

FOR SALE

4094 Paul Buchman Highway

Plant City, FL 33565



Property Highlights

Address	4094 Paul Buchman Highway Plant City, FL 33565	Zoning	CI – Commercial Intensive
Year Built	1965	Floor	Concrete & Asphalt
Total Bldg. SF	116,024 SF	Lighting	LED
Asking Price	\$4,560,000	HVAC	Central AC/Heat Strips – 5 units, new unit installed in 2017
Construction	Metal/Block Building	Utility Providers	Electric: TECO Telephony: Verizon
Land Area	±23.49 acres	2018 Est. Operating Expenses	Tax: \$0.47/SF Insurance: \$0.48/SF CAM: \$0.53/SF
Office Area	18,000 SF		
Rail Served	Onsite CSX rail spur (activation possible)		

NEW LISTING! PLANT CITY INDUSTRIAL BUILDINGS AND LAND FOR SALE!

Industrial site strategically located in Plant City five minutes from the “heart of Florida’s” I4 corridor between Tampa and Orlando. Premier location for regional and statewide distribution, this sale offer is comprised of 3 separate warehouse buildings, 4 covered outdoor storage buildings, ample off dock trailer parking, and a rail spur that can be reactivated with ease to allow access to the intermodal network that distributes to 18 million residents within 200 miles. This site offers an additional 9.24 acres that has infrastructure in place and ready to be developed. Buildings are available for immediate occupancy with direct exposure to the main road for signage placement opportunities. This industrial site is zoned for industrial, warehouse, distribution, or manufacturing or development users.

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Property Highlights per building

*Please see building labels on next page

	Building 1	Building 2	Building 3	Building 4	Building 5	Lean to 1	Lean to 2
Square Footage	6,500 SF	23,400 SF	28,600 SF	29,300 SF	4,800 SF	900 SF	3,600 SF
Clear Height	14 ft.	13 ft.	13 ft.	14 ft.	16 ft.	9 ft.	11 ft.
Center Height	17 ft.	20 ft	20 ft.	18 ft.	20 ft.	11 ft.	11 ft.
Column Spacing	N/A	N/A	N/A	30 ft. down center	N/A	15 ft.	20 ft.
Fire Protection	Extinguishers			Alarm/Sensors	Extinguishers		
Electrical (Volt & phases)	120/140V 1P	120/240 1P & 3P	120/240V 1P & 3P	120/240V 1P	N/A	N/A	N/A
Loading Docks	N/A	2	3	4	N/A	N/A	N/A
Drive Ins	1	2	3	2	3	N/A	N/A
Floor	Concrete	Concrete	Concrete	Concrete	Asphalt	Asphalt	Concrete

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Property Highlights per building



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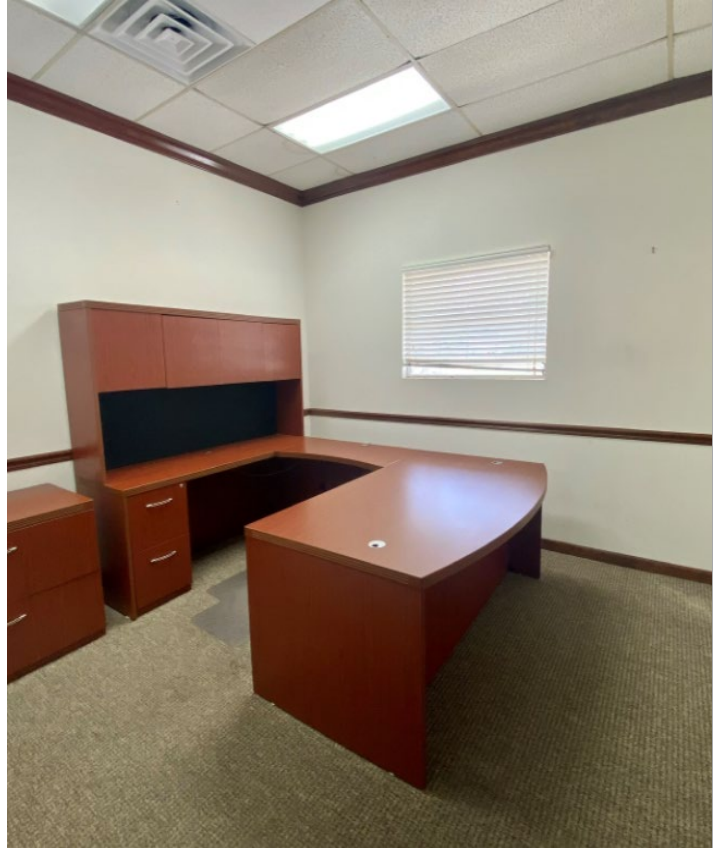
Plant City, FL 33565



