



I-4 COMMERCE PARK



1234
Charlie Taylor
Road

BUSINESS.
INNOVATION.
GROWTH.

STREET | CITY, STATE

CBRE

1234 Charlie Taylor Road

CONTACTS

Josh Tarkow

Tenior Vice President

+1 813 361 2614

josh.tarkow@cbre.com

Kris Courier

Senior Vice President

+1 813 220 4688

kris.courier@cbre.com

Rian Smith

Senior Vice President

+1 813 273 8487

rian.smith@cbre.com

CBRE



Table of Contents

01

Park Overview

02

Developer Overview

03

Location Overview

04

Site Plan Overview

05

Phase I

06

Phase II

07

Major MSA



Park Overview

I-4 Commerce Park



A NEXT-GENERATION INDUSTRIAL PARK DESIGNED FOR SCALE, SPEED & CONNECTIVITY

I-4 Commerce Park is a newly developed, master-planned industrial park positioned directly along Central Florida's most critical distribution corridor. Designed to accommodate modern logistics, manufacturing, and last-mile users, the park offers scalable building sizes, efficient site layouts, and immediate access to the Tampa Bay and Central Florida markets. Strategically located in Plant City, the park provides tenants with a competitive operating advantage through superior highway connectivity, proximity to major MSAs, and access to a deep regional labor pool.



KEY HIGHLIGHTS

Master-planned
industrial development

Institutional-quality
construction

Flexible building sizes
to support growth

Ideal for distribution, logistics,
and light manufacturing



Developer Overview

Industrial Real Estate with Integrity

PROVEN LEADERSHIP IN INDUSTRIAL & MIXED-USE DEVELOPMENT

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 build-to-suits throughout the United States.





BINSON | WEEKS

WARRIORS

WHAT WE VALUE

Relationships

We value long term, collaborative and respectful relationships

Accountability

We take ownership in everything that we do

Integrity

We do the right thing all the time

Impact

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

Transparency

We maintain complete transparency in all of our actions

Teamwork

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

Location Overview

Seamless Distribution

PLANT CITY, FLORIDA – THE CROSSROADS OF CENTRAL FLORIDA COMMERCE

Plant City sits at the geographic and logistical midpoint between Tampa and Orlando, making it a highly efficient hub for regional and statewide distribution. The city's strategic location along the I-4 corridor positions I-4 Commerce Park within one-day delivery reach of most of Florida's population.



LOCATION ADVANTAGES

Direct access to
Interstate 4

Centralized position between
Tampa and Orlando

Strong logistics and
distribution presence

Business-friendly
environment

Growing industrial
labor base





A STRATEGIC EXTENSION

Plant City has emerged as one of the most sought-after industrial submarkets in the Tampa Bay region. Its availability of land, transportation infrastructure, and proximity to major population centers make it a natural extension of Tampa's logistics ecosystem.

RELATIONSHIP TO TAMPA

- Approximately 25 miles east of Downtown Tampa
- Seamless access to Tampa's port, airport, and workforce
- Serves as a lower-cost, high-efficiency alternative to core Tampa locations
- Integral part of the Tampa–Orlando logistics corridor





Site Plan Overview

PURPOSE-BUILT FOR EFFICIENCY, FLEXIBILITY & GROWTH

The site plan at I-4 Commerce Park emphasizes efficient truck circulation, flexible building layouts, and expandable configurations to meet a wide range of tenant requirements.

