



# CENTRAL FLORIDA INTEGRATED LOGISTICS PARK

LOGISTICS PARKWAY • WINTER HAVEN, FL



## READY FOR DEVELOPMENT

We have over 1 million SF of spec development UNDER DESIGN, targeted for a Q4 2022 occupancy, or take advantage of the 930 acres of developable land that can accommodate over 8 million SF of development. The Central Florida Integrated Logistics Park can accommodate any and all requirements!



**VISIT WEBSITE FOR MORE DETAILS!**

[www.integratedlogisticspark.com](http://www.integratedlogisticspark.com)

[www.trattproperties.com](http://www.trattproperties.com)



# CBRE

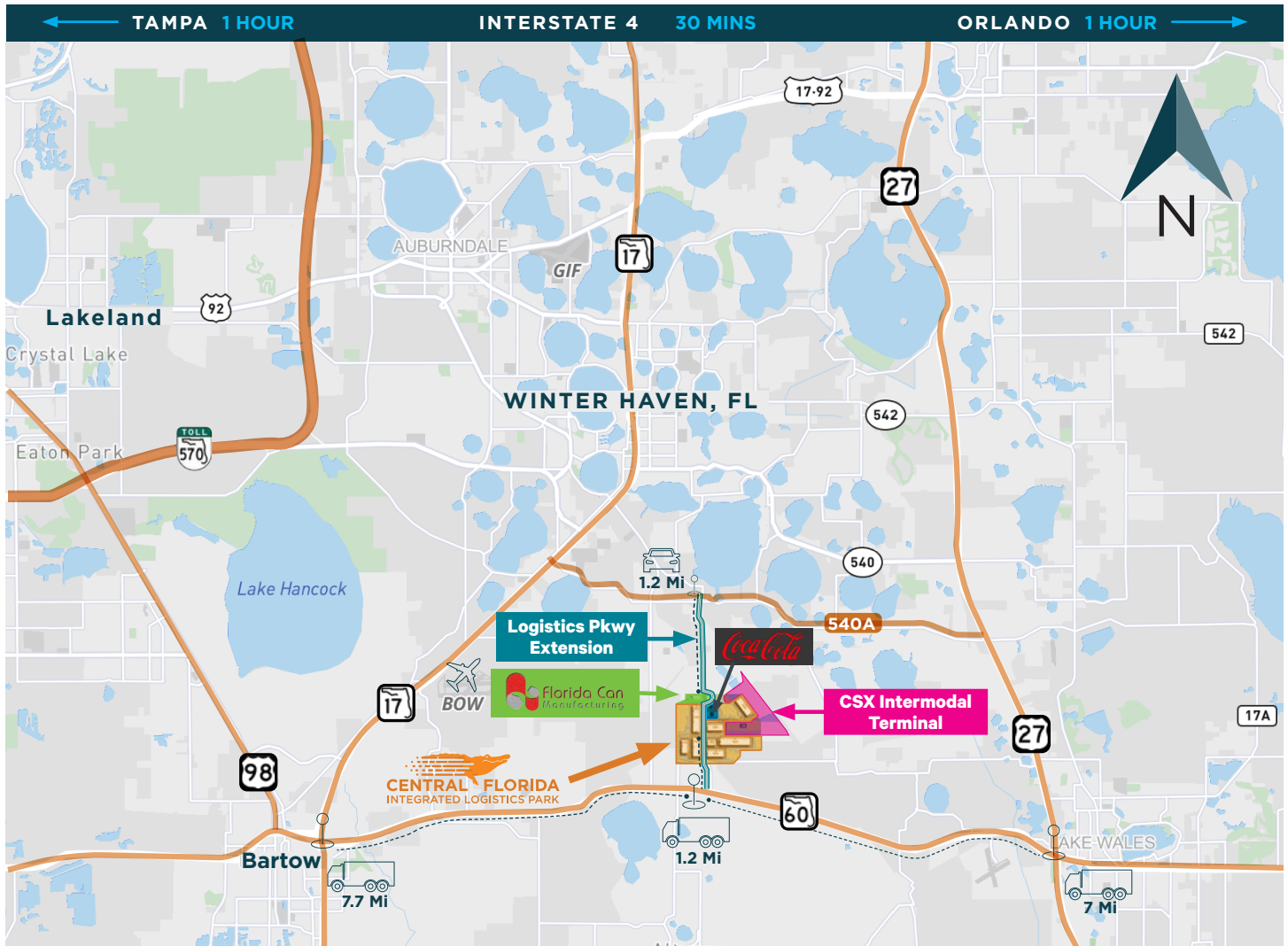


450 NET ACRES | 8 MSF | FULLY ENTITLED | 1.2 MSF SPEC UNDER DESIGN



## PROPERTY OVERVIEW

The Central Florida Integrated Logistics Park is 930 acres of developable land that can accommodate over 8 million sq ft of development in proximity to major thoroughfares and the CSX Rail Intermodal Facility. The park's strong infrastructure of utilities can accommodate a wide variety of users from food and cold storage to manufacturers and statewide logistics companies.



# OPPORTUNITY ZONE



WINTER HAVEN, FL

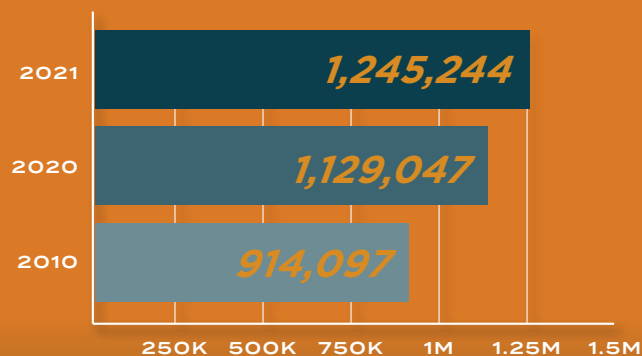
## DEVELOPMENT FRIENDLY CITY & COUNTY, INCENTIVES AVAILABLE:



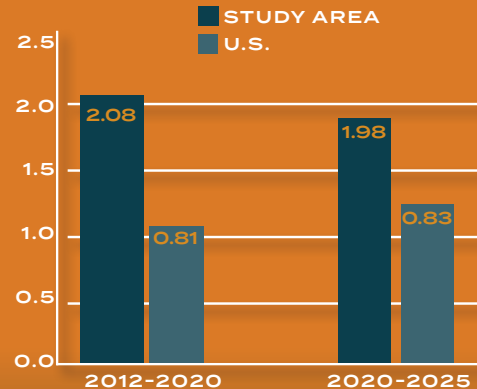
- Polk County Ad Valorem Tax Exemption (AVTE)
- Polk County Impact Fee Mitigation Program
- Duke Energy Economic Development Rider Program
- TECO Energy Economic Development Rider Program
- Foreign Trade Zone (FTZ 79)

[Click here for more information](#)

## POPULATION (30M RADIUS)



POPULATION BY YEAR



% ANNUAL POPULATION GROWTH

## EMPLOYMENT (30M RADIUS)

413,224

LABOR FORCE

39,179

Businesses





## PROPERTY FEATURES

- 932.83 AC
- 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 / Duke Electric
- Frontier Fiber Optics
- Florida Public Utilities natural gas
- Lower costs and environmental impact
- Drayage cost reductions – On-site use of hostler trucks
- Labor training opportunities from nearby Polk State College



## PROJECT VIDEO

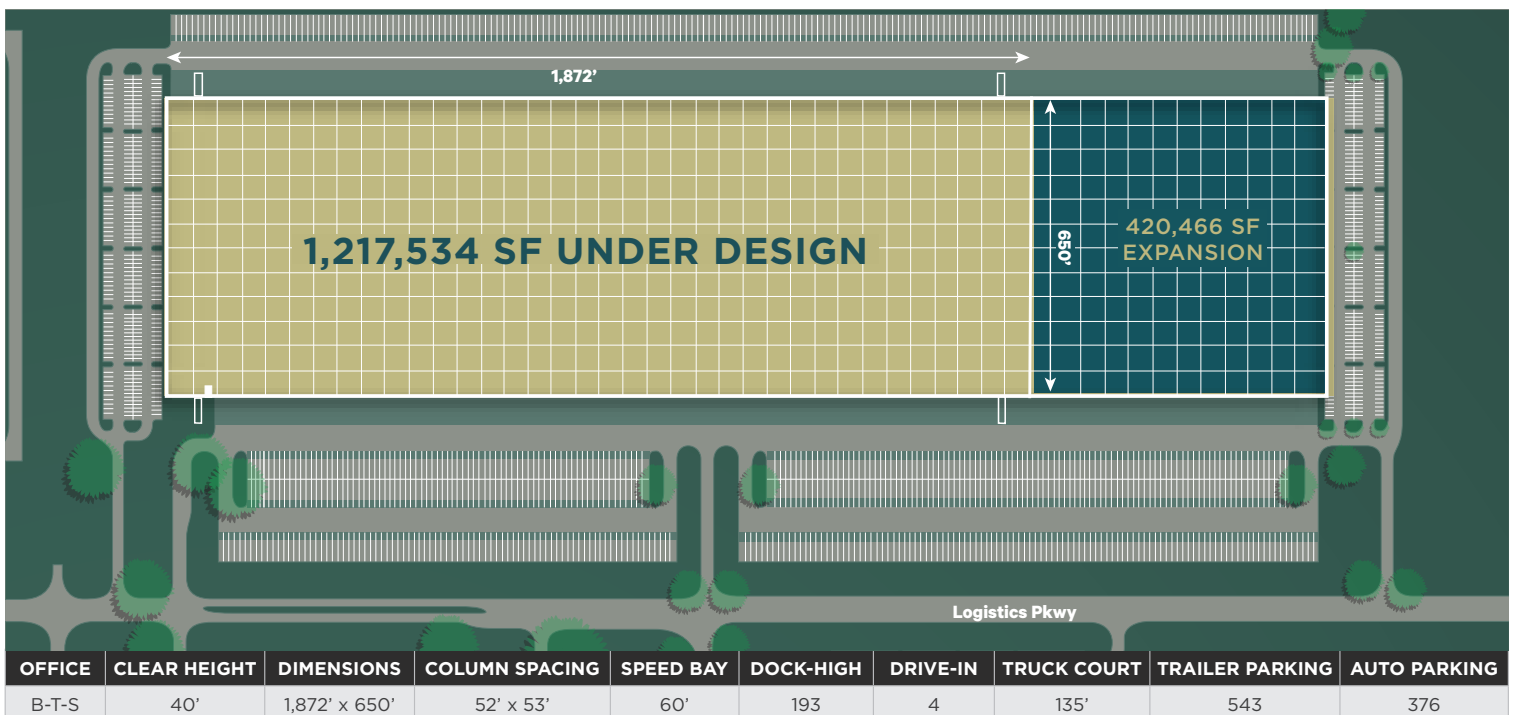
SCAN QR CODE  
FOR VIDEO



## BDLG 1 DELIVERING IN 2022

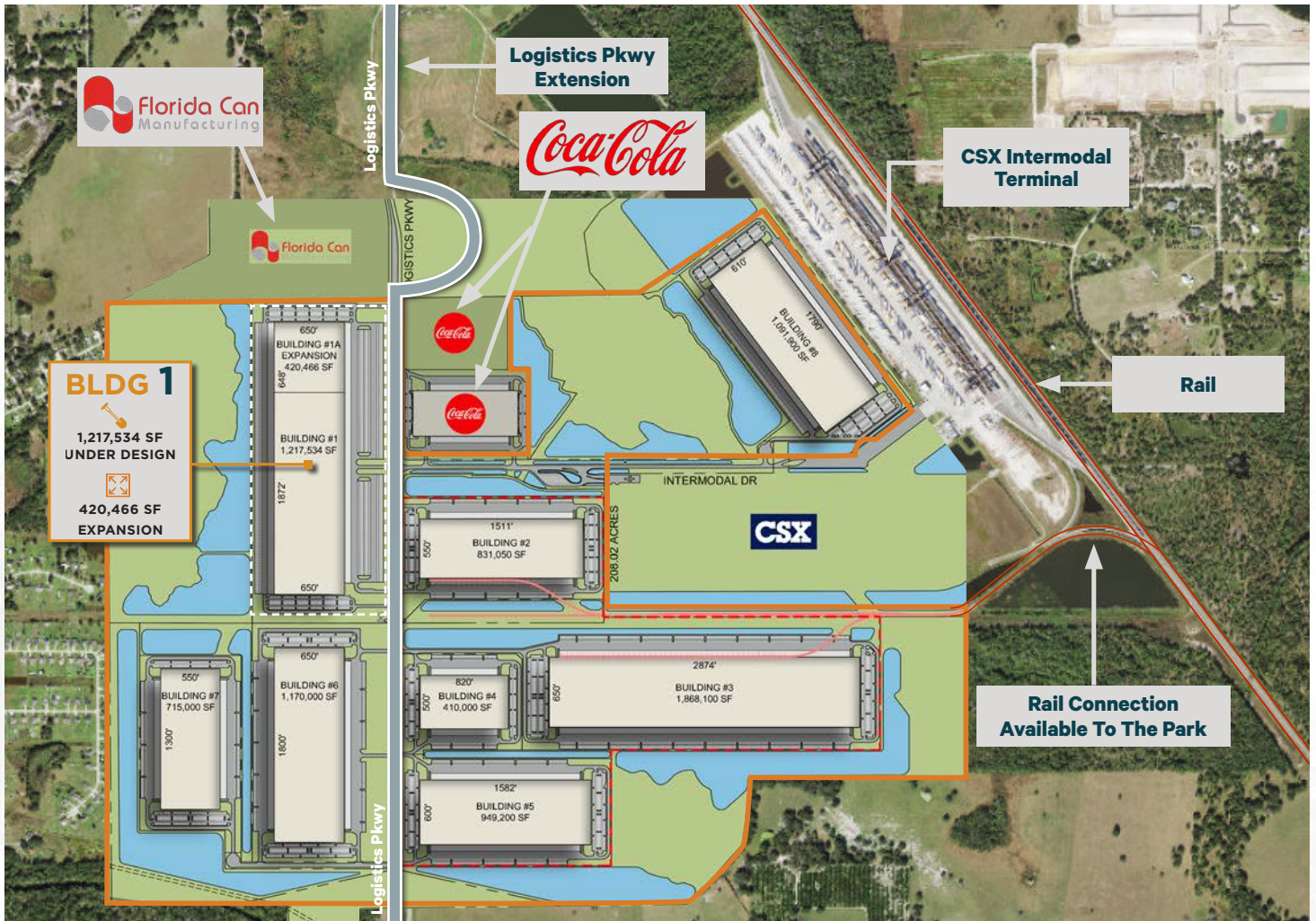


1.2 MSF SPEC BUILDING | 420K SF EXPANSION OPTION | CLASS A | CROSS-DOCK |





# 8M SF READY FOR DEVELOPMENT



## PROJECT HIGHLIGHTS

| BDLG #       | AREA                | ACRES         | PARKING      | TRAILER      |
|--------------|---------------------|---------------|--------------|--------------|
| 1            | 1,217,534 SF        | 64.44         | 376          | 543          |
| 1A           | 420,466 SF          | 22.29         | 310          | 189          |
| 2            | 831,050 SF          | 40.89         | 490          | 232          |
| 3            | 1,868,100 SF        | 99.98         | 740          | 470          |
| 4            | 410,000 SF          | 22.87         | 380          | 106          |
| 5            | 949,200 SF          | 44.28         | 570          | 220          |
| 6            | 1,170,000 SF        | 63.94         | 640          | 267          |
| 7            | 715,000 SF          | 35.65         | 410          | 190          |
| 8            | 1,091,900 SF        | 50.89         | 745          | 265          |
| <b>TOTAL</b> | <b>8,673,250 SF</b> | <b>445.26</b> | <b>4,661</b> | <b>2,482</b> |

Up to 160'  
Clear Height

Freezer/Cooler Storage

Office  
Built To Suit

ESFR  
Fire Protection

32'-40'  
Standard Clear Height





## STATEWIDE ACCESS

Located in the geographic center of Florida, the Central Florida Integrated Logistics Park 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.









# IN THE CENTER OF IT ALL

LOGISTICS PKWY • WINTER HAVEN, FL 33880

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