



CENTRAL FLORIDA INTERMODAL

IN THE CENTER OF IT ALL

4100 LOGISTICS PKY | WINTER HAVEN, FL 33880



Over 8m Sf Ready For Development



Infrastructure with Ample Power, Water,
and Sewer Capacity



Ideal For State-Wide Distribution

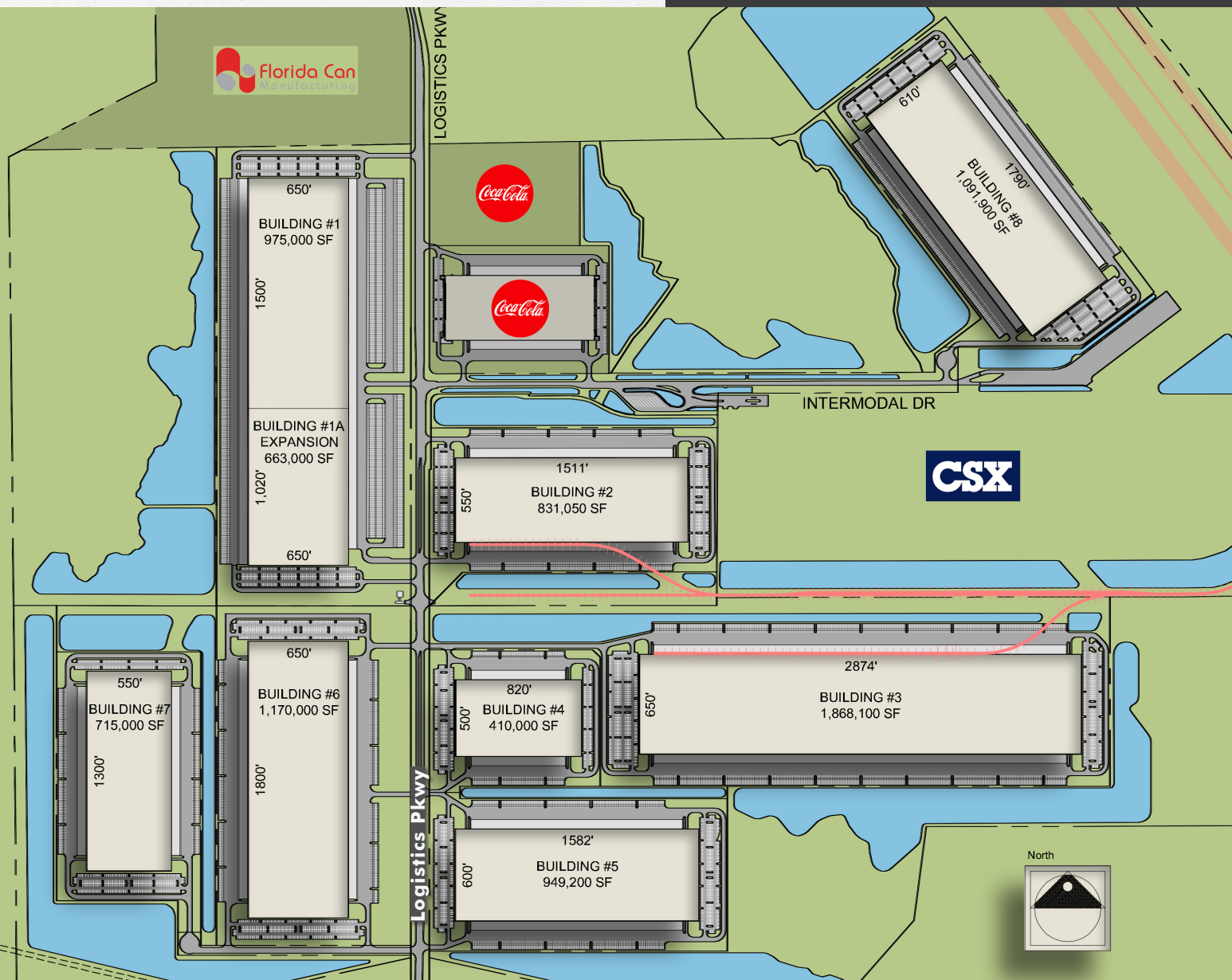
CBRE

CENTRAL FLORIDA INTERMODAL

Located in the geographic center of Florida, Central Florida Intermodal 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.

