



CLS LOGISTICS CENTER

**OVER 430K SF
BUILD-TO-SUIT
OPPORTUNITY**

FOR SALE OR LEASE



**STONEMONT
FINANCIAL GROUP**

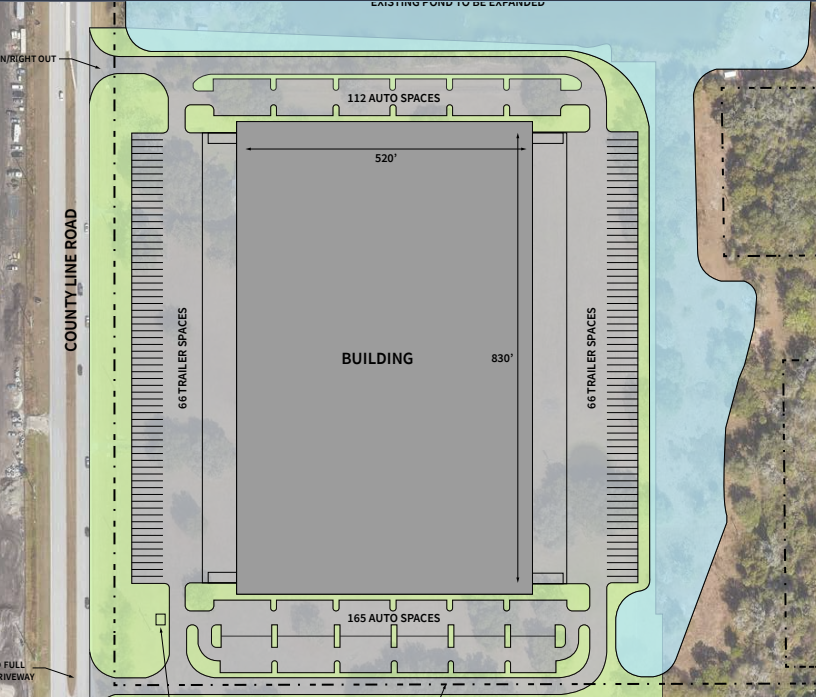
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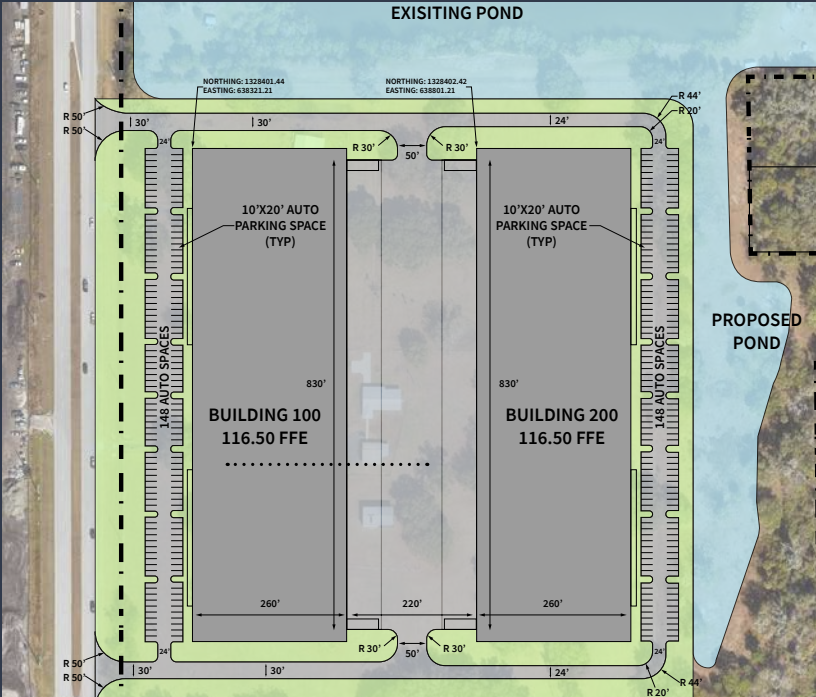


Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



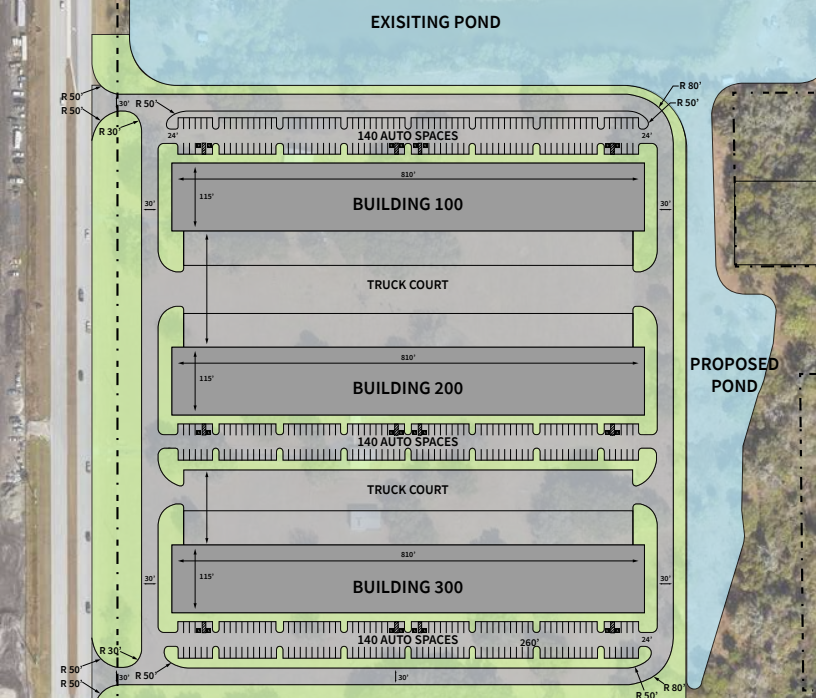
CONCEPT 1

- 1 building
- 431,600 total SF
- 520' x 830' building dimensions
- Cross-dock loading
- 4 ramps
- 277 auto parking spaces
- 132 trailer spaces



CONCEPT 2

- 2 buildings
- 215,800 SF each (431,600 SF total)
- 260' x 830' building dimensions
- Rear-load configurations
- 2 ramps per building
- 148 auto parking spaces per building
- 220' shared truck court

