



# CENTRAL FLORIDA INTEGRATED LOGISTICS PARK

LOGISTICS PARKWAY • WINTER HAVEN, FL



## READY FOR DEVELOPMENT

We have over 1 million SF of spec development UNDER DESIGN, targeted for a Q4 2022 occupancy, or take advantage of the 930 acres of developable land that can accommodate over 8 million SF of development. The Central Florida Integrated Logistics Park can accommodate any and all requirements!



**VISIT WEBSITE FOR MORE DETAILS!**

[www.integratedlogisticspark.com](http://www.integratedlogisticspark.com)

[www.trattproperties.com](http://www.trattproperties.com)



# CBRE

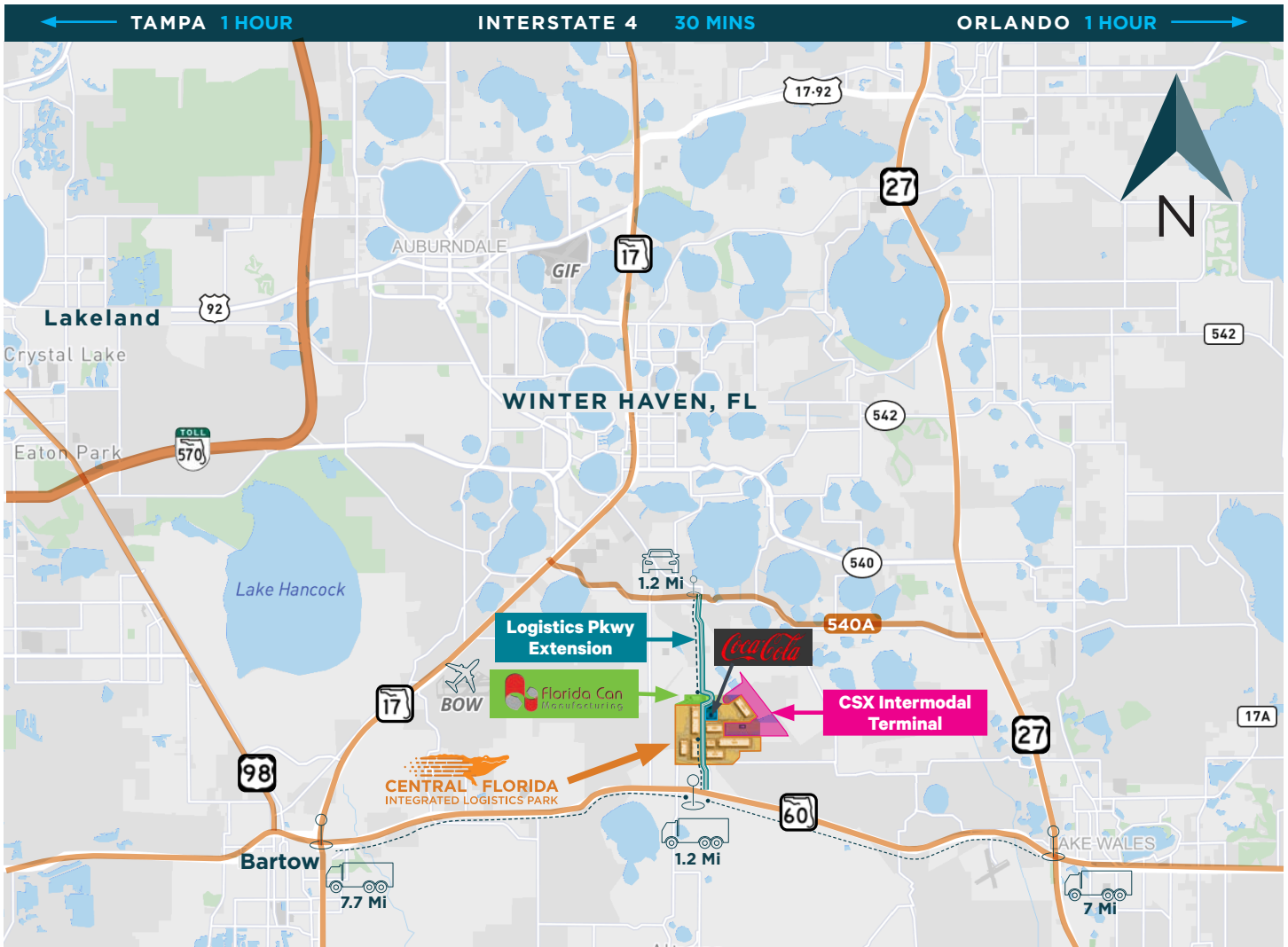


450 NET ACRES | 8 MSF | FULLY ENTITLED | 1.2 MSF SPEC UNDER DESIGN



## PROPERTY OVERVIEW

The Central Florida Integrated Logistics Park is 930 acres of developable land that can accommodate over 8 million sq ft of development in proximity to major thoroughfares and the CSX Rail Intermodal Facility. The park's strong infrastructure of utilities can accommodate a wide variety of users from food and cold storage to manufacturers and statewide logistics companies.



