



CENTRAL FLORIDA INTEGRATED LOGISTICS PARK

4051 Logistics Parkway
Winter Haven, FL 33884

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



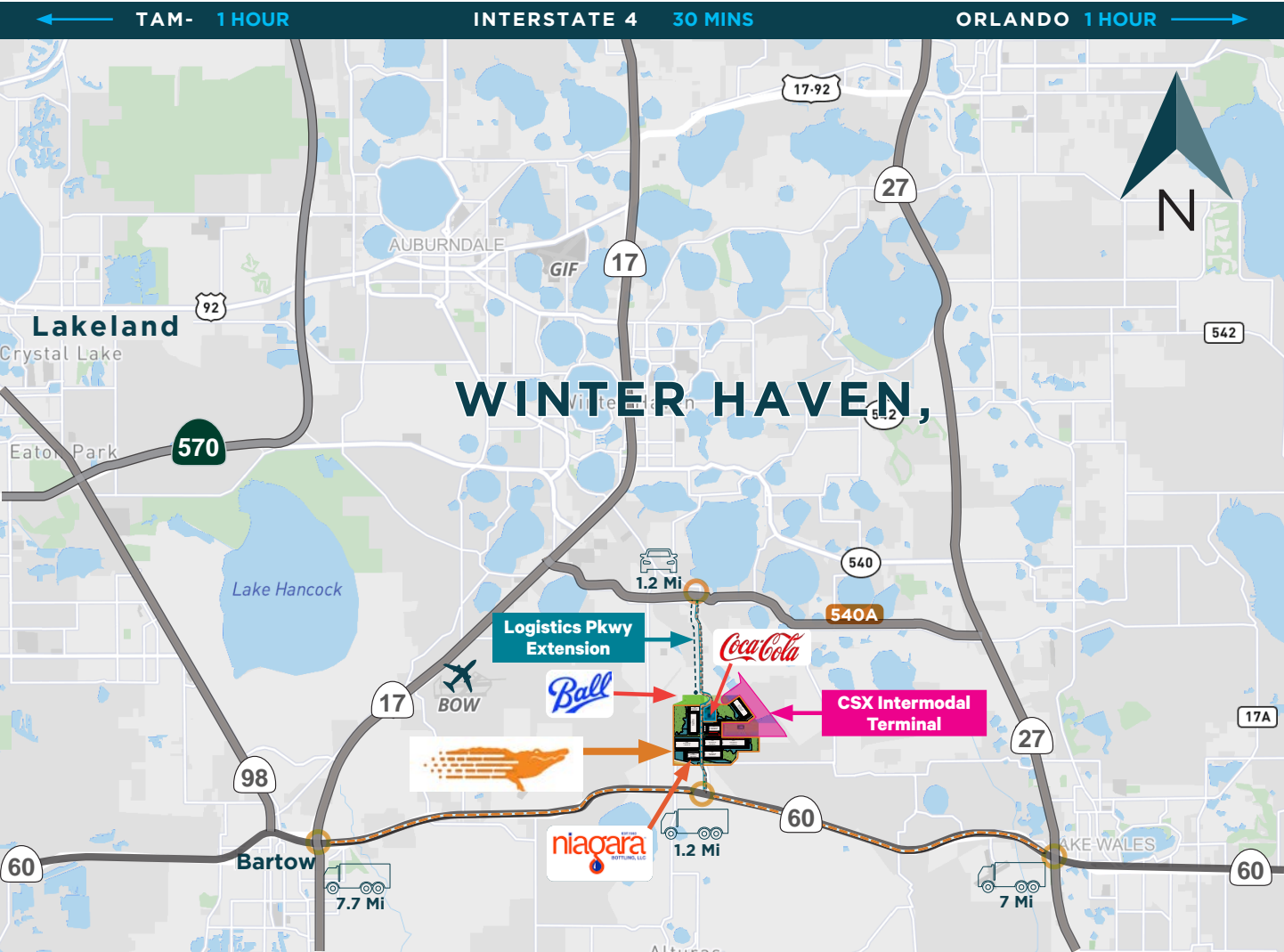
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www.cflilp.com



CBRE

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:

