

HAINES CITY

RAIL CENTER

Bannon Island Road, Haines City, FL 33844

BRAND NEW INDUSTRIAL DEVELOPMENT
150,000 UP TO 535,600 S.F. AVAILABLE
CSX RAIL SERVED
80 ACRE OPPORTUNITY

For leasing information, please contact:

JOSH LIPOFF

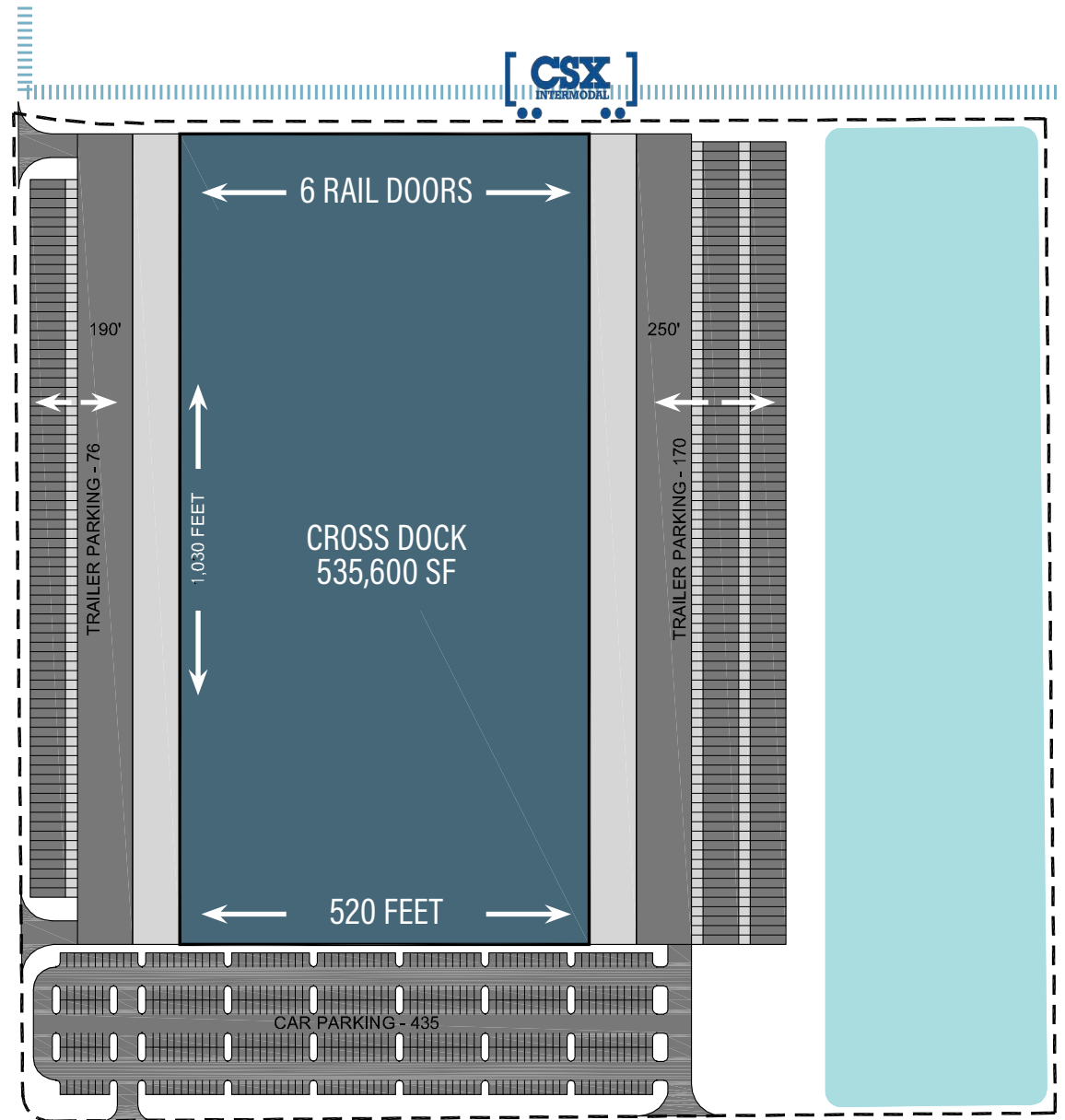
Executive Vice President
856 535 6973
j.lipoff@am.jll.com