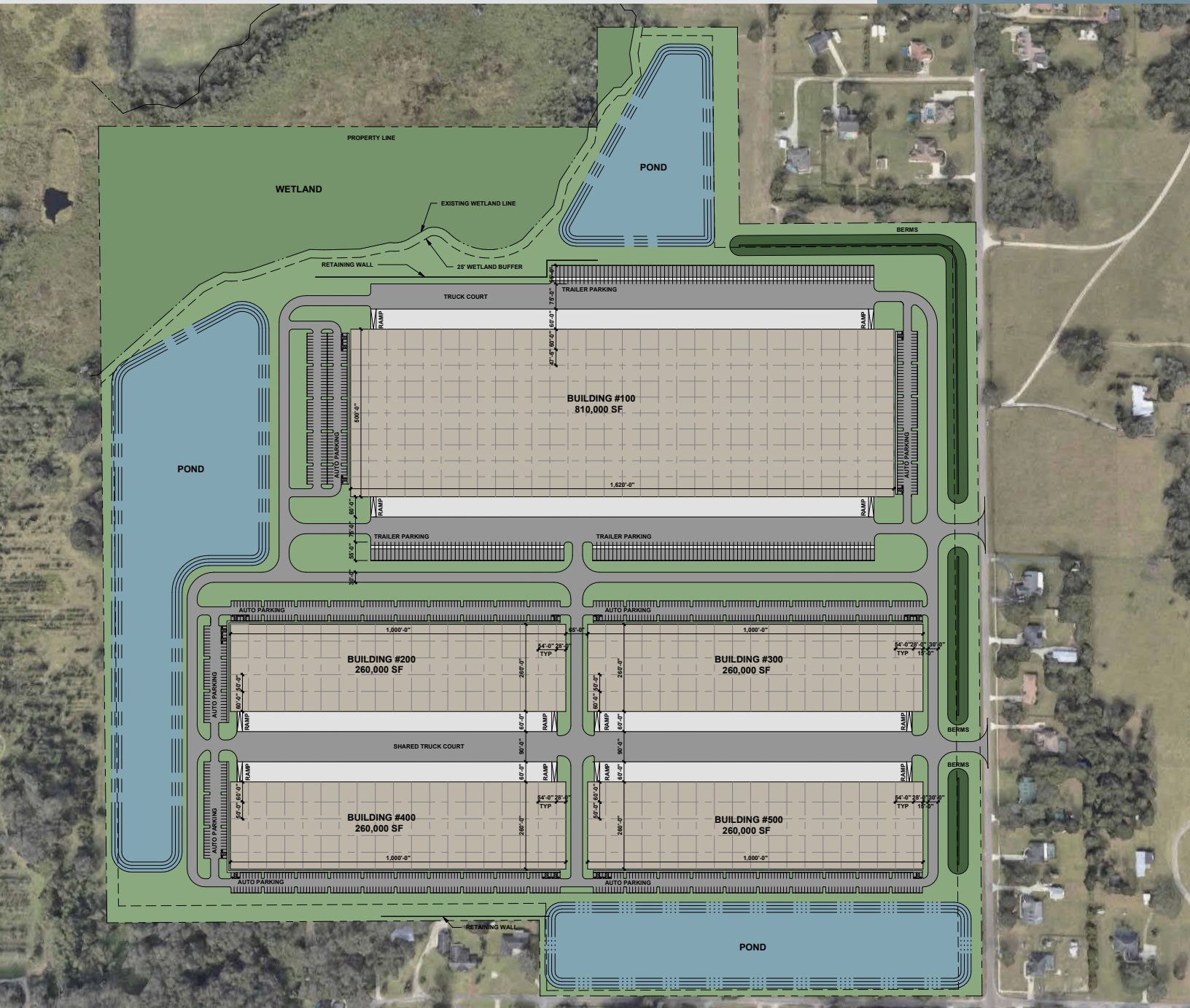
SITE FEATURES

Multiple buildings with
scalable footprints

Efficient dock and
trailer storage layouts

Generous
truck courts

Strategic Blueprint

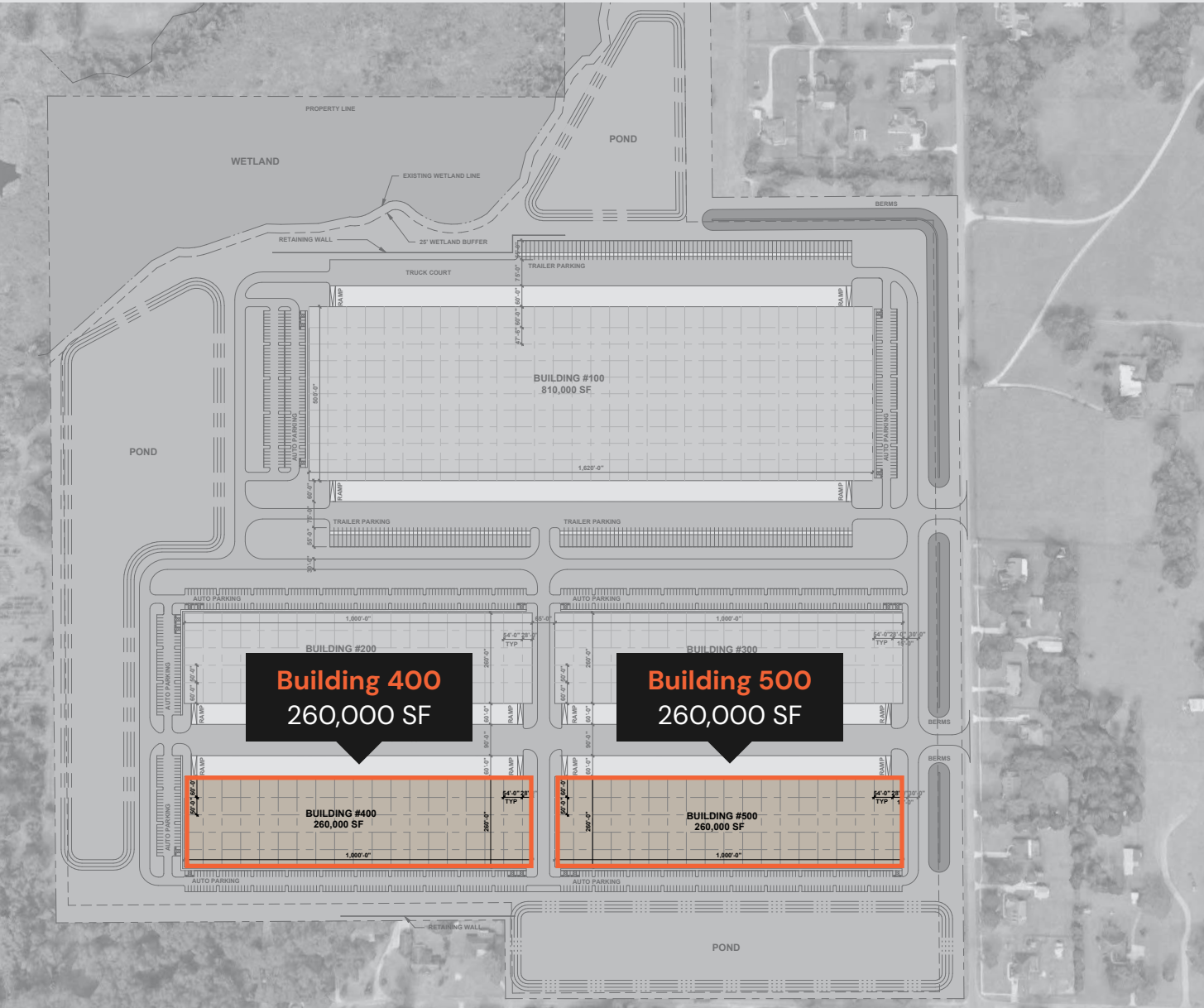


Ample car and trailer parking

Designed to accommodate high-cube and logistics users

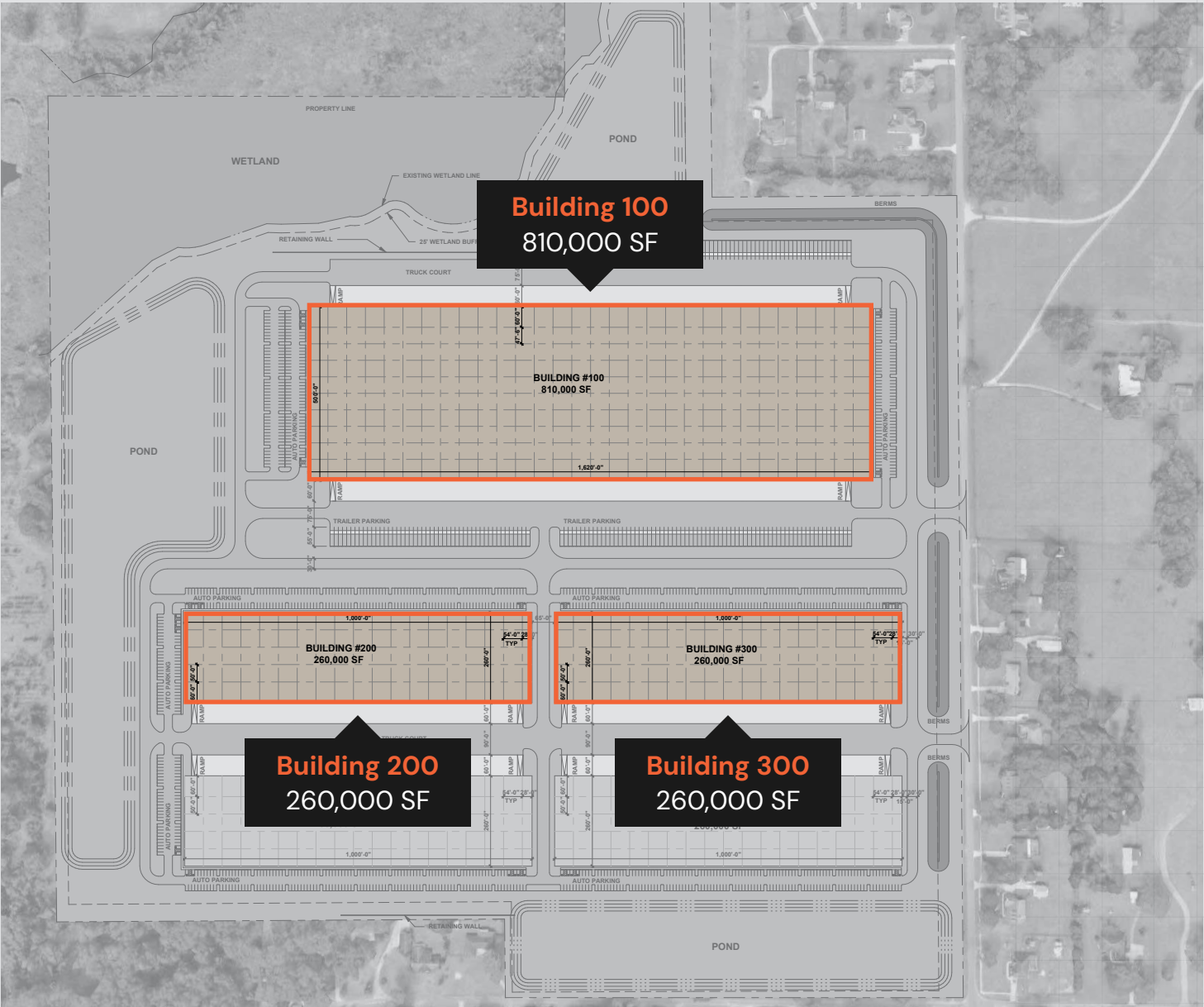
Phase I

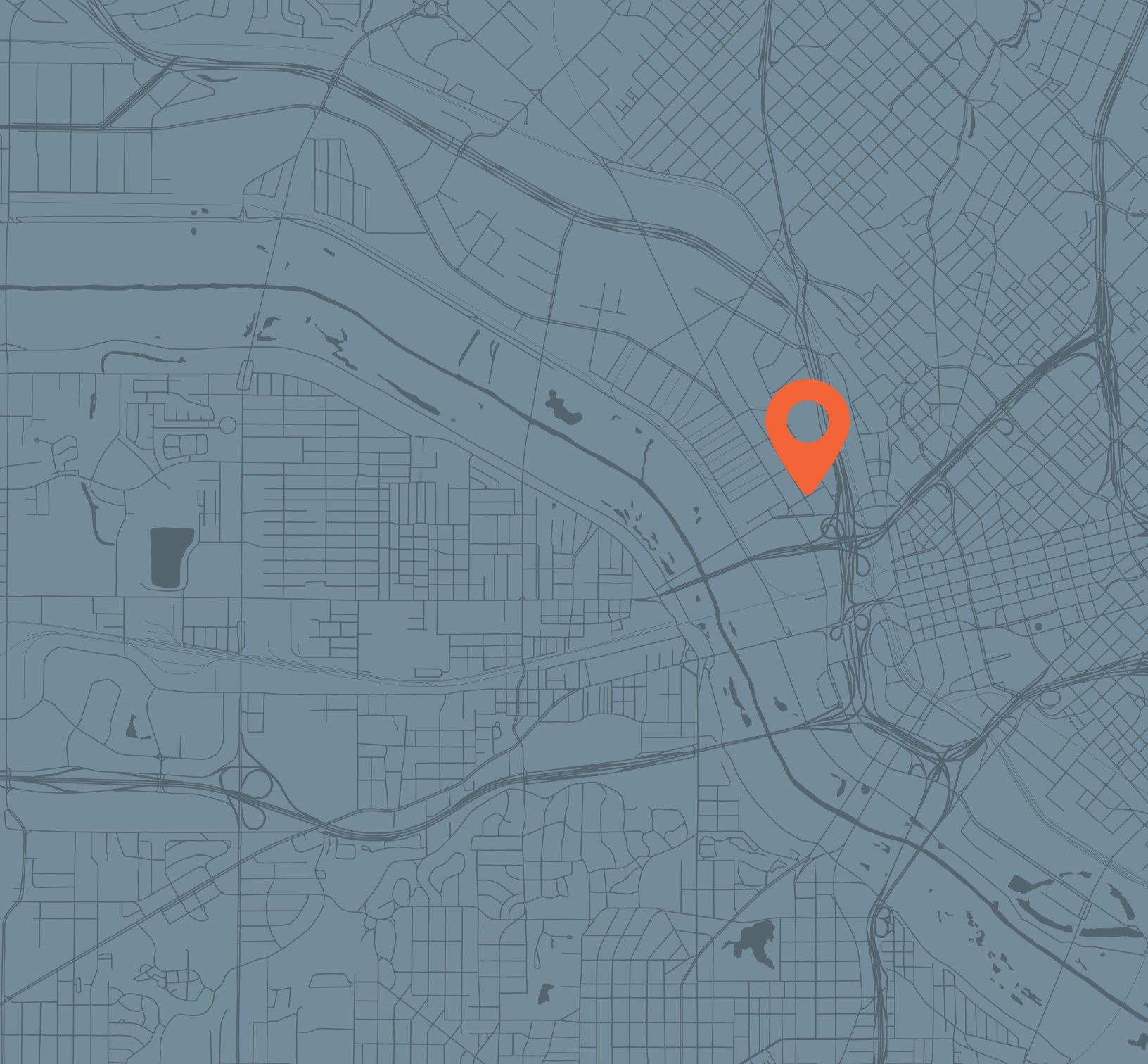
FIRST DELIVERY: 520,000 SF



Phase II

EXPANDING FOOTPRINT







Major MSA

Major MSAs Regional Access

The project offers efficient access to Florida's primary metropolitan areas, supporting multi-market and statewide distribution strategies.

SERVED MSAs

- | Tampa–St. Petersburg–Clearwater
- | Orlando–Kissimmee–Sanford
- | Lakeland–Winter Haven
- | Sarasota–Bradenton





I-4 COMMERCE PARK



1234 Charlie Taylor Road

BUSINESS. INNOVATION. GROWTH.

CONTACTS

Josh Tarkow

Tenior Vice President

+1 813 361 2614

josh.tarkow@cbre.com

Kris Courier

Senior Vice President

+1 813 220 4688

kris.courier@cbre.com

Rian Smith

Senior Vice President

+1 813 273 8487

rian.smith@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.