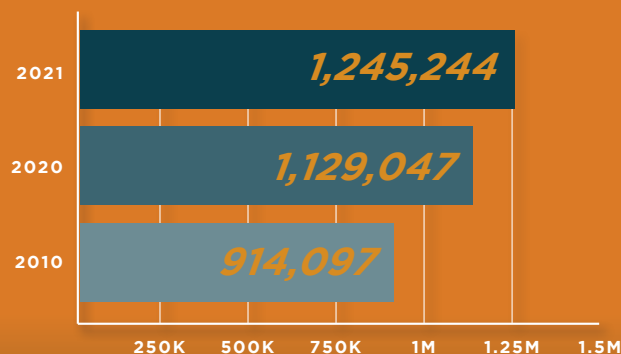


Polk County Ad Valorem Tax Exemption (AVTE)
Polk County Impact Fee Mitigation Program
Duke Energy Economic Development Rider Program
TECO Energy Economic Development Rider Program
Foreign Trade Zone (FTZ 79)

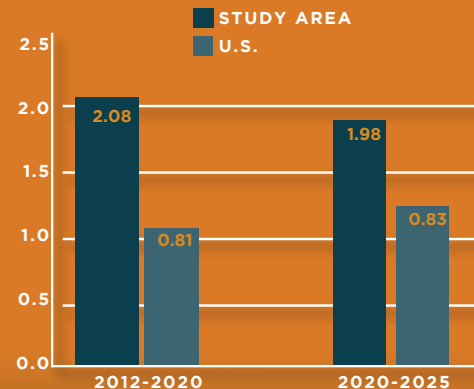


[Click or scan here for more information](#)

POPULATION (30M RADIUS)



POPULATION BY YEAR



% ANNUAL POPULATION GROWTH

EMPLOYMENT (30M RADIUS)

413,224

LABOR FORCE

39,179

BUSINESSES



BLDG 1

AVAILABLE NOW

1.2 MSF SPEC BUILDING

|

40' CLEAR HEIGHT

|

CLASS A

|

CROSS-DOCK

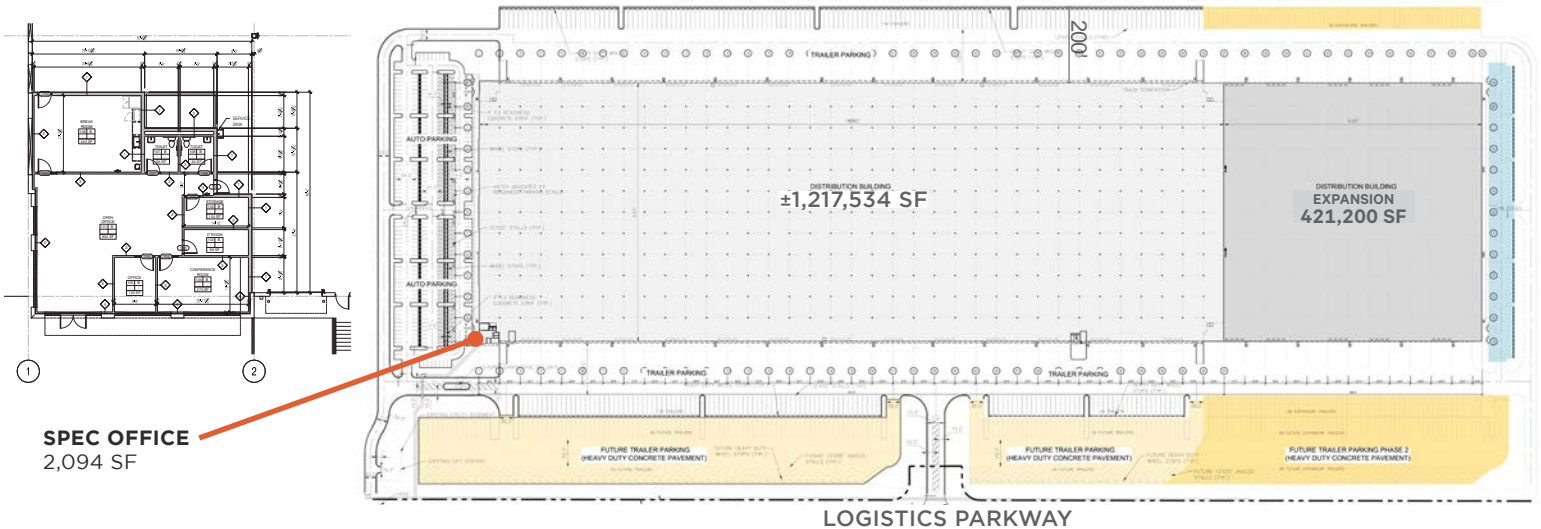
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ESFR

BLDG # 1	
Total SF	1,217,534 SF
Spec Office	2,094 SF
Clear Height	40'
Dimensions	1,872' x 650'
Column Spacing	53' x 52'
Speed Bay	60'
Dock Doors	132
Dock Levelers	104
Drive-In	4
Truck Court	135'
Trailer Parking	468
Auto Parking	376
Sprinklers	ESFR
Power	3p - 3000a



BLDG # 1A EXPANSION	
Total SF	421,200 SF
Dock Doors	46
Dock Levelers	40
Trailer Parking	208
Auto Parking	128



8M SF READY FOR DEVELOPMENT



PROPERTY HIGHLIGHTS

- **Available:** BLDG 1 (200,000 - 1,217,534 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.