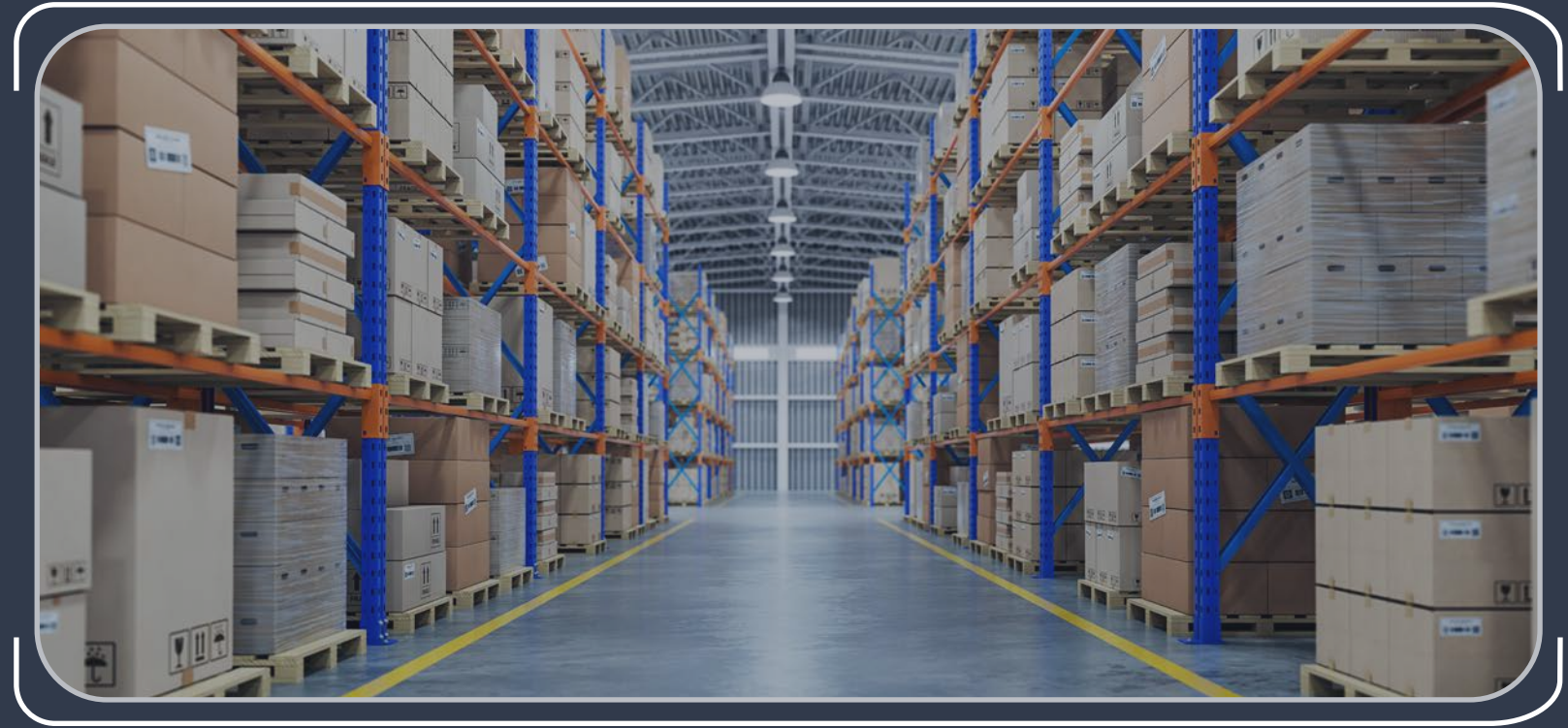


CONCEPT 3

- 3 buildings
- 93,150 SF each (279,450 SF total)
- 115' x 810' building dimensions
- Rear-load configurations
- 2 ramps per building
- 140 auto parking spaces per building
- 130' & 200' shared truck courts

PARK OVERVIEW &

CLS (County Line South) Logistics Center is presented for sale or lease with three varying conceptual options. These concepts allow for an assortment of building specifications to fit the owner's needs. Choose from 1, 2 and 3-building site plan options without losing much in the way of square footage, accessibility and design.

