



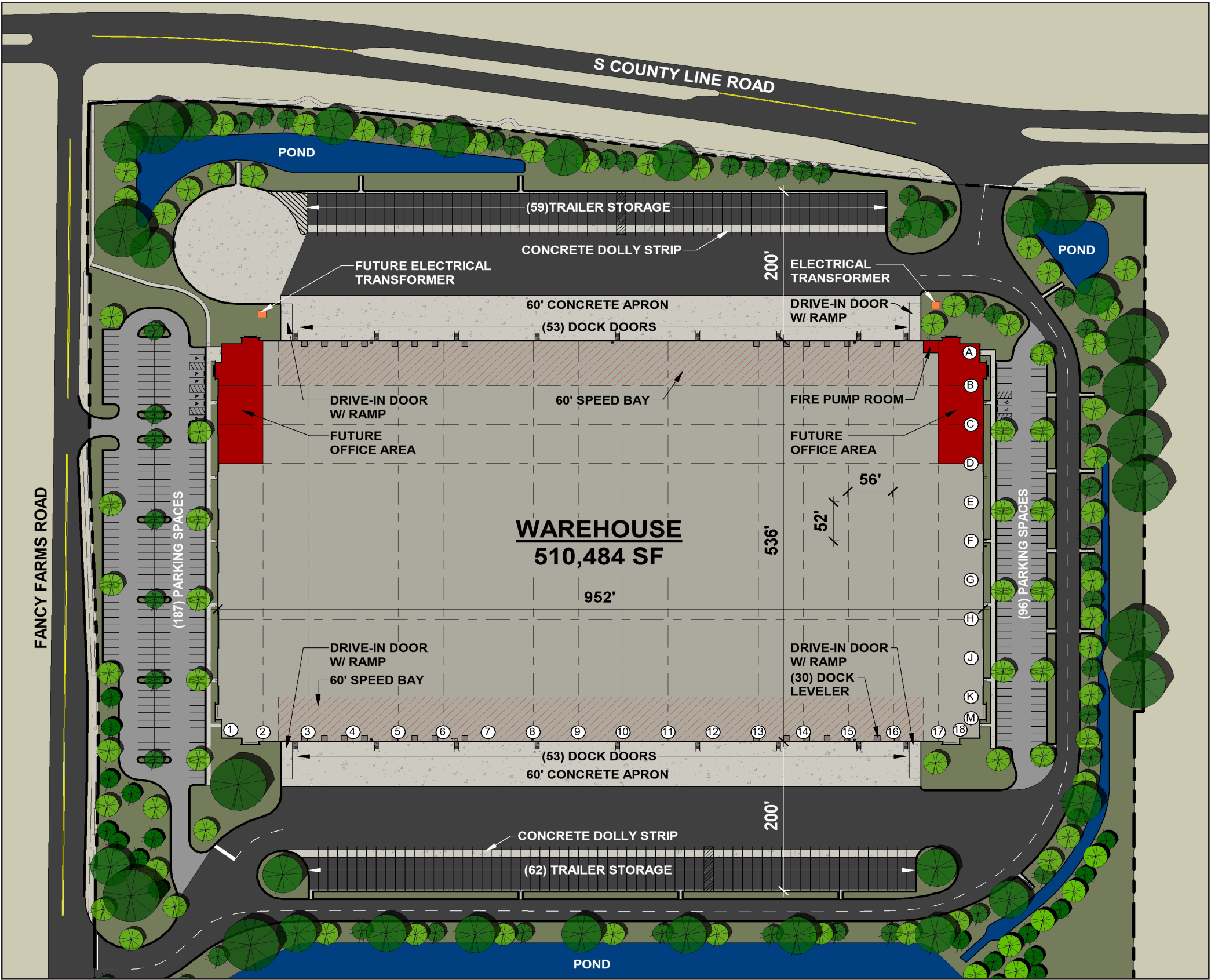
COUNTY LINE DISTRIBUTION CENTER

Plant City, FL
±510,484 SF

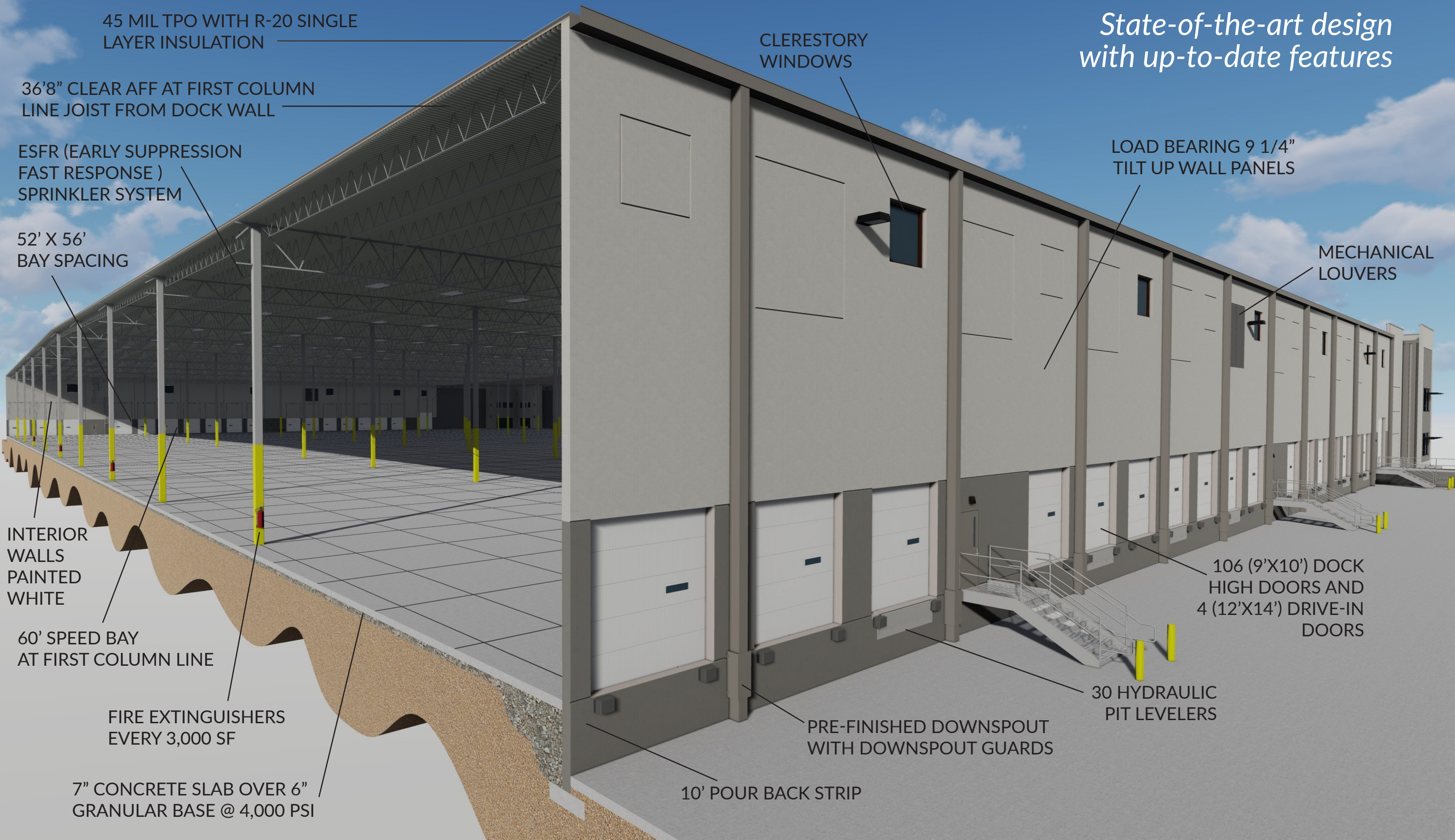
MANUFACTURING | WAREHOUSE | DISTRIBUTION



- Total square footage 510,484 SF
- Building dimensions 536' width x 952' length
- Speed bay depth 60' bays at dock walls
- Column spacing 52' x 56' bays
- Clear height 36' minimum
- Dock configuration Cross-dock
- Truck court 200' from edge of building to back of curb
- Trailer Storage 121 (12'X60') positions
- Dolly Pads 10' 7" reinforced concrete
- Dock high doors 106 insulated (9'X10') with Z guards
- Levelers 30 hydraulic pit levelers
- Drive-in doors 4 (12'X14' manual)
- Floors 7" concrete slab over 6" granular base @ 4,000 PSI
- Interior Lighting 4' LED 36 K Lumen High Bay Fixtures with motion sensors or to suit
- Exterior Lighting Wall packs and decorative poles to achieve 1.5 FC minimum
- Sprinkler System ESFR fire protection system
- Roof 45 Mil TPO with R-20 single layer insulation (FM 1-90)
- Auto parking 283 spaces
- Electricity and gas TECO and Emera
- Water Sewer Plant City



Building Cross-section



*State-of-the-art design
with up-to-date features*

45 MIL TPO WITH R-20 SINGLE
LAYER INSULATION

36'8" CLEAR AFF AT FIRST COLUMN
LINE JOIST FROM DOCK WALL

ESFR (EARLY SUPPRESSION
FAST RESPONSE)