ING 1

UNDER CONSTRUCTION



KEY DISTANCES



SR-60
4 Mins



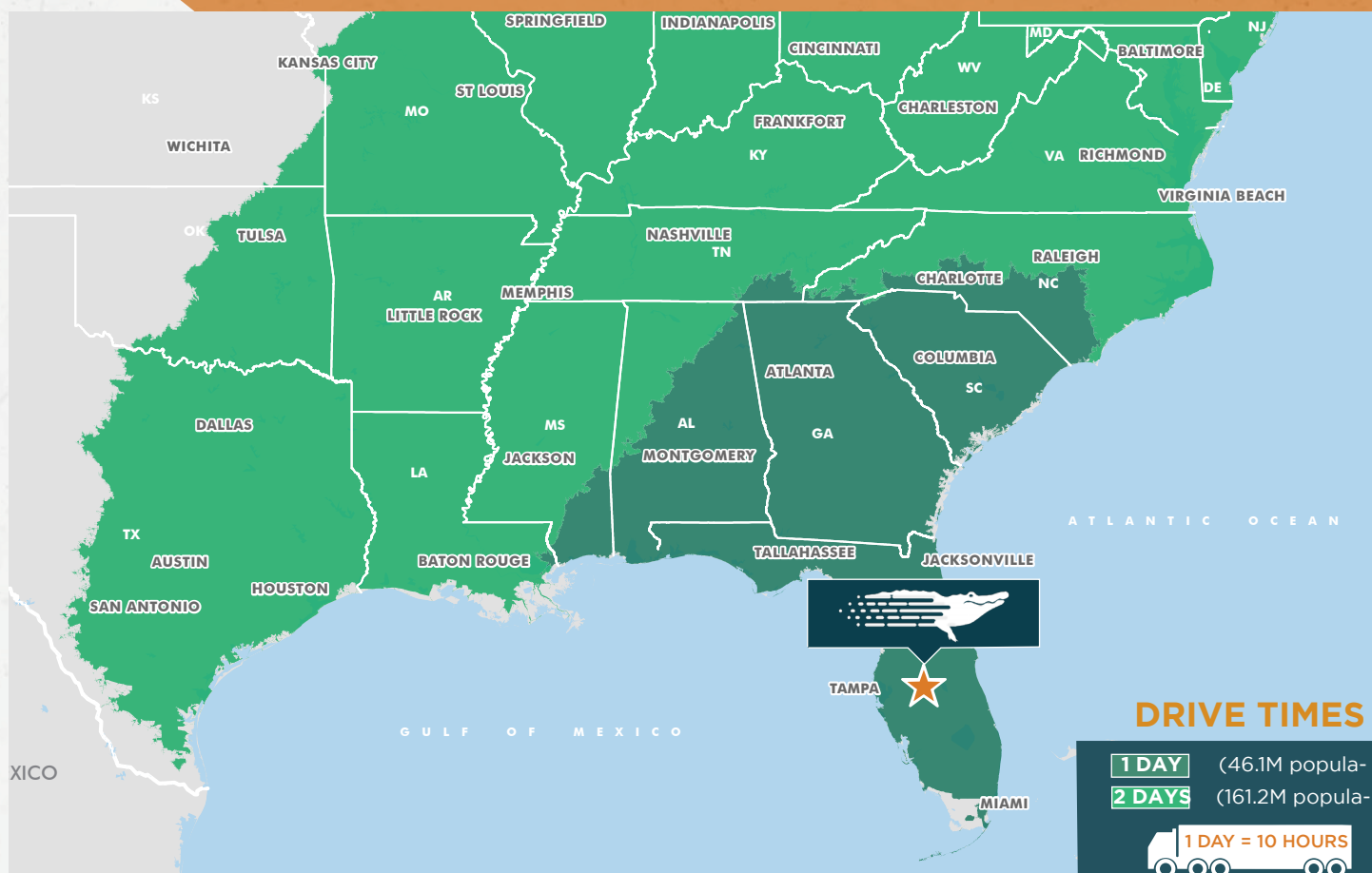
WINTER HAVEN AIRPORT
30 Min



PORT OF TAMPA
1 Hour



ORLANDO
1 Hour





CENTRAL FLORIDA
INTEGRATED LOGISTICS PARK



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