JOE HILLS

Managing Director
407 718 3096
joe.hills@am.jll.com

BUILDING HIGHLIGHTS

LOT SIZE	39 ACRES + 80 ACRES OF ADD'L LAND
AVAILABLE S.F.	535,600 S.F.
BUILDING CONFIGURATION	CROSS DOCK
SLAB	7" REINFORCED (4,000 PSI)
BUILDING DEPTH	520'
CLEAR HEIGHT	36'
COLUMN SPACING	50' X 54'
SPEED BAY	60'
DOCK DOORS	180 (9' X 10')
DRIVE IN DOORS	4 (12' X 14')
AUTO PARKING SPACES	598
TRAILER PARKING	344
TRUCK COURT DEPTH	185'
FIRE SUPPRESSION	ESFR
WAREHOUSE LIGHTS	LED
POWER	1200 AMPS / 480 V (3-PHASE)
RAIL	CSX CLASS A SERVICE
UTILITIES	DUKE ENERGY



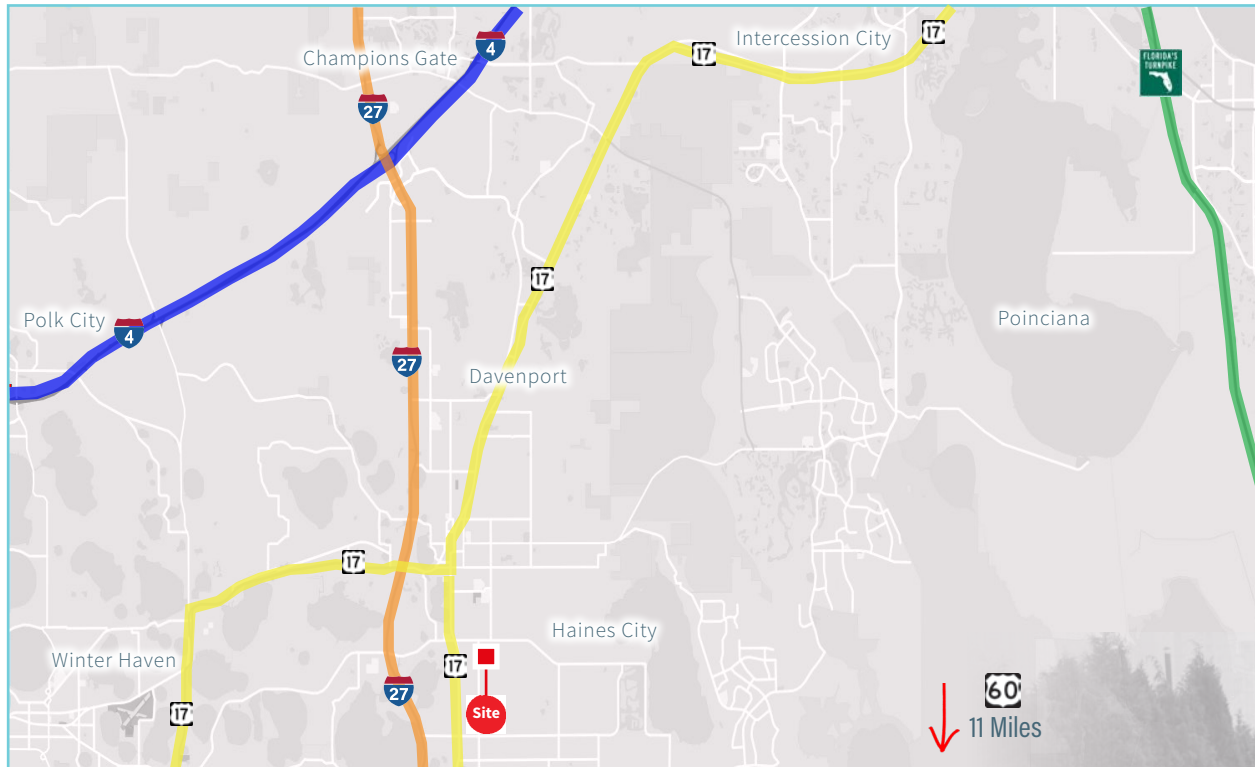
CONVENIENT ACCESS



KEY DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
 Population	53,121	228,194	634,443
 Households	19,050	84,899	227,802
 Household income	\$64,937	\$72,821	\$75,284

STRATEGIC LOCATION



KEY DRIVE TIMES TO

MAJOR CITIES

Orlando	41 Miles
Tampa	62 Miles
Jacksonville	179 Miles
Miami	223 Miles
Atlanta	452 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport	42 Miles
Tampa Int'l Airport	69 Miles
Port of Tampa	63 Miles
CSX Intermodal	26 Miles

MAJOR HIGHWAYS

US 27	2 Miles
60	11 Miles
I-4	13 Miles
429	17 Miles
417	19 Miles
FL Turnpike	32 Miles
I-75	52 Miles
I-95	74 Miles

HAINES CITY

RAIL CENTER

Bannon Island Road, Haines City, FL 33844



FOR LEASING INFORMATION, PLEASE CONTACT:

Josh Lipoff
Executive Vice President
+1 407 982 8633
j.lipoff@am.jll.com

Joe Hills
Managing Director
+1 407 982 8641
joe.hills@am.jll.com