



Office | Warehouse | Industrial Outdoor Storage - Available For Lease

| 2502 N FRONTAGE PARK PL, PLANT CITY, FL 33563

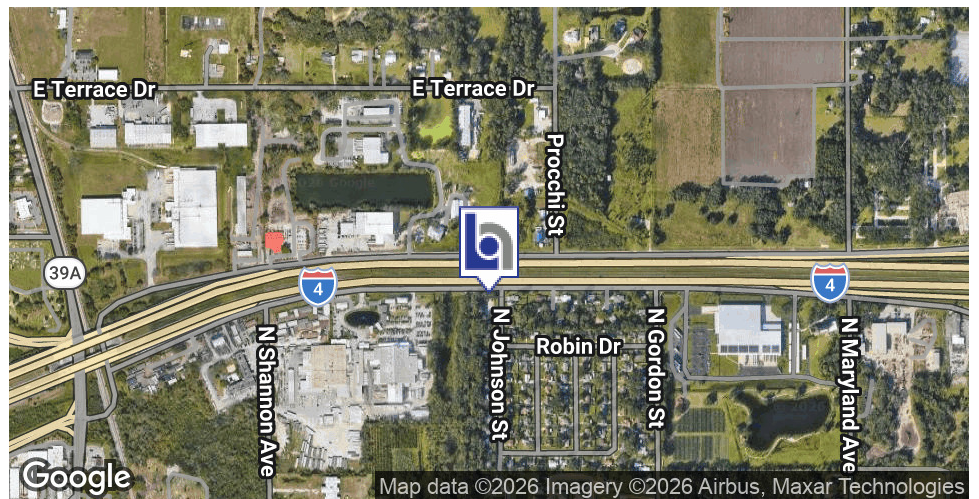
- ✓ FULLY FENCED & SECURE
- ✓ MULTIPLE ACCESS POINTS
- ✓ 6.37 ACRE SITE WITH 3.5 ACRES USABLE IOS
- ✓ FLEXIBLE ZONING
- ✓ IMMEDIATE ACCESS TO I-4



OFFERING SUMMARY

Lease Rate:	Negotiable
Total SF:	16,790 SF
Total Office SF:	7,390 SF
Total Warehouse SF:	9,400 SF
Total IOS/Laydown Yard:	3.5 Acres
Total Lot Size:	6.73 Acres
Year Built:	2007
Zoning:	PD allowing M-1
Available:	June - July 2026

IDEAL CORPORATE HEADQUARTERS WITH WAREHOUSE AND 3.5 ACRES IOS



Nick Ganey, CCIM
 813.967.6077
 nick@bounat.com

bounat
 Boutique Firm | National Reach



Property Description

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE

PROPERTY DESCRIPTION

This premier Industrial Outdoor Storage (IOS) property offers a rare combination of scale, functionality, and exceptional visibility along the I-4 corridor. Situated on 6.73 acres, the fully fenced site is designed to accommodate a wide range of logistics, construction, and service-oriented users seeking secure outdoor storage paired with high-quality improvements.

The property features a 7,390 SF two-story office building that is very nicely built out, providing a professional corporate presence rarely found in IOS offerings. The office is supported by a large paved parking field plus covered parking, ensuring ample capacity for staff, fleet, and visitors.

Complementing the office is a 9,400 SF warehouse equipped with eight (8) 10' x 14' grade-level doors, 18' clear height, integrated office space, and a mezzanine, offering efficient circulation and flexible operational layout. The expansive open laydown yard provides substantial capacity for equipment, fleet, and material storage, all within a secure, controlled environment.

With direct frontage and visibility along I-4, the property delivers unmatched exposure and immediate access to one of Central Florida's most critical transportation arteries, enhancing both logistics efficiency and brand presence.

This offering represents a highly functional, move-in-ready IOS facility with superior improvements, strong infrastructure, and irreplaceable highway visibility—ideal for users requiring scale, access, and security in a core logistics location.



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach

Zoning / Permitted Uses

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



In Plant City, FL, the M-1 Light Industrial District is designated for light manufacturing, warehouse/distribution, assembly, and business park facilities. Permitted uses focus on enclosed, low-impact industrial activities, including research-and-development, corporate offices, and associated showrooms, as well as outdoor storage businesses.

KEY PERMITTED USES IN PLANT CITY M-1 ZONING:

- **Manufacturing & Production:** Fabrication, assembly, processing, and bottling plants, particularly those where operations are contained within a structure.
- **Warehousing & Distribution:** General warehousing, distribution centers, and storage facilities.
- **Business & Office:** Technical and medical services, scientific laboratories, research-and-development enterprises, and corporate headquarters.
- **Commercial/Service:** Businesses with outdoor storage needs, such as heavy-equipment sales/repair, automobile body repair, and recycling operations.
- **Construction:** Contractors, builders, and related service industries.
- **Mixed-Use:** Certain developments may allow for mixed-use, including office or industrial-commercial combinations.

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Site Plan

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Aerial

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Aerial

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Additional Photos

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Additional Photos

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Additional Photos

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Additional Photos

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



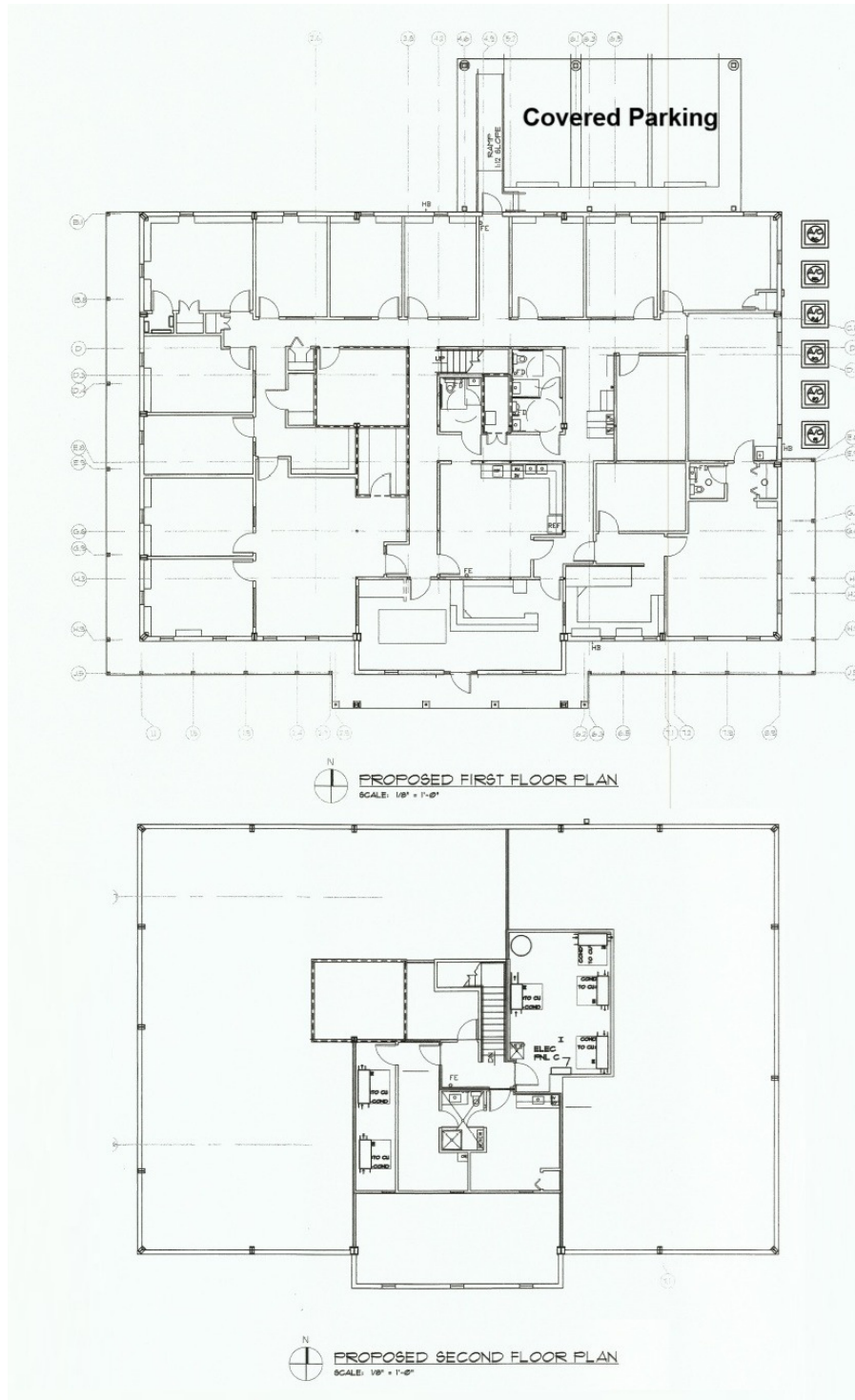
Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Office Floor Plan

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Aerial Map

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



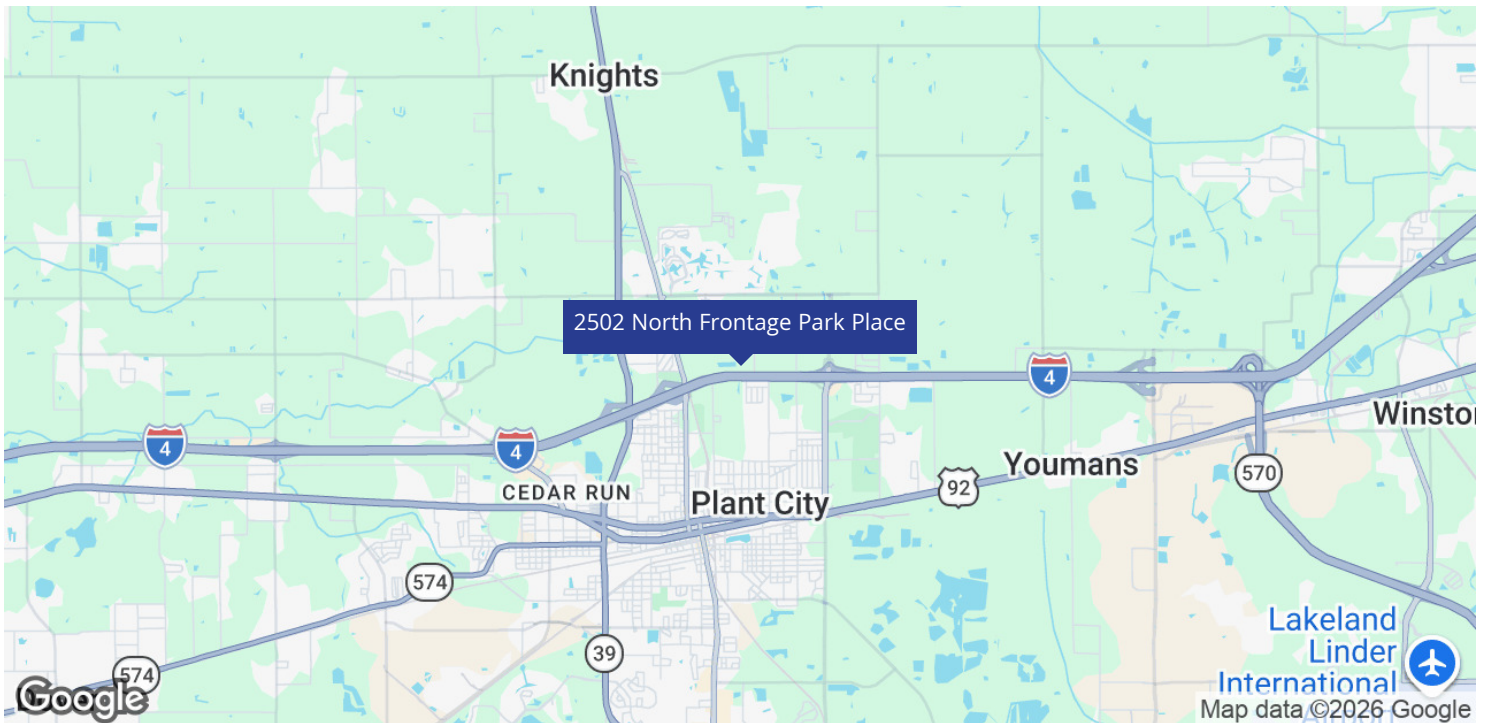
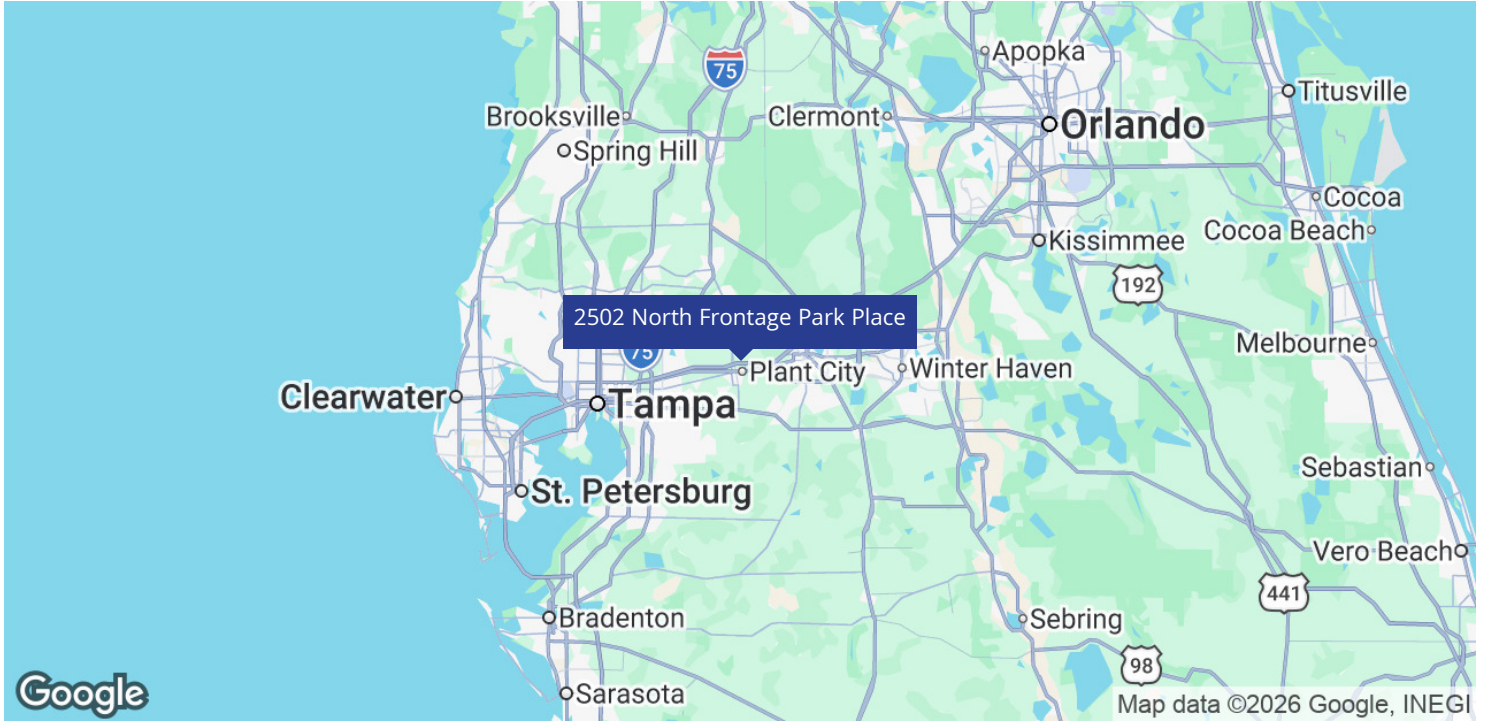
Nick Ganey, CCIM
 813.967.6077
 nick@bounat.com

bounat
 Boutique Firm | National Reach



Location Map

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



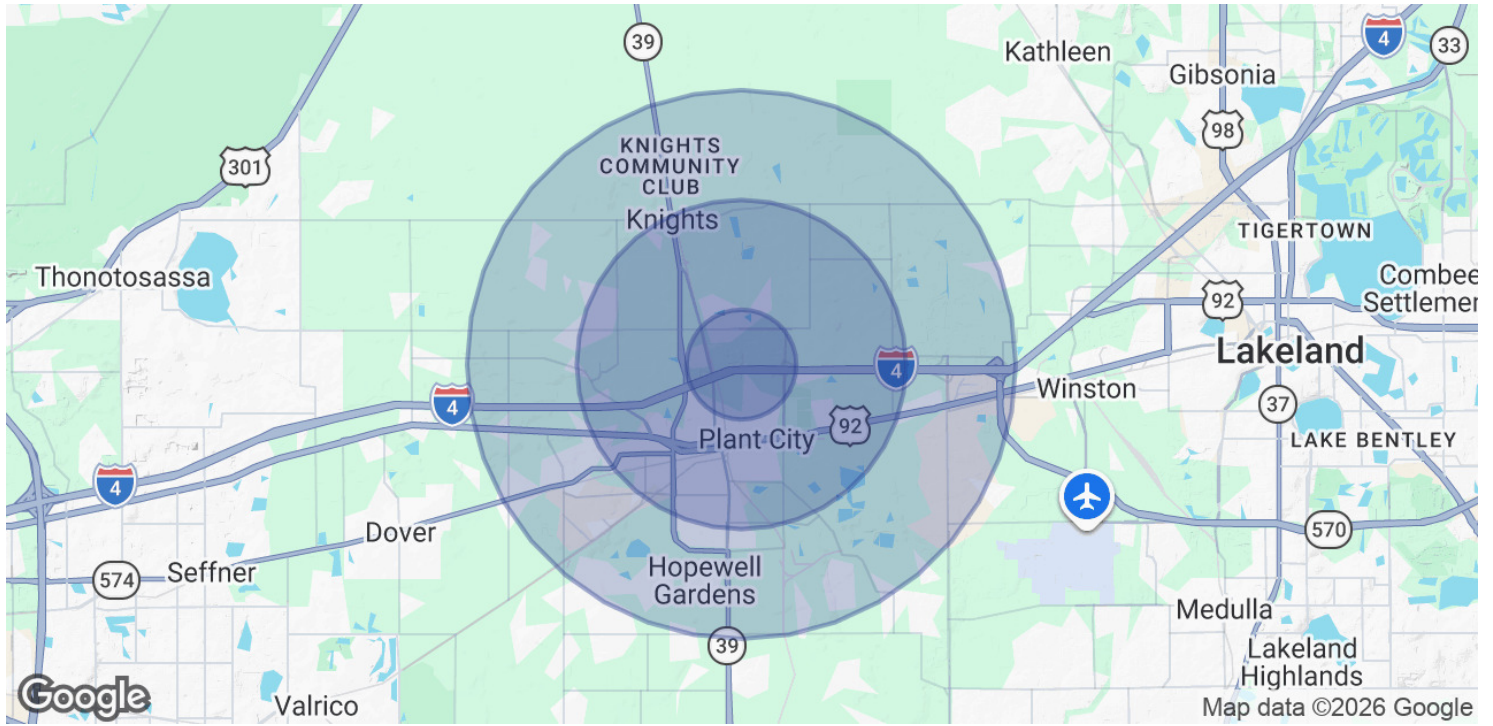
Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach



Demographics Map & Report

2502 NORTH FRONTAGE PARK PLACE | INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,785	31,259	59,770
Average Age	44	41	40
Average Age (Male)	43	40	39
Average Age (Female)	45	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,840	11,494	21,365
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$80,273	\$71,635	\$80,143
Average House Value	\$289,212	\$277,679	\$311,773

2020 American Community Survey (ACS)

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

bounat
Boutique Firm | National Reach