

CSX CENTRAL FLORIDA  
INTERMODAL LOGISTICS  
CENTER (ILC)

60

27

60

W LAKE WALES RD

DOWNTOWN  
LAKE WALES

LAKE WAILES

60

LAKE WALES  
MUNICIPAL  
AIRPORT

27

CSX RAIL

# ±1,202 ACRES DEVELOPMENT SITE

## SWQ US 27 & SR 60, LAKE WALES, FL 33859

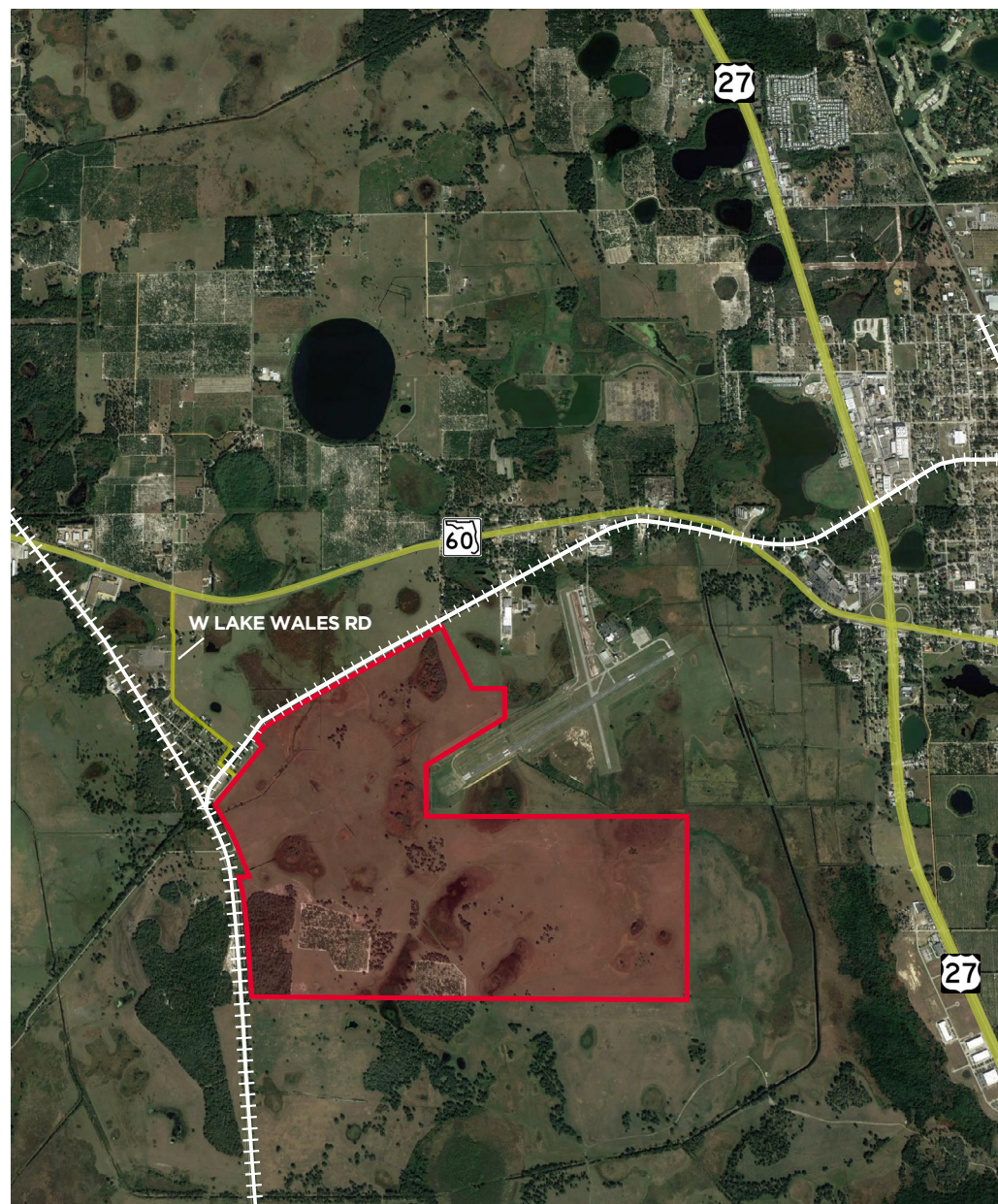
IDEAL FOR INDUSTRIAL OPERATIONS  
ONE HOUR EACH TO ORLANDO AND TAMPA  
ADJACENT TO MAJOR HIGHWAYS, RAIL AND POTENTIAL AIR