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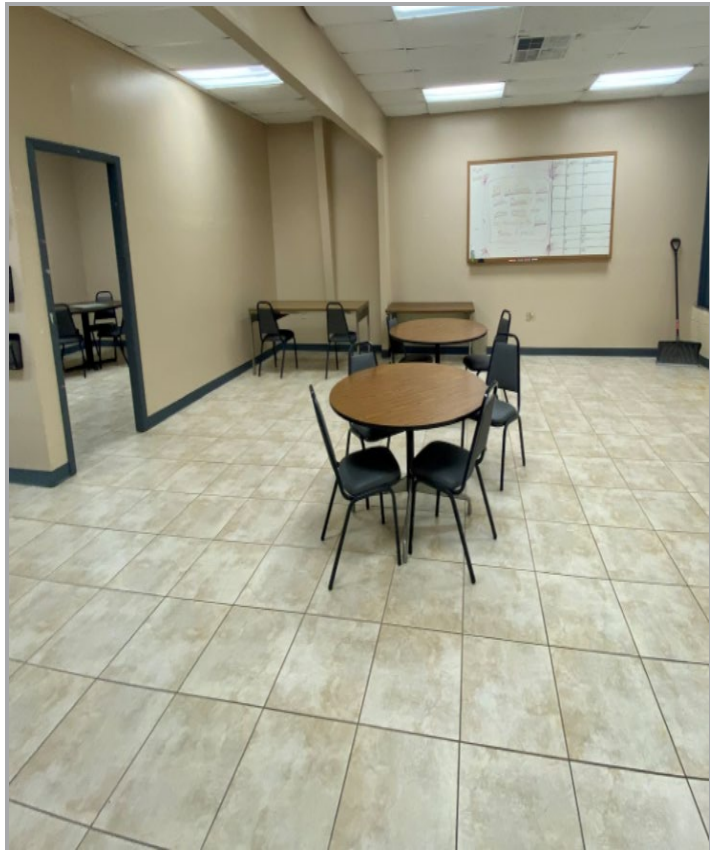
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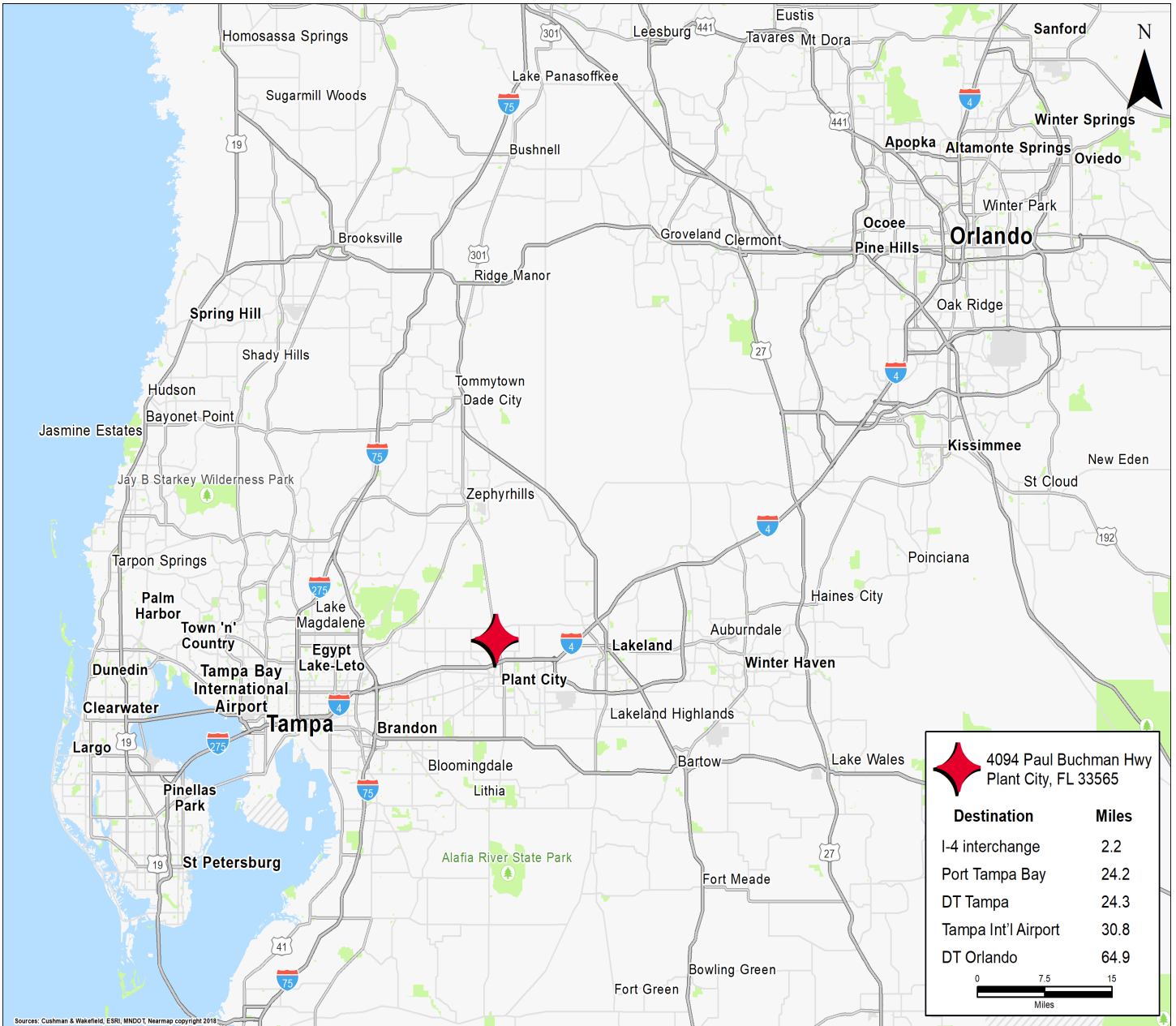
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