# OPPORTUNITY ZONE



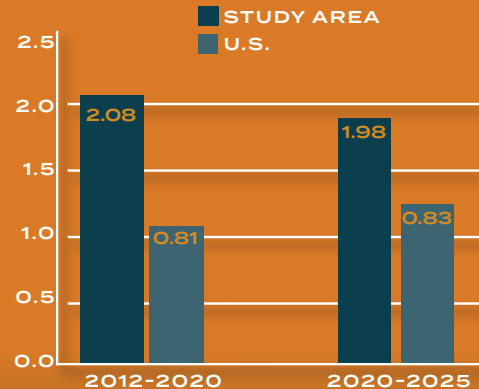
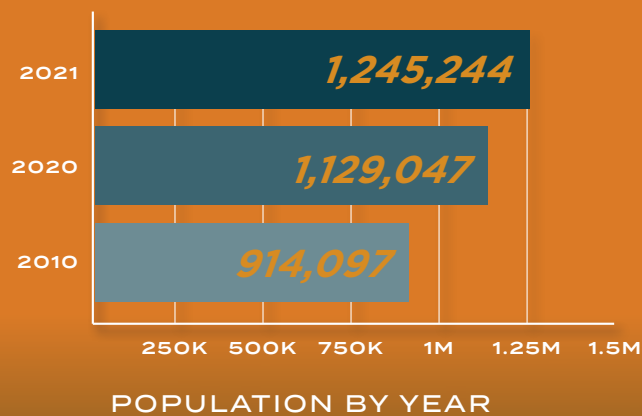
## DEVELOPMENT FRIENDLY CITY & COUNTY, INCENTIVES AVAILABLE:



- Polk County Ad Valorem Tax Exemption (AVTE)
- Polk County Impact Fee Mitigation Program
- Duke Energy Economic Development Rider Program
- TECO Energy Economic Development Rider Program
- Foreign Trade Zone (FTZ 79)

[Click here for more information](#)

## POPULATION (30M RADIUS)



% ANNUAL POPULATION GROWTH

## EMPLOYMENT (30M RADIUS)

**413,224**

LABOR FORCE

**39,179**

Businesses





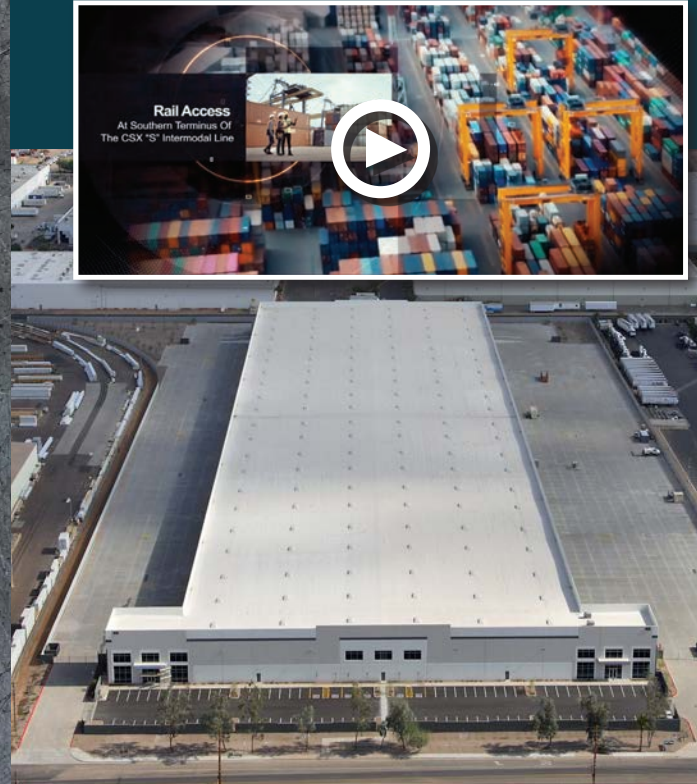
## PROPERTY FEATURES

- 932.83 AC
- Planned for 8M SF of industrial development
- Build-to-suit opportunities (200,000 – 2.6M SF)
- Direct CSX rail access
- Industrial Future Land Use (FLU)
- Planned Unit Development (PUD) zoning
- City of Winter Haven fire & police
- City of Winter Haven sewer & water
- TECO Electric / Duke Electric
- Frontier Fiber Optics
- Florida Public Utilities natural gas
- Lower costs and environmental impact
- Drayage cost reductions – On-site use of hostler trucks
- Labor training opportunities from nearby Polk State College



## PROJECT VIDEO

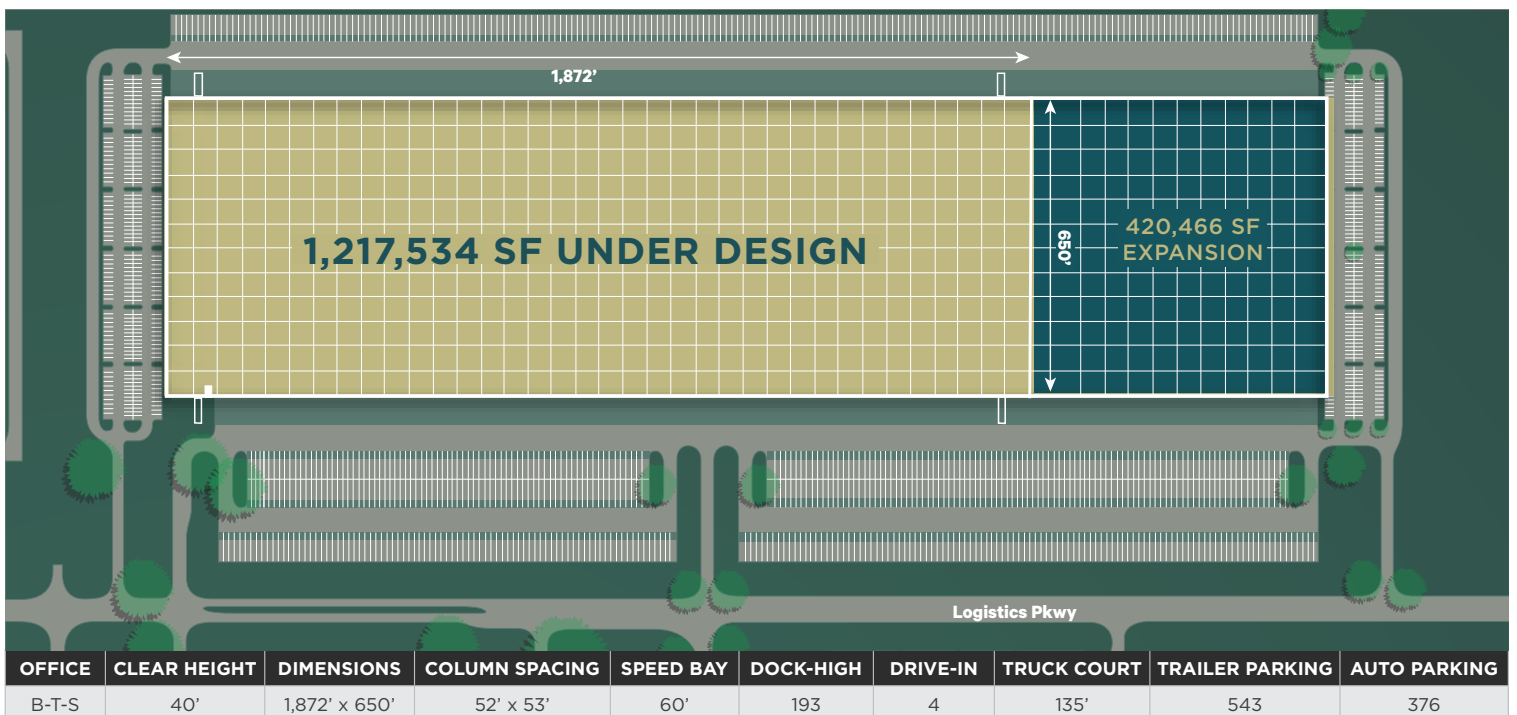
SCAN QR CODE  
FOR VIDEO



## BDLG 1 DELIVERING IN 2022

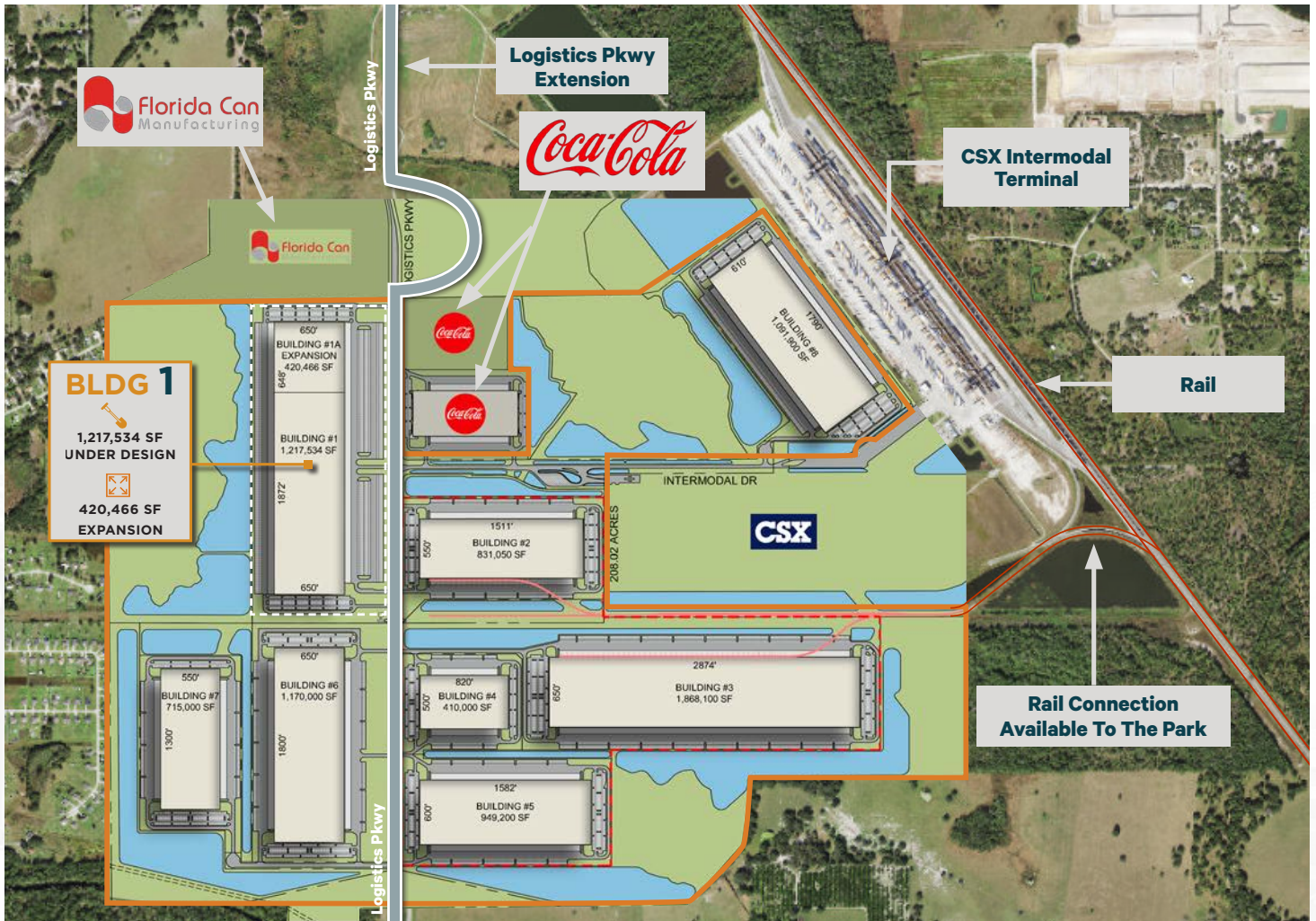


1.2 MSF SPEC BUILDING | 420K SF EXPANSION OPTION | CLASS A | CROSS-DOCK |





# 8M SF READY FOR DEVELOPMENT



## PROJECT HIGHLIGHTS

BLDG #	AREA	ACRES	PARKING	TRAILER
1	1,217,534 SF	64.44	376	543
1A	420,466 SF	22.29	310	189
2	831,050 SF	40.89	490	232
3	1,868,100 SF	99.98	740	470
4	410,000 SF	22.87	380	106
5	949,200 SF	44.28	570	220
6	1,170,000 SF	63.94	640	267
7	715,000 SF	35.65	410	190
8	1,091,900 SF	50.89	745	265
<b>TOTAL</b>	<b>8,673,250 SF</b>	<b>445.26</b>	<b>4,661</b>	<b>2,482</b>

Up to 160'  
Clear Height



Freezer/Cooler Storage



Office  
Built To Suit



ESFR  
Fire Protection



32'-40'  
Standard Clear Height







## STATEWIDE ACCESS

Located in the geographic center of Florida, the Central Florida Integrated Logistics Park offers significant cost savings for companies distributing throughout the state. This premiere development is strategically situated adjacent to the CSX rail line with direct access to US-27 and SR-60, offering users a supreme intermodal network to leverage.