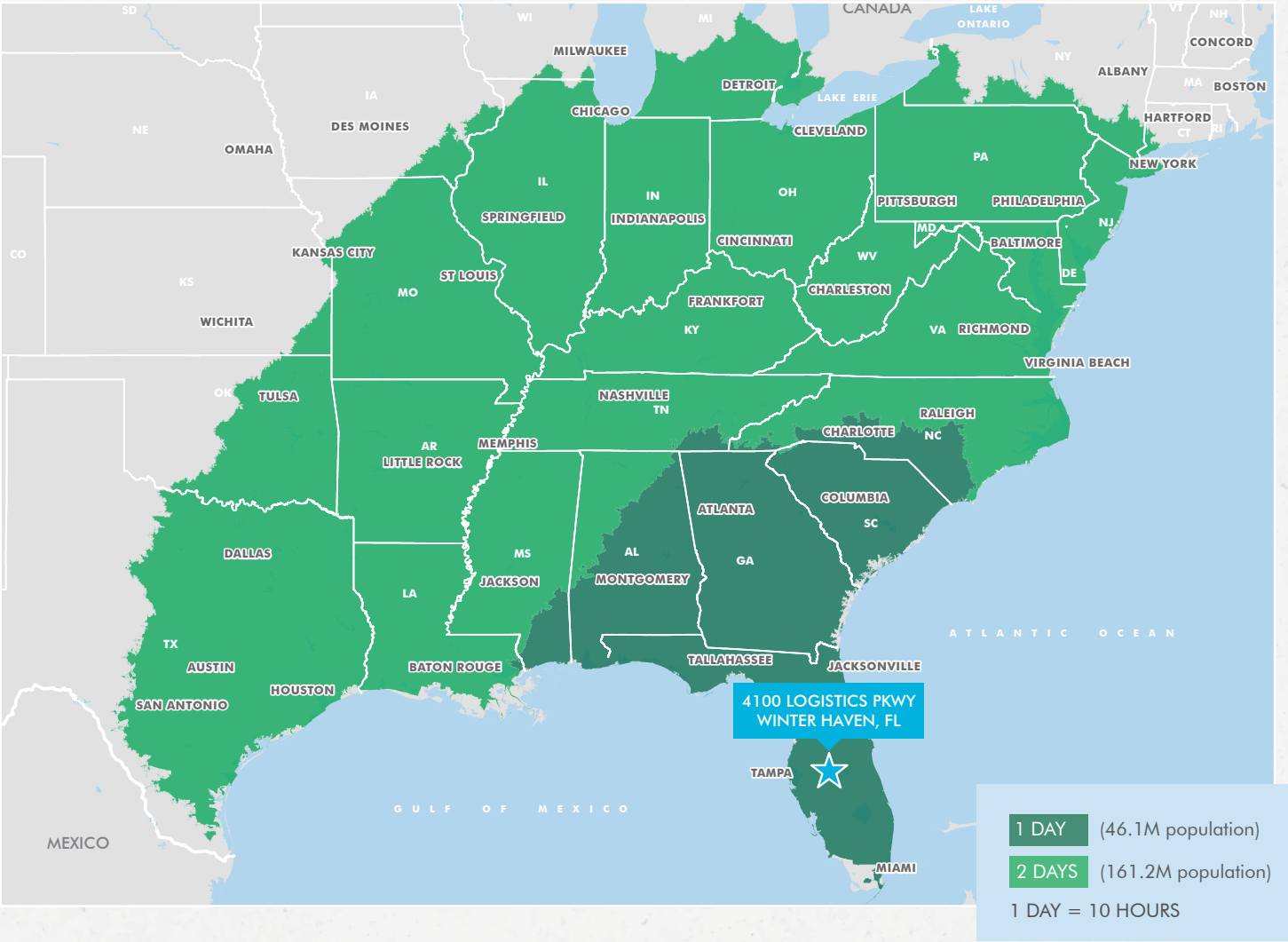
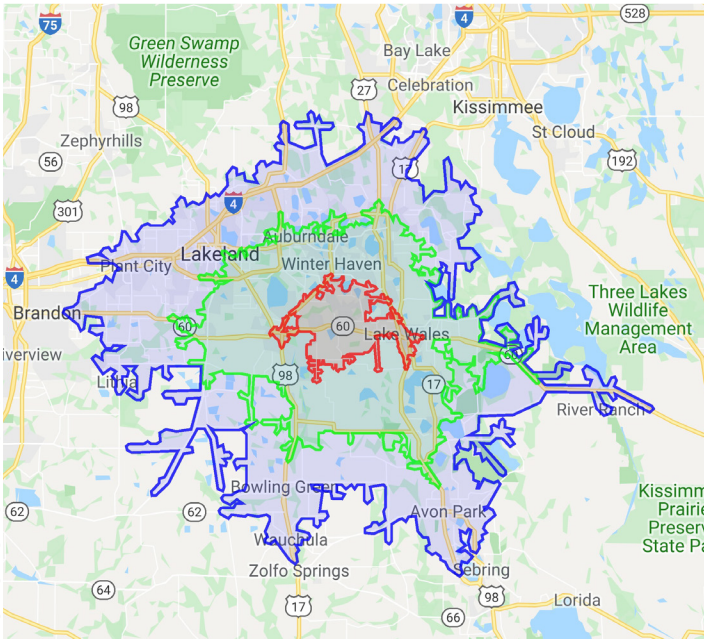
PROPERTY FEATURES

- 932.83 acres
- 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
- Frontier Fiber Optics
- Florida Public Utilities natural gas
- Lower costs and environmental impact
- Drayage cost reductions – On-site use of hostler trucks



DEMOGRAPHICS & KEY DISTANCES

MINUTES	RADIUS MAP DEMOGRAPHICS		
	ESTIMATED POPULATION	AVAILABLE LABOR FORCE	WAREHOUSE WORKFORCE
15 MIN	51,731	21,408	1,152
30 MIN	327,130	139,738	7,436
45 MIN	771,470	326,090	16,595





IN THE CENTER OF IT ALL

4100 LOGISTICS PKY | WINTER HAVEN, FL 33880

FOR INFORMATION, PLEASE CONTACT:



DAVID MURPHY
+1 407 404 5020
david.murphy@cbre.com



MONICA WONUS
+1 407 404 5042
monica.wonus@cbre.com



CAMERON THOMAS
+1 407 404 5078
cameron.thomas@cbre.com



JOSE RIVERA
+1 407 404 5067
jose.rivera1@cbre.com

CBRE