 CUSHMAN &  
WAKEFIELD



# PROPERTY HIGHLIGHTS

<b>Location:</b>	Crews Road, Lake Wales, FL 33859
<b>Municipality:</b>	Unincorporated Polk County
<b>Size:</b>	±1,202.79 gross acres
<b>Future Land Use:</b>	A/RRX and BPC-1x
<b>Zoning:</b>	A/RRX and BPC-1x
<b>Gas Lines:</b>	Natural gas lines available on site.
<b>Permitted Uses:</b>	A broad range of Residential uses is currently permitted, including single family subdivision. ±10.71 acres are zoned for business park, which permits a broad range of commercial and industrial uses. Comp plan amendment and rezoning required to be developed entirely as commercial/ industrial.
<b>Wetlands:</b>	±333 acres; according to rough measurements based on the national wetland database.
<b>Floodplain:</b>	±435 acres; according to rough measurement based on FEMA mapping.
<b>Developable Acreage Estimates:</b>	Net of Wetlands & Floodplain = ±768 acres Net of Wetlands only = ±870 Acres

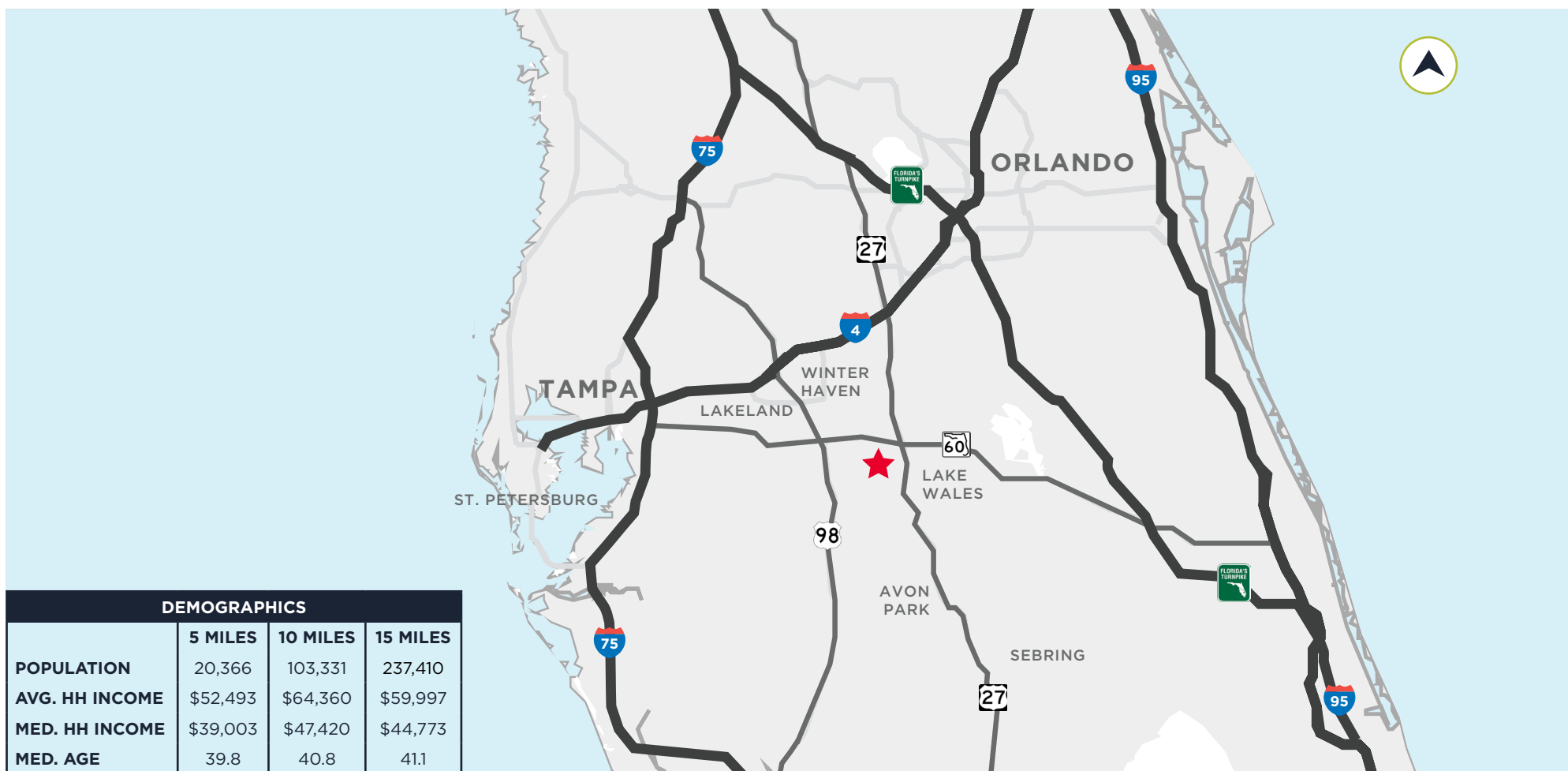


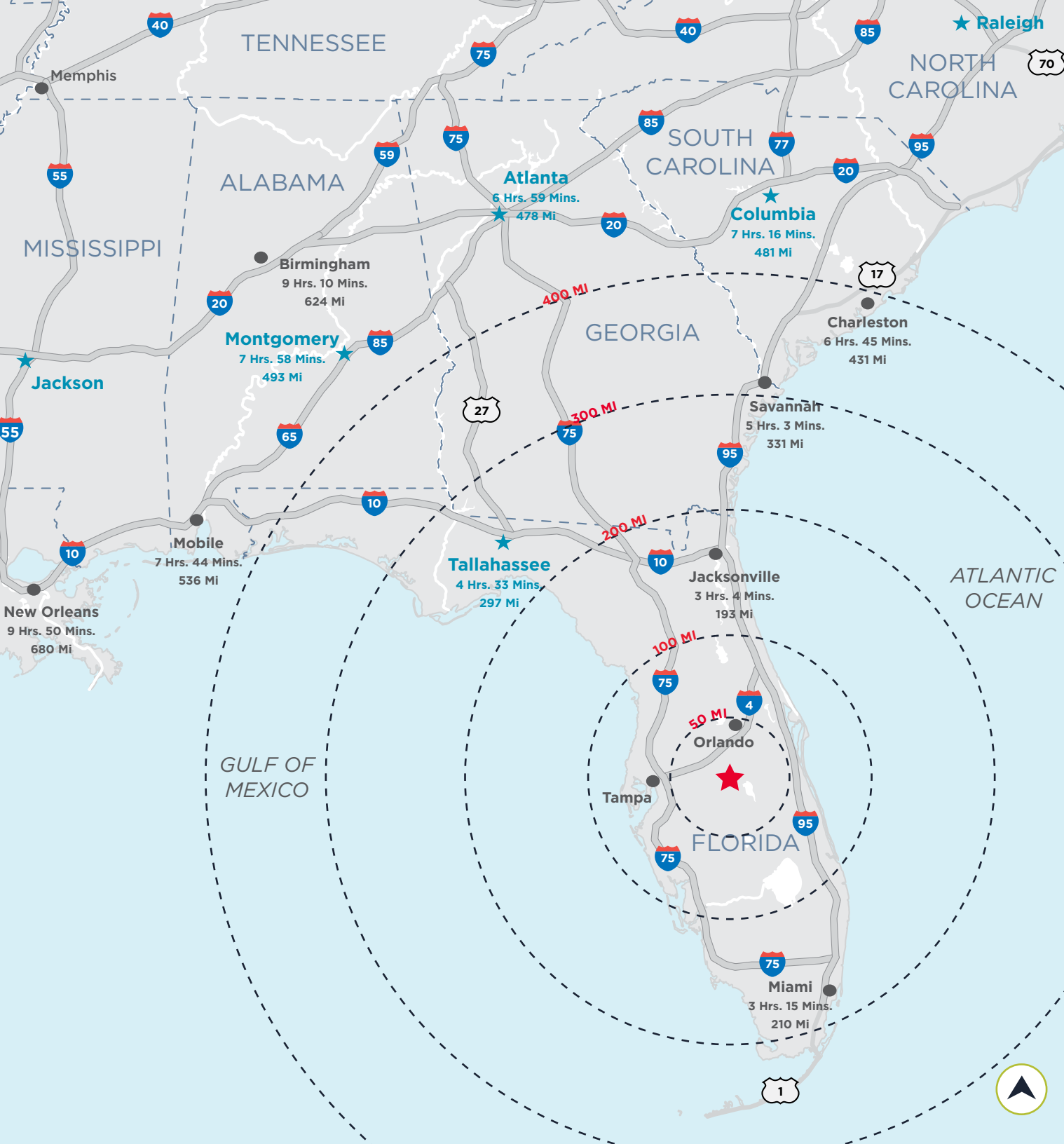
# CENTRAL LOCATION

Centrally located between Orlando and Tampa, this property benefits from many features rarely found on one site in Florida. The most unique feature is the immediate access to three potential means of moving cargo: road, rail and potential air.

## CSX CENTRAL FLORIDA INTERMODAL LOGISTICS CENTER (ILC)

CSX operates a state-of-the-art intermodal terminal about 10 miles away off SR 60 on 318 acres. Known as the Central Florida Intermodal Logistics Center (ILC), the terminal features five 3,000 foot loading tracks and two 10,000 foot arrival and departure tracks. It can process up to 300,000 containers a year. It opened in 2014.





## ORLANDO CBD

54 MI | 1 HR

## TAMPA CBD

60 MI | 1 HR

## PORT OF CANAVERAL

97 MI | 1 HR 41 MINS

## PORT OF TAMPA

60 MI | 1 HR 4 MINS

## PORT OF EVERGLADES

194 MI | 2 HRS 54 MINS

## PORT OF MIAMI

211 MI | 3 HRS 14 MINS

## TO JAXPORT

196 MI | 3 HRS 7 MINS

## PORT OF SAVANNAH

333 MI | 5 HRS 4 MINS

# CONTACT INFORMATION

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