## KEY DISTANCES



SR-60  
4 Mins



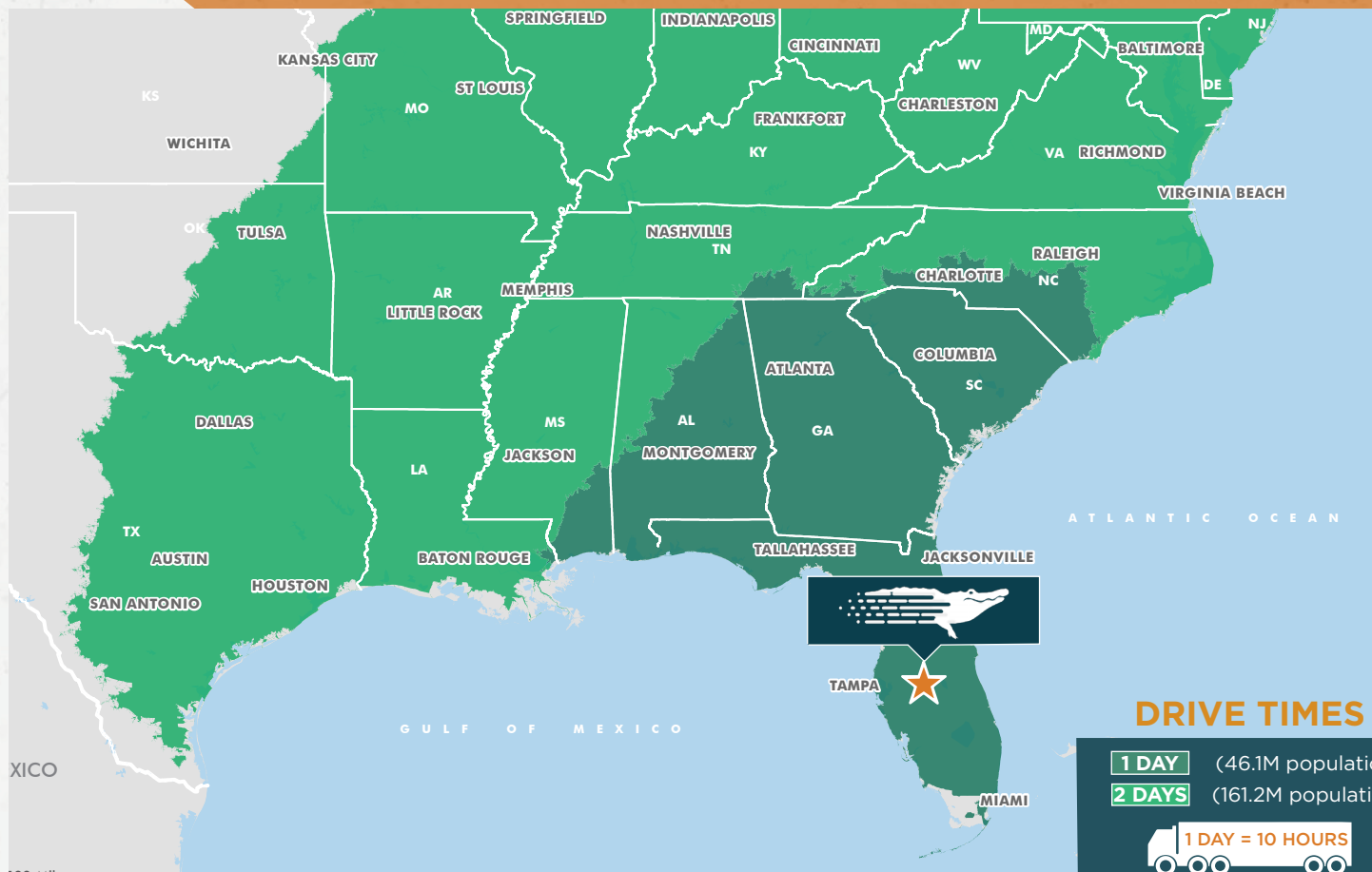
WINTER HAVEN AIRPORT  
30 Min



PORT OF TAMPA  
1 Hour



ORLANDO  
1 Hour





# IN THE CENTER OF IT ALL

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## FOR INFORMATION, PLEASE CONTACT:



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