

Lake Wales Manufacturing Center

Central Florida Area ▪ Polk County, FL

General Information

- **Size:** 1,318.8 acres, 366 buildable acres
- **Price:** Not disclosed
- **Address:** Lake Wales, FL 33859
- **Ownership:** Baer's Furniture Co., Inc. and Crews Cattle & Citrus, Inc.
- **Zoning:** Industrial (I-1), Agriculture/Residential Rural

Utilities

- **Electric:** Duke Energy – Three-phase 12.47-kV distribution line on-site, 5 MVA of capacity. Second feeder nearby could provide an additional 6 MVA. 69-kV transmission line borders the norther boundary of the site.
- **Water:** City of Lake Wales – 12-inch water line along SR 60. Available capacity of 1.15 MGD.
- **Wastewater:** City of Lake Wales – 6-inch force main along SR 60. Available capacity of 1.011 MGD.
- **Natural gas:** Florida Public Utilities Company – 4-inch PE main adjacent to the site.
- **Telecommunications/broadband service:** Comcast Cable and Frontier Communications Corporation fiberoptic lines serve the area around the site. 150 Mbps download and 100 Mbps upload high-speed broadband internet service is offered.

Transportation

- **Highway:** 2 miles west of U.S. Highway 27 on SR 60. 26 miles from Interstate 4.
- **Airport:** Lake Wales Municipal Airport (X07) – 1 mile. Lakeland Linder International Airport (LAL) – 29 miles. Orlando International Airport (MCO) – 56 miles. Tampa International Airport (TPA) – 67 miles.
- **Rail:** The Florida Midland (FMID) track runs along the north end of the site (east-west) and has 4,910 feet of frontage. The CSXT track runs north-south along the western boundary of the site and has 3,125 feet of frontage.
- **Port:** Port Canaveral – 97 miles. Port Tampa Bay – 55 miles.

Workforce:

- Population within 45 minutes: 709,827
- Workforce within 45 minutes: 279,998

Additional Information

- Industry nearby: Grow Healthy, Gold Sweet Company, Fence Outlet Manufacturing and Distribution Center
- Link to a Google map of the site: <https://goo.gl/maps/bE3Mfa2yHyv5CXG66>
- Link to drone video: <https://youtu.be/R-Af1OILDz4>

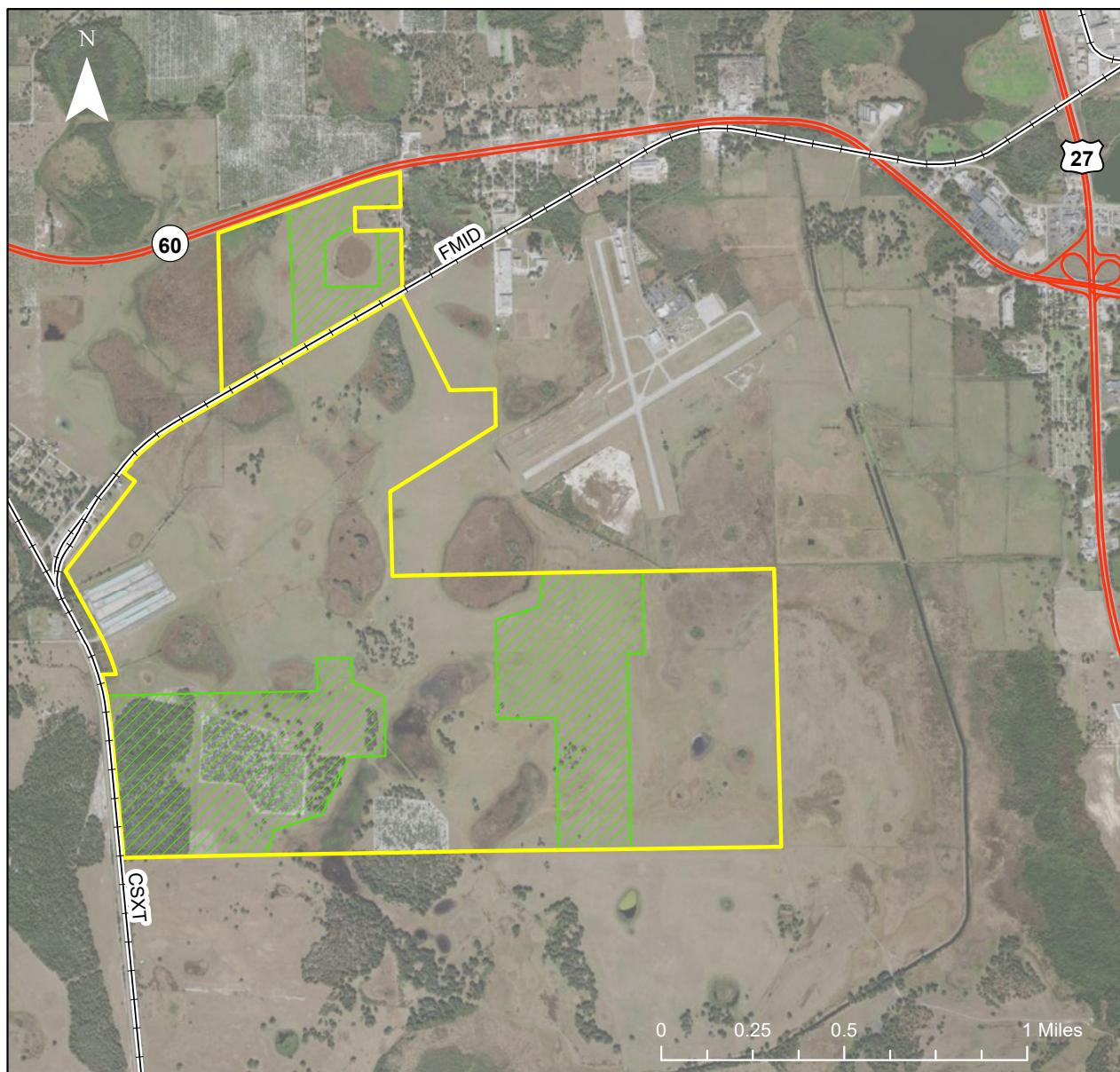
For More Information Please Contact the Duke Energy Business Recruitment Team at 919.349.2853.

duke-energy.com/economic



SSI Phase II: Preliminary Due Diligence
Polk County, Florida

Site ID: 12105-009 (1,318.8 acres)



Legend

- Rail
- Major Highway
- Site Boundary
- Buildable Area N (49.4 Acres)
- Buildable Area SE (134.8 Acres)
- Buildable Area SW (182.0 Acres)

SITE MAP

Site: ~1,318.8 acres
Buildable Area: ~366.2 acres

SSI Phase II sponsored by:



SSI Phase II conducted by:

