



FLORIDA'S GATEWAY

NOW LEASING

407,400

SQUARE FEET

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BUILT TO MOVE MORE WITH LESS

FLORIDA'S GATEWAY

The Region's Premier Intermodal Logistics Center

WINTER HAVEN, FL

At Florida's Gateway, ship more goods at a faster, repeatable rate with a lower cost and lower environmental impact. Save time, money and reduce your environmental footprint at **Florida's Gateway**. Florida's Gateway has unmatched access to CSX Winter Haven Intermodal and connectivity to 18 million people within a half day's drive. Its high-tech, clean, environmentally-friendly design makes Florida's Gateway one of the nation's Top 10 Inland Ports and one of the most technologically advanced facilities of its kind in the country.

OVER 8M SF

of industrial development

407,400 SF

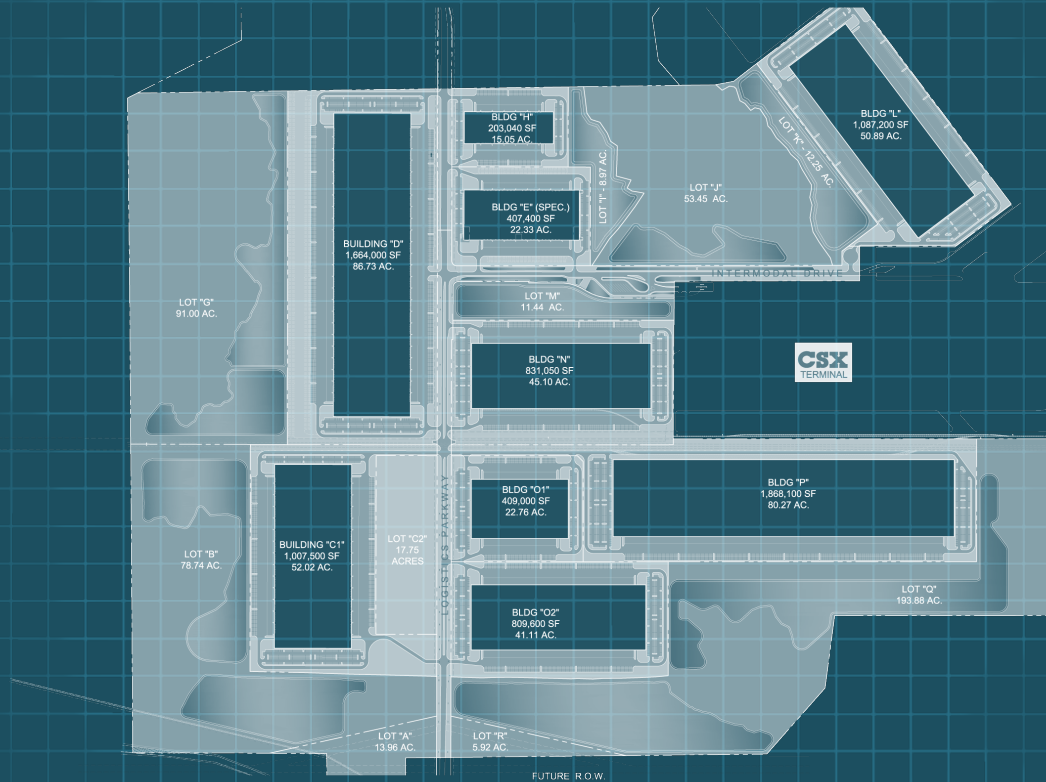
available for immediate lease

Build-to-suit opportunities are available.



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THE *FUTURE* OF SHIPPING



The master plan for Florida's Gateway includes over 8 million square feet of development. The center is located directly adjacent to the CSX Intermodal Terminal.

PROPERTY SPECIFICATIONS

- 932.83 acres
- Planned for 8M SF of industrial development
- Build-to-suit opportunities (200,000 SF - 1.9M 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
- Ability to host containers without weight restrictions