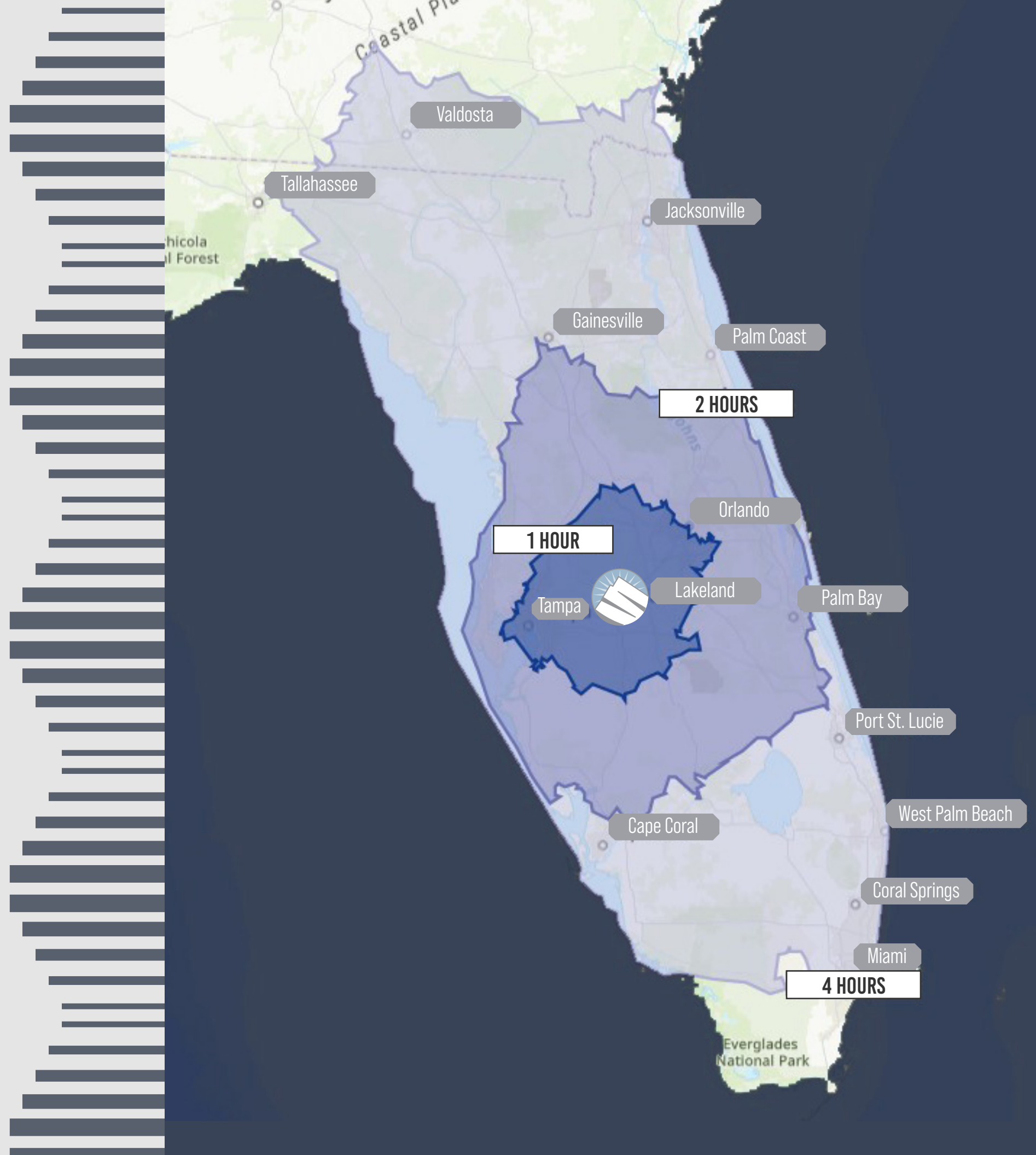


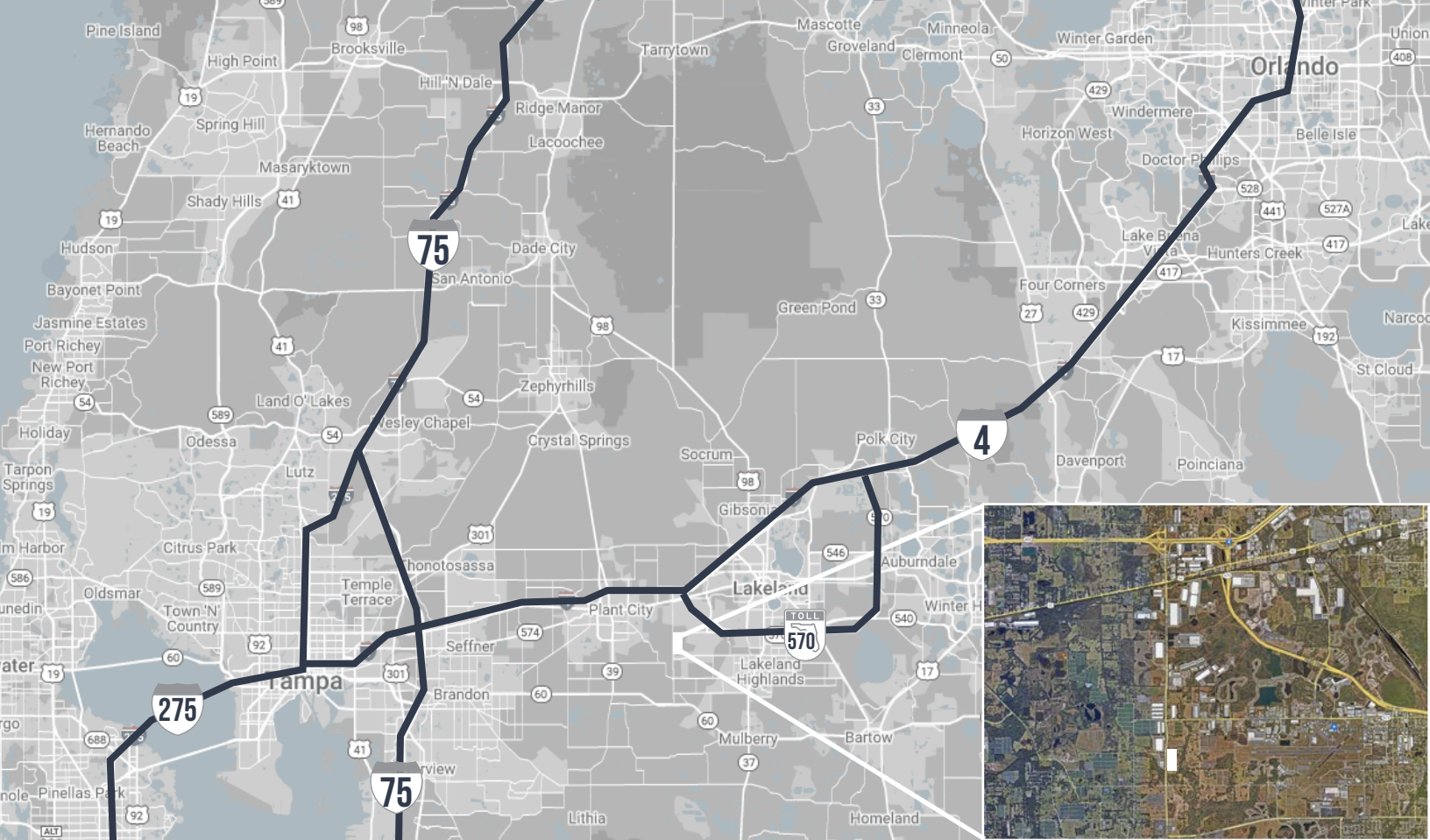
MARKET & LOCATION OVERVIEW

	30 MINUTES	60 MINUTES	90 MINUTES
POPULATION STATS			
2022 POPULATION	553,222	3,511,185	7,783,488
LABOR FORCE STATS			
TOTAL EMPLOYEES:	256,091	1,767,441	3,851,457
TOTAL INDUSTRY:	18,985	138,622	319,538

Conveniently located between Tampa and Orlando on County Line Road. The site provides quick access to I-4, U.S. 92, Polk Parkway and S.R. 60, offering incredible connectivity to Tampa, Orlando, and beyond.

- 3 international airports within an hour drive
- 2 ports within an hour drive
- 31 miles to Downtown Tampa
- 62 miles to Downtown Orlando





US 92
3 MILES

LAKELAND LINDER INT'L AIRPORT
3 MILES

I-4 ON-RAMP
3.5 MILES

POLK PKWY ON-RAMP
4 MILES

SR 60
4 MILES

US 98
10 MILES

SR 33
12 MILES

I-75
20 MILES

US 301
22.4 MILES

PORT TAMPA BAY
28 MILES

I-275
28.6 MILES

US 27
33 MILES

TAMPA INT'L AIRPORT
35.5 MILES

FLORIDA'S TURNPIKE
54.5 MILES

ORLANDO INT'L AIRPORT
59 MILES

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