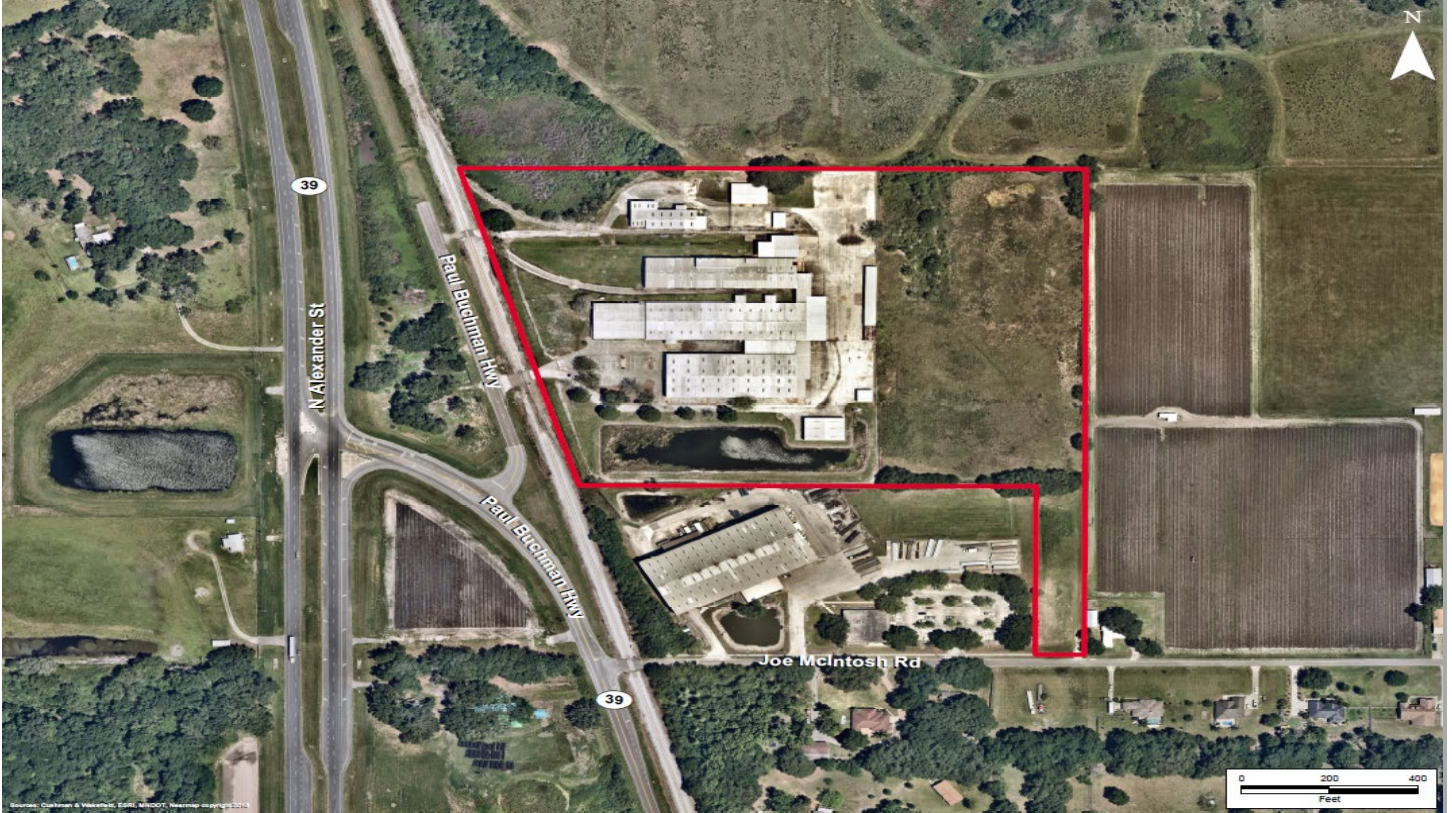
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Aerial / Location Map

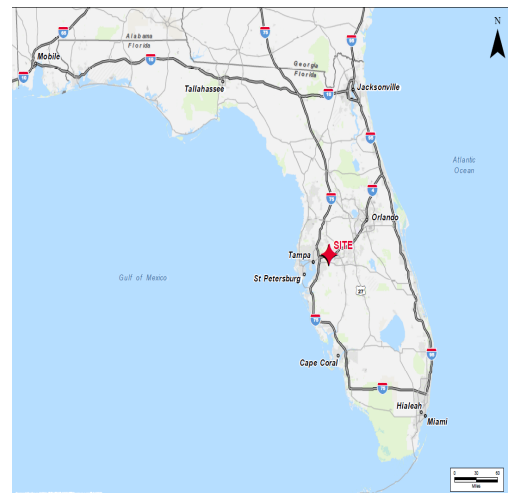


Demographics

	1 Mile	2 Mile	3 Mile
Population	2,516	6,404	14,521
AVG. HH Income	\$65,981	\$68,057	\$69,334
Daytime Population	2,516	6,404	14,521

Traffic Counts

Paul Buchman Hwy/Hwy 39	7,500 VPD
N Alexander St.	7,500 VPD



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