



Note: This is a speculative image, not the actual building

# ***For Lease or Build-To-Suit***

## **605,000± Square Foot Industrial Building**

## **CenterState Plant City**

### **Coronet Road and Prevatt Road, Plant City, FL 33566**



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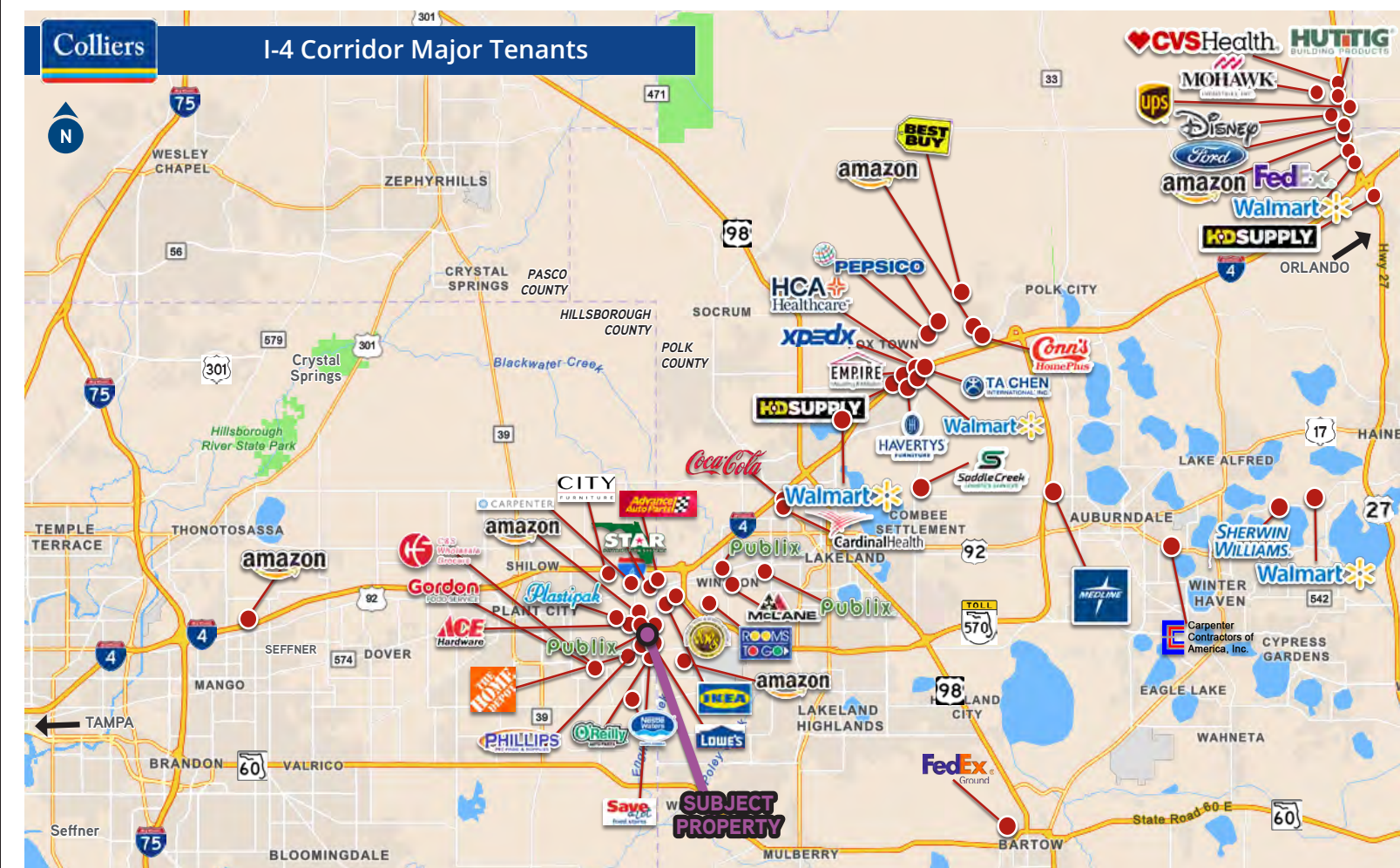
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#### **Property Strengths**

- This Build-To-Suit opportunity targets users interested in leasing or purchasing the facility
- Experienced developer/property owner will provide flexibility in customizing the site to a user's specific needs
- Located in a prominent industrial area in Plant City, Florida, which is an ideal distribution point for major businesses. Only two miles from US Highway 92, three miles from Interstate 4, and 12 miles to Interstate 75.
- Location is approximately 25 miles from Tampa and 65 miles from Orlando with central access to all areas in Florida and adjacent northern states
- There is strong growth in the area, especially in the industrial sector. Plant City is known as the Winter Strawberry Capital of The World, and thrives in its historic role as an agriculture center, but it is also home to a robust manufacturing sector.



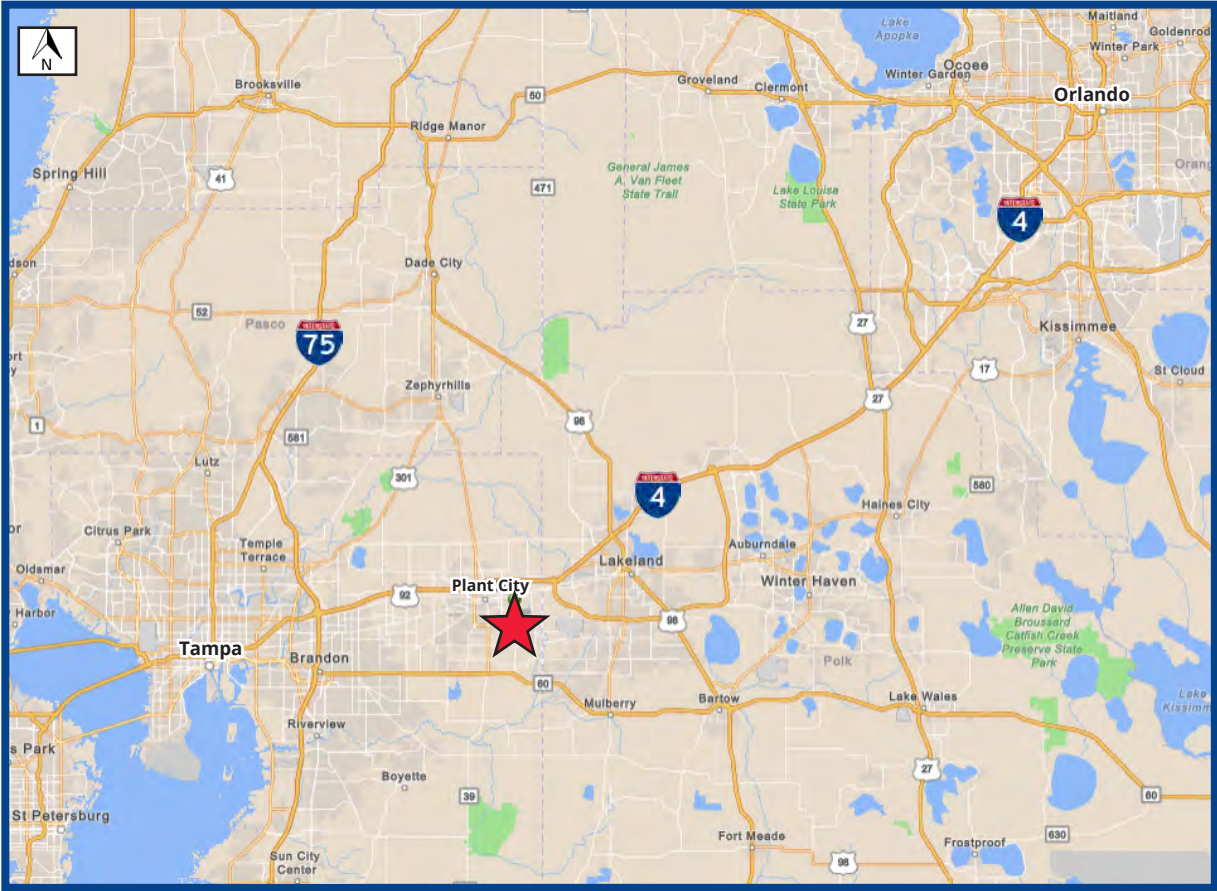
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# 605,000± SF | For Lease or Build-To-Suit

## Location



## Drive Time

Population within:	
60 minutes drive time	3,440,719
120 minutes	9,280,464
240 minutes	18,820,413
300 minutes	21,683,839

Source: 2022 Esri Projections

### About the Developer:

**Brennan Investment Group** is a private real estate investment company headquartered in Chicago, Illinois. The Company acquires, develops and operates industrial real estate in select major metropolitan markets throughout the United States, including Central Florida, Chicago, Northern New Jersey, Southern California, Texas and Washington, D.C. The Company's current portfolio spans 30 states, encompasses over 45 million square feet and currently has an occupancy rate of approximately 97%.



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