



CENTRAL FLORIDA
INTEGRATED LOGISTICS PARK

4051 Logistics Parkway
Winter Haven, FL 33884

1.2 MSF SPEC BUILDING | 40' CLEAR HEIGHT | CLASS A | CROSS-DOCK | ESRF



Scan to visit website
www.cflintegrated.com



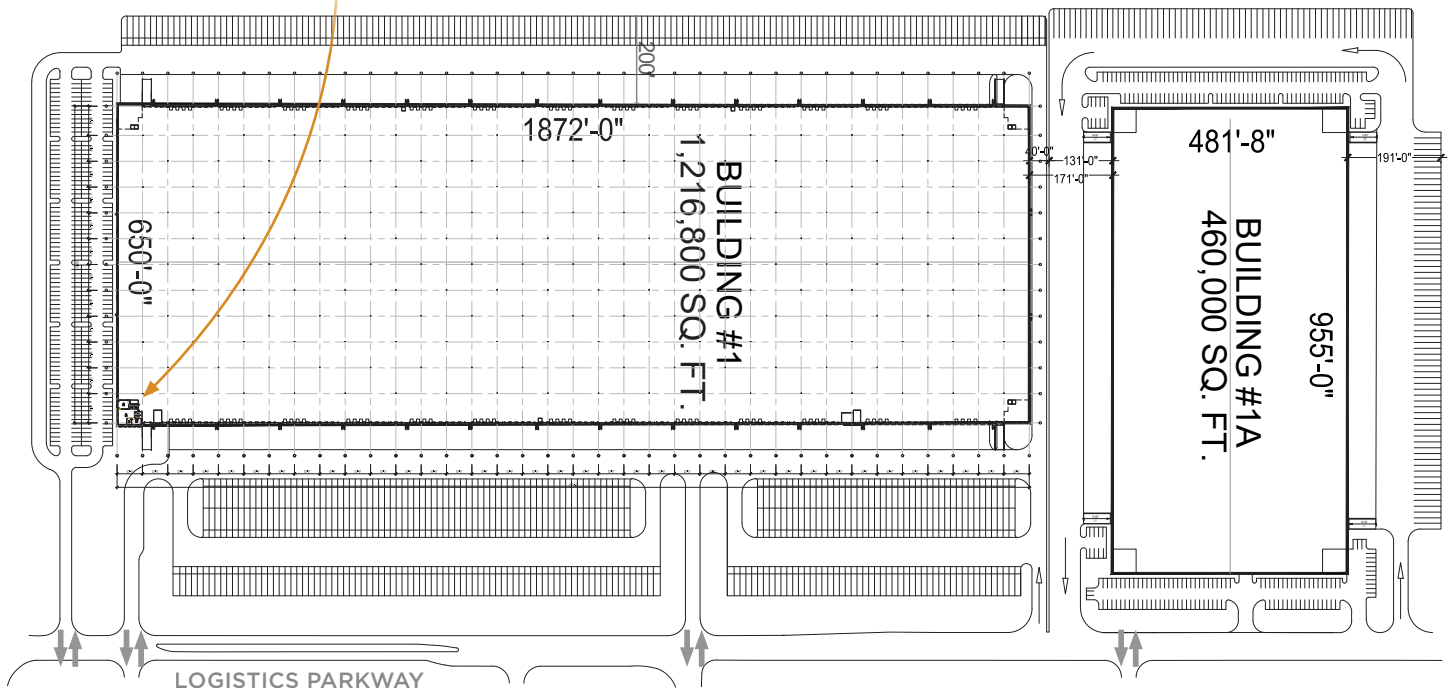
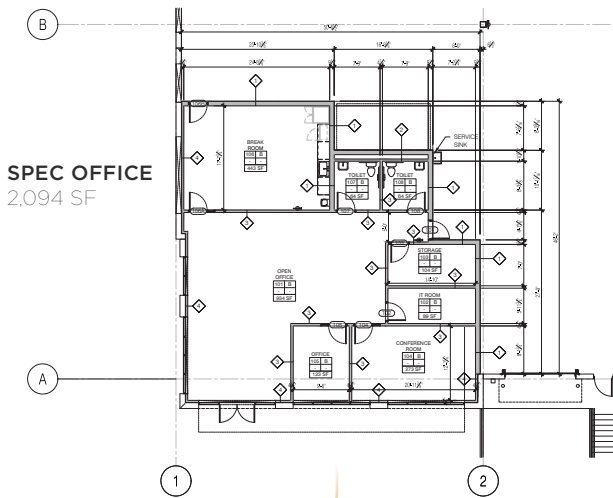
CBRE

BDLG 1 AVAILABLE NOW

1.2 MSF SPEC BUILDING | 40' CLEAR HEIGHT | CLASS A | CROSS-DOCK | ESFR



BLDG # 1	
Total SF	1,216,800 SF
Spec Office	2,094 SF
Clear Height	40'
Dimensions	1,872' x 650'
Column Spacing	52' x 53'
Speed Bay	60'
Dock Doors	193
Drive-In	4
Truck Court	135'
Trailer Parking	657
Auto Parking	565
Sprinklers	ESFR
Power	3p - 3000a



8M SF READY FOR DEVELOPMENT



PROJECT VIDEO

SCAN QR CODE FOR VIDEO



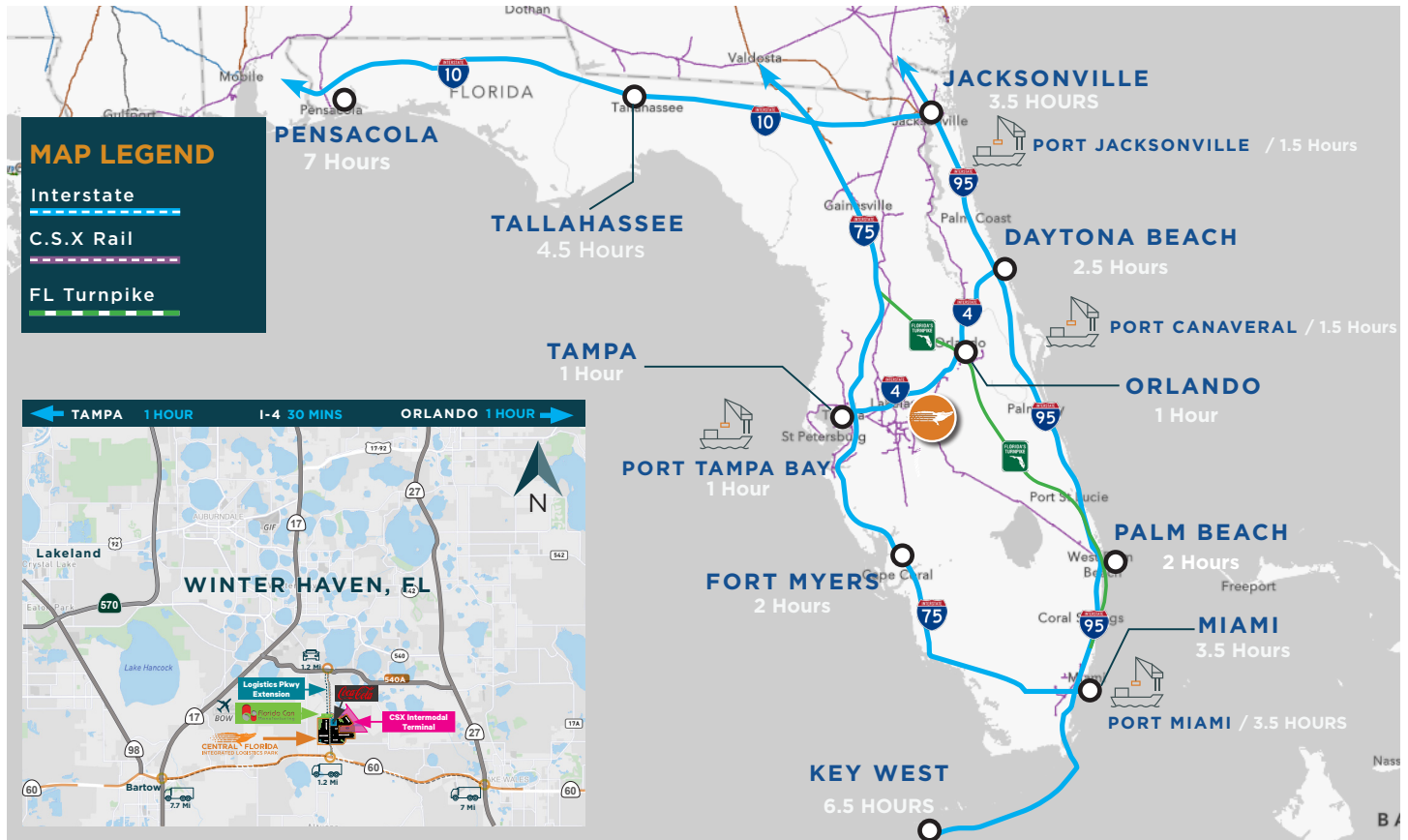
PROPERTY HIGHLIGHTS

- **Available:** BLDG 1 (200,000 - 1,216,800 SF)
- **CSX Intermodal Terminal:** Dedicated rail line to park
- **Drayage Cost Reductions:** On-site use of hostler trucks
- **Statewide Access:** Offering significant cost savings for companies distributing throughout the state
- **Strong Infrastructure Of Utilities:** Can Accommodate a Wide Variety Of Users From Food and Cold Storage to Manufacturers and Statewide Logistics Companies
- **Labor Training Opportunities** From Polk State College



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.



FOR INFORMATION, PLEASE CONTACT:



DAVID MURPHY
+1 407 404 5020
david.murphy@cbre.com



MONICA WONUS
+1 407 404 5042
monica.wonus@cbre.com



CAMERON THOMAS
+1 407 404 5078
cameron.thomas@cbre.com



JOSE RIVERA
+1 407 404 5067
jose.rivera1@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

