its logistical advantages and is home to major distribution centers for companies such as Amazon, Publix, Home Depot, and O'Reilly's, among others.



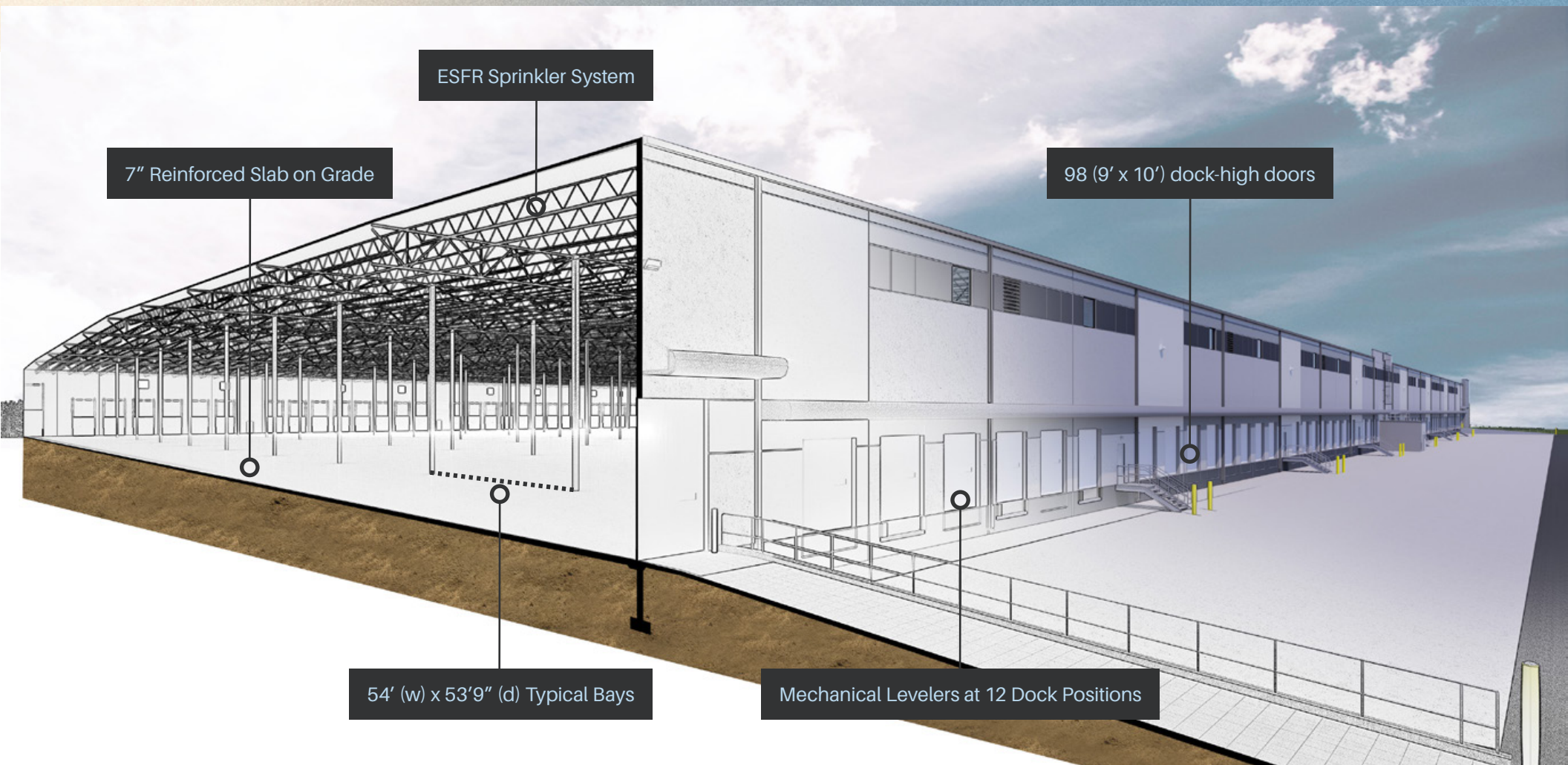
Site Plan



Site Area	42.62 acres
Building Area	535,539 SF measured to drip line, excluding attached canopies
Building Dimensions	550' D x 972' L
Clear Height	36' minimum clear height at bottom of bar joist at first bay-in from truck dock
Column Spacing	54' wide x 53'-9" deep typical with 60' deep spacing in staging bays
Spec Office	2,507 SF spec office with breakroom, (2) office restrooms and (2) warehouse restrooms
Fire Protection System	ESFR system, with K-22.4 sprinkler heads at 40 psi
Fire Alarm	System monitored for tamper and flow.
Automobile Parking	(301) parking spaces available
Trailer Parking	(208) trailer spaces available
Truck Court	North side: 185' Truck Court. South Side: 135' Truck Court, 7" thick 4,000 psi concrete truck apron and dolly strips, heavy duty asphalt in drives and remainder of truck courts, standard duty asphalt in auto parking lots.
Building Floor	Slab 7" reinforced concrete slab in speed bays with #3 rebar 16" OCEW, 4,000 psi Vapor barrier for entire slab
Electrical	3000A, 480V, 3P
Interior Lighting	LED warehouse lighting at 25FC
Exterior Lighting	LED walls packs and light poles
Truck Doors	(98) 9' x 10' dock doors (12 with mechanical levelers & bumpers)
Drive-In Ramp Door	(4) drive in ramps with a 12' x 14' door
Personnel Doors	Fire department access doors are installed per code.
Air Changes	Includes ventilation fans and louvers; total louver capacity of 0.52 air changes per hour under general ventilation conditions.
Roof	45 Mil TPO single-ply white membrane mechanically fastened with: <ul style="list-style-type: none"> Slope ½ " per foot R-19 Rigid Insulation – one (1) layer of 2.6 insulation Exterior gutters and downspouts 15-year NDL warranty
Roof Structure	Metal deck supported by structural steel, conventional joist and girders
ADA	All improvements are designed and constructed per ADA accessibility guidelines

Interior Building Specifications

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



MSA Overview

Distance & 2023 Total Population

Tampa

28 Miles | 3,279,271

Orlando

60 Miles | 2,831,538

Miami

240 Miles | 6,230,126

Jacksonville

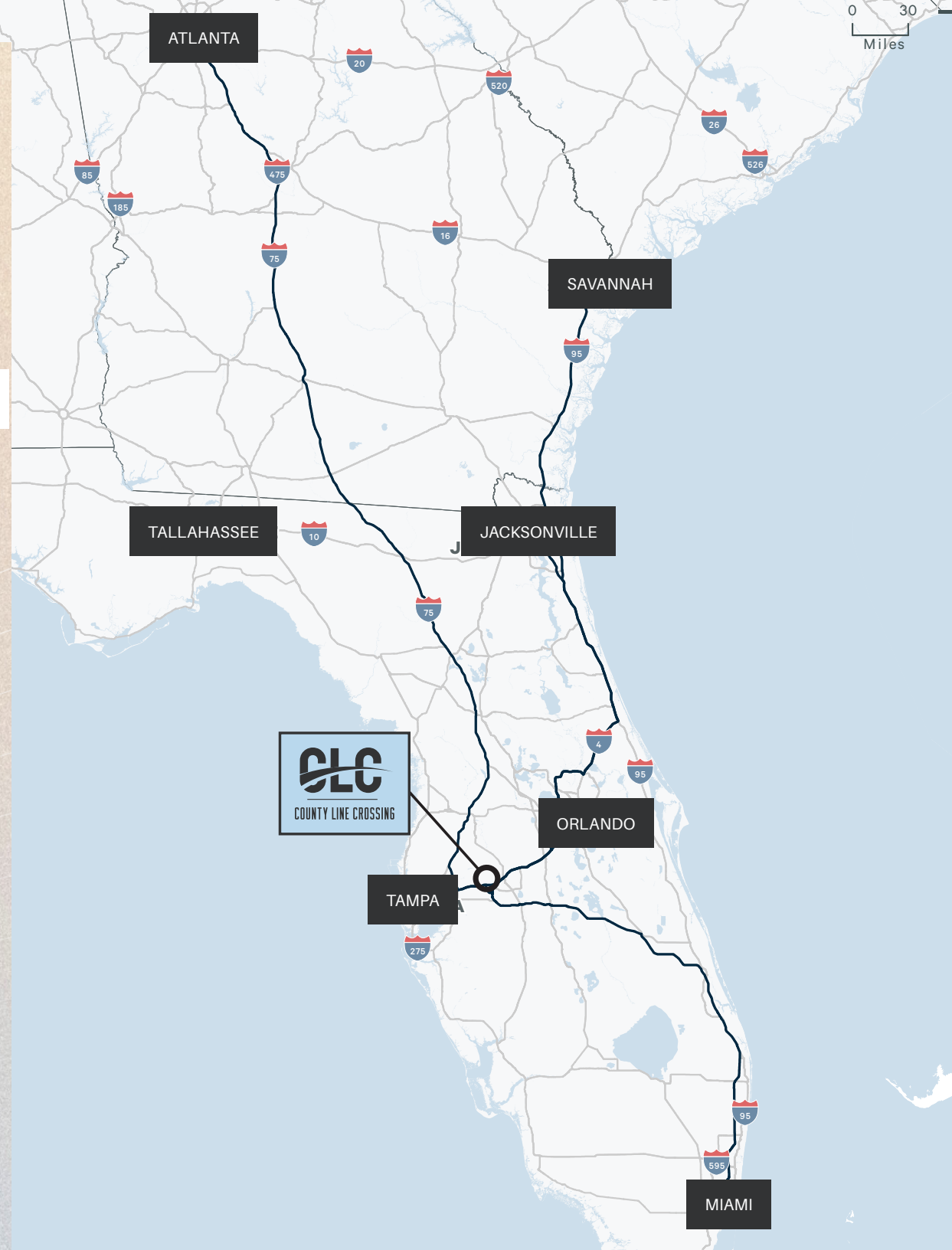
200 Miles | 1,696,140

Atlanta

474 Miles | 6,313,731

Savannah

337 Miles | 424,179



Population Density

2023 Total Population

1,568,663

25 Miles

5,396,582

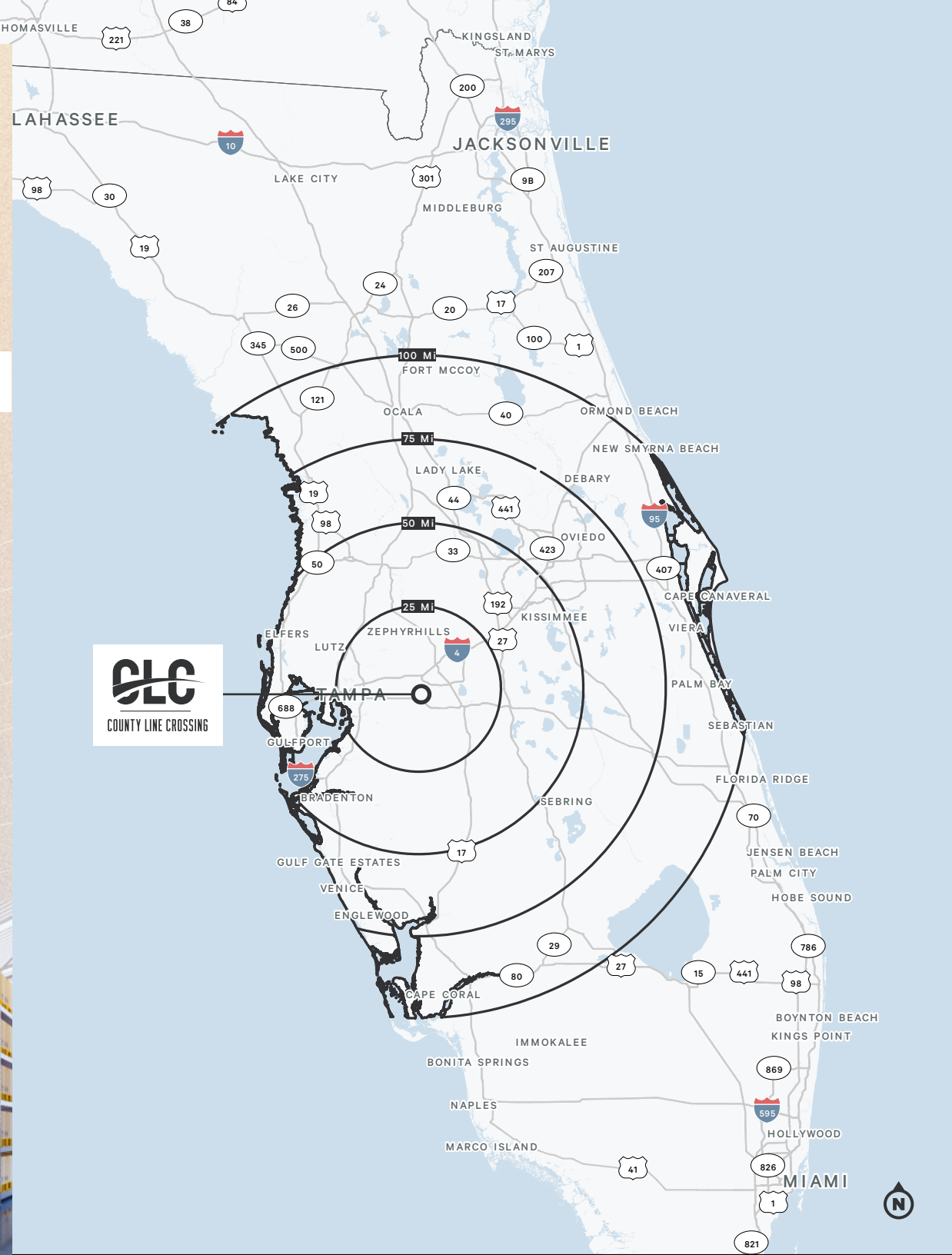
50 Miles

8,453,162

75 Miles

10,468,768

100 Miles



Neighboring Tenants



Drive Times

Your Map to Millions

I-4

6 Minutes or 3 Miles

SR-92

4 Minutes or 2.5 Miles

SR-60

6 Minutes or 4.6 Miles

**Lakeland Linder
Intl Airport**

6 Minutes or 3.1 Miles

Tampa

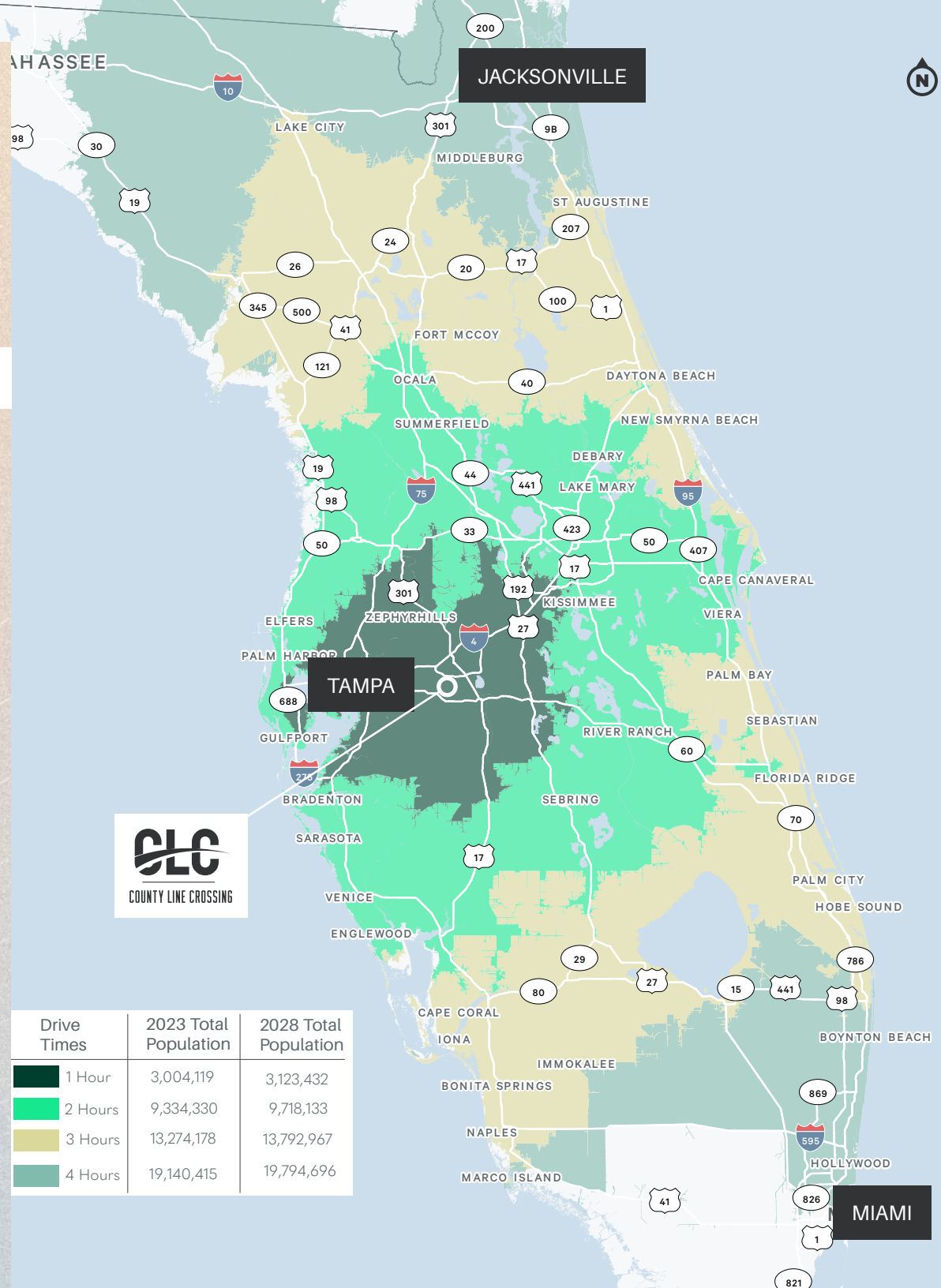
35 Minutes or 31.0 Miles

Tampa Intl Airport

40 Minutes or 35 Miles


Orlando


75 Minutes or 61.0 Miles





Aerial


Drive Times

 **6 Minutes**
3 MILES

 **4 Minutes**
2.5 MILES

 **6 Minutes**
4.6 MILES

 **6 Minutes**
3.4 MILES

 **4 Minutes**
2.6 MILES



Ralston Rd



Medulla Rd

W Pipkin Rd

Drane Field Rd



Lakeland Linder
International Airport

W Pipkin Rd



Area Overview

1-4 CORRIDOR



The I-4 Corridor, connecting Tampa Bay to Orlando, has emerged as one of the Southeast's largest concentrations of distribution centers, with access to over 11 million people within a 100-mile radius. The I-4 corridor has the 10th largest economy in the U.S. with a GDP of more than \$300 billion. According to the US Census, Polk County was the fastest growing County in the U.S. in 2023, with nearly 30,000 people moving to the area. Census data is also showing that the I-4 Corridor's population growth is projected to surpass that of South Florida in the coming years by 2 to 1. The area's significant expansion projections attract major companies like Amazon, which has established three distribution/fulfillment centers and a new air cargo complex at Lakeland Linder International Airport—Amazon Air's largest facility in the Southeast.

Florida's pro-business environment has drawn numerous distributors to the I-4 Corridor. Key incentives include no state personal or corporate income tax, ad valorem tax exemptions, no corporate franchise tax on capital stock, no state-level property tax, no property tax on business inventories, no sales tax on manufacturing machinery and equipment, no property tax on goods-in-transit for up to 180 days, no sales and use tax on goods manufactured in Florida for export, no sales tax on raw material purchases for final product resale (including non-reusable containers or packaging), and no sales/use tax on co-generation of electricity. These advantages make the I-4 Corridor an ideal location for your next distribution center.



Developer Overview

ROBINSON | WEEKS
PARTNERS

Robinson Weeks Partners is an industrial real estate development and investment firm. Privately held, it sponsors real estate funds and structures joint ventures to develop speculative industrial buildings, multi-phased projects and customized built-to-suits across the Southeastern United States and Texas, including Atlanta, Dallas, San Antonio, Charleston, Charlotte, Savannah, Memphis and Central Florida. The senior management team averages over 30 years of individual experience in the industrial real estate sector.

They have developed or acquired more than 100 million square feet representing \$5 billion of industrial properties across the United States since 1979.

WHAT WE VALUE

Relationships

We value long term, collaborative and respectful relationships

Impact

We strive to make a difference with the people and communities we engage

Accountability

We take ownership in everything that we do

Transparency

We maintain complete transparency in all our actions

Integrity

We do the right thing all the time

Teamwork

Everyone plays a crucial role in our success and we work together toward a common vision

\$5B

Worth of
Development

100M

Square Feet of
Experience

30

Years Average of
Industrial Career
Experience



COUNTY LINE CROSSING

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