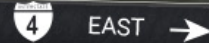




SOUTHERN OAKS
BUSINESS PARK

Charlie Taylor Road
Plant City, Florida



AVAILABLE

136,533 SF

DISTRIBUTION / MANUFACTURING / WAREHOUSE

- Class-A Industrial
- 40' Clear Height
- Cross-Docked
- PD - Industrial
- Direct Frontage on I-4
- Direct Access to US-92
- County Line Rd Exit - 1 Mile (East)
- Park Rd Exit - 2 Miles (West)



Owned and operated by





EAST →

SOUTH FRONTAGE ROAD

CHARLIE TAYLOR ROAD

TRUCK TURN AROUND AREA
30' ROLLING GATE FOR EMERGENCY ACCESS

5 DOCK PACKAGES
40,000 LB MECHANICAL LEVELERS

5 DOCK PACKAGES
40,000 LB MECHANICAL LEVELERS

185' COURT DEPTH

275'

136,533 SF
AVAILABLE

495'

4165 SF
Office

BLDG01 Interior

4165 SF Complete Spec Office

7" Floor Slab

275' Building Depth

K28 ESFR Fire Sprinkler

60' Speed Bay

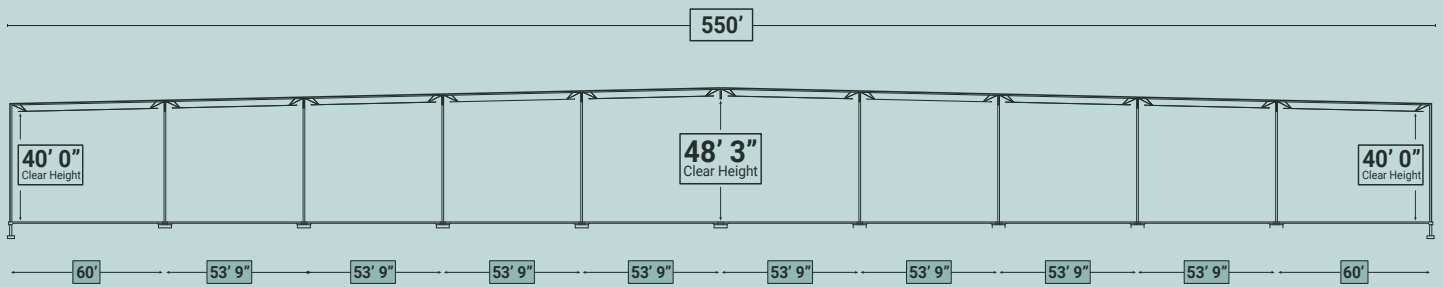
LED Lighting System

53.9'x56' Bay Size

60 mil TPO

40' Clear Height

R-25 Roof Insulation



BLDG01 Exterior Specifications

POV Parking Spaces	110
Trailer Parking Stalls	36
Dock Doors	23 (9x10)
Truck Court Depth	185'
Dock Height	48"
OH Drive-In Doors	1 (12x14)
Loading Dock Apron (Concrete)	60'





CENTRAL, FLA

28°03'10.9"N 82°04'21.4"W

Tampa
26 Miles

Orlando
60 Miles

Gainesville
142 Miles

Jacksonville
199 Miles

Miami
238 Miles

Savannah
339 Miles

Atlanta
469 Miles



PLANT CITY, FLA

28°03'10.9"N 82°04'21.4"W

I-4 Industrial

1. Iron Mountain	9. Phillips	17. Coca-Cola	25. Sherman Williams
2. Rooms to Go	10. Advanced Auto Parts	18. Walmart	26. Walmart
3. Goodman Distribution	11. O’Rielly Auto Parts	19. Empire Moulding	27. Walmart
4. Bausch and Lomb	12. Ikea	20. Pepsi	28. FedEx
5. Amazon Logistics	13. Rooms to Go	21. Healthcare Assoc.	29. Amazon
6. The Home Depot	14. Southern Glazer’s	22. HD Supply	30. Ford
7. Publix	15. Publix	23. Best Buy	31. CVS
8. Amazon	16. Cardinal Health	24. Amazon	32. Mohawk Industries

Local Ports and Transit

Lakeland Linder International Airport 6 miles	Tampa International Airport 34 miles	Orlando International Airport 61 miles
Port of Tampa 26 miles	Port of Savannah 340 miles	Port of Charleston 439 miles

Contact our agents



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