NOW LEASING

AVAILABLE

IMMEDIATELY

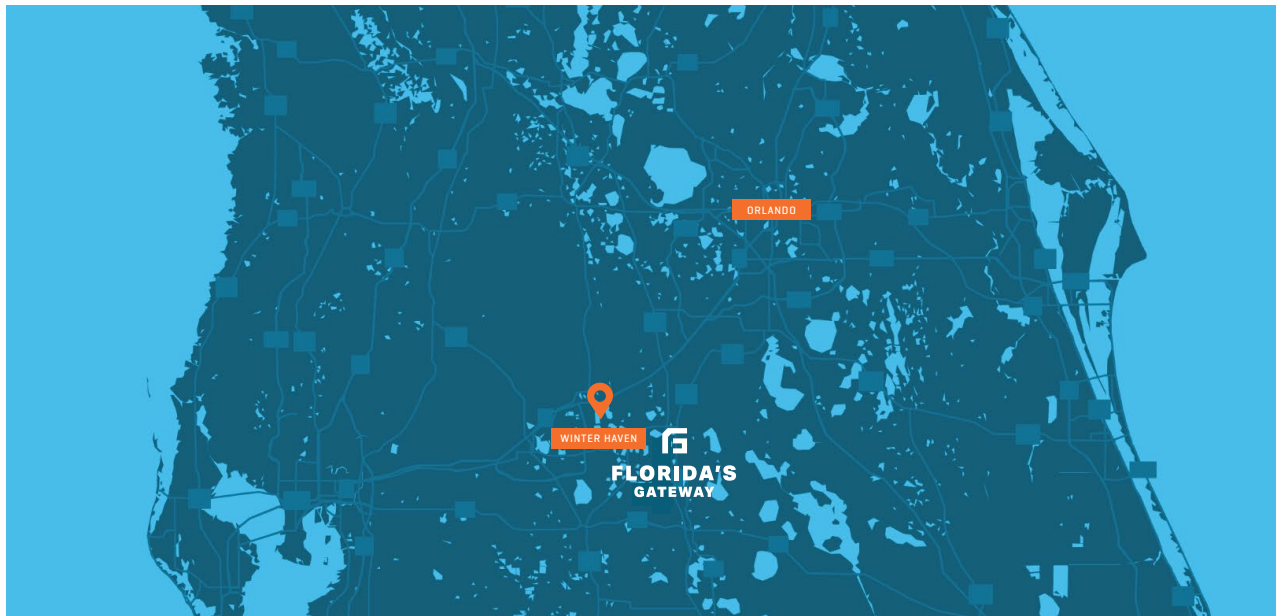
407,400 SF [BUILDING "E"]

PROPERTY FEATURES

- 407,400 SF (divisible)
- 40 dock-high loading doors with levelers, seals and lights in place, and the ability to add an additional 40 doors
- ESFR fire sprinkler system
- 4 oversized drive-ins
- 50 trailer stalls with 124 future trailer stalls
- 36' clear ceiling height
- 135' truck courts (expandable to 185')
- T-5 fluorescent lighting (400w)
- Class A, cross-docked facility
- 215 vehicle parking spaces
- 60' speed bays
- 3,000 amps, 277/480v, 3-phase electrical service
- 23.28 acre site
- Built in 2015
- 7" concrete slab (4,000 PSI)
- 50' x 50' column spacing

ACCESS EVERYWHERE

Situated in Florida's most central location, Florida's Gateway provides easy access to all major cities in the state. From here, you're also connected to the entire East Coast rail line and other logistics facilities in the US, the Caribbean, and Central America.



1 HOUR to Tampa & Orlando
3 HOURS to Jacksonville & Miami
5.5 HOURS to Savannah
6.5 HOURS to Atlanta & Charleston
7.5 HOURS to Mobile



83.1 miles
1 hr 34 min



21.1 miles
30 minutes



83.1 miles
1 hour 2 min

57 MINUTES/56.7 MILES to FL Turnpike
18 MILLION PEOPLE within 200 miles



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A SHELTER FROM RISING TRANSPORTATION COSTS

WINTER HAVEN

Is your supply chain protected from high transportation costs and a shrinking over-the-road capacity pool? CSX Transportation (CSXT) is pleased to introduce service at a new, state-of-the-art intermodal facility in Winter Haven, FL, and provide an opportunity for shippers to buffer these supply chain risks. Florida's Gateway is centrally located between Tampa and Orlando with regional access to interstates I-4, I-75, I-95, and the Florida Turnpike. The new intermodal terminal is strategically positioned to be a central point for a growing logistics center with bulk warehouse and manufacturing space available to efficiently serve Central and South Florida. The Florida's Gateway facility features cutting-edge technologies and green design, including ultra-efficient electric cranes that lower terminal emissions, handheld gate scanners that reduce truck idle times and remote switches that increase operational efficiency.

CENTRAL FLORIDA REGIONAL FACT SHEET

- Third largest metro area in the state of Florida, and 5th largest in the southeastern United States with a population of 2.1 million people
- Well-diversified industry sectors, including tourism, agriculture, military defense and aerospace and technology/biotechnology

DEMOGRAPHICS & TRUCK FREIGHT FLOWS

Florida's Gateway provides an attractive solution for both existing intermodal customers and over-the-road shippers needing to move freight to the Central and South Florida markets.

Top truck freight flows in the lanes served by the new facility are between Florida's Gateway and the following metro regions:

- | | |
|------------------|---------------------|
| • Atlanta, GA | • Detroit, MI |
| • New York, NY | • Philadelphia, PA |
| • Washington, DC | • San Francisco, CA |
| • Boston, MA | • Cleveland, OH |
| • Chicago, IL | • Los Angeles, CA |

A LEADER IN SUSTAINABILITY

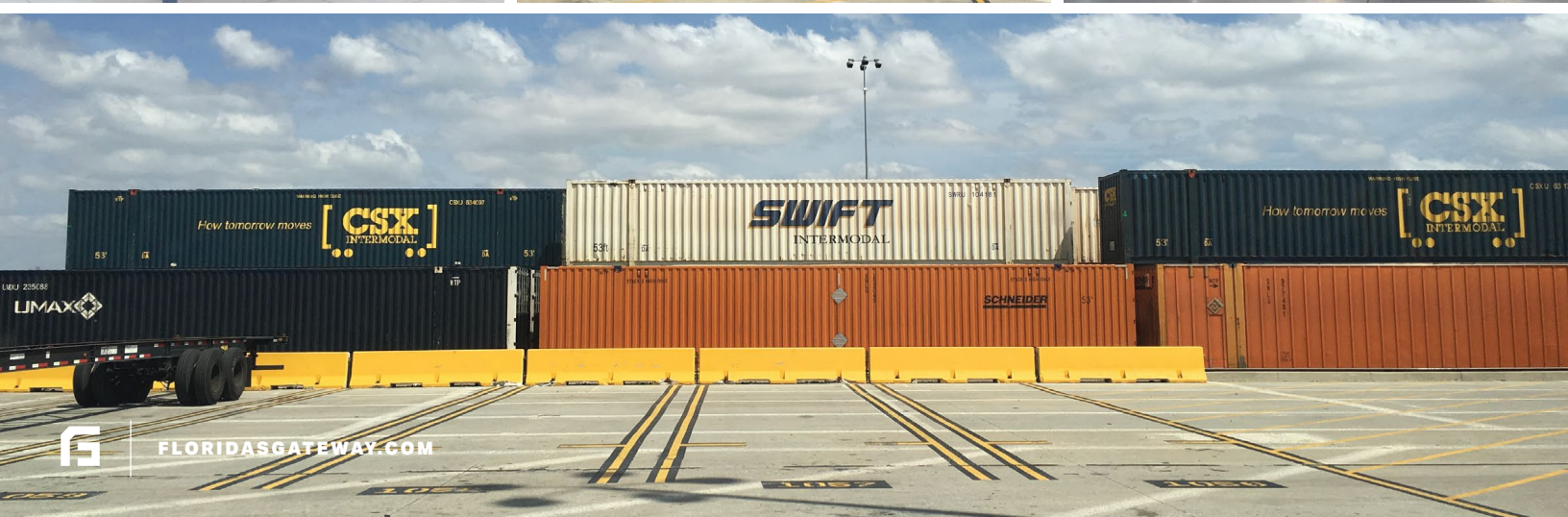
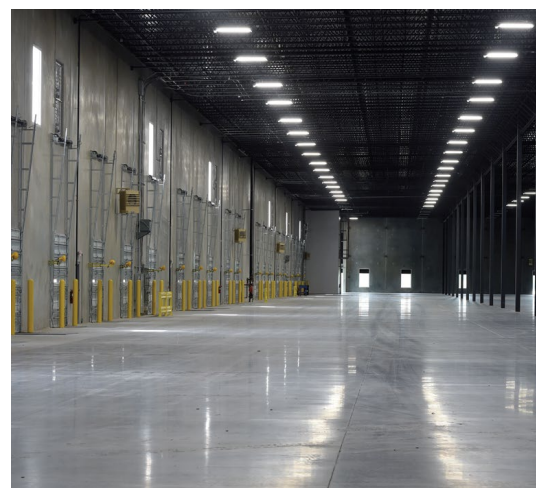
In addition to easing capacity concerns and decreasing transportation costs, shippers can reduce emissions by converting freight from the highway to rail. CSXT is aligned with shippers' increasing focus on sustainability, by designing an environmentally-friendly facility in Winter Haven, which includes:

- A 318-acre property which was previously utilized as a Brownfield that is being re-used
- Buildings certified as LEED (Leadership in Energy and Environmental Design) Silver by the U. S. Green Building Council
- Solar panels installed on each building, providing renewable energy sources
- Three wide-span electric cranes that produce zero on-site emissions while recovering energy on the downward moves and reducing the number of hostlers in the yard, which decreases fuel use and air emissions
- A facility that is designed for optimal rail efficiency, reducing switching operations and air emissions

Sources provided by CSX



FACILITY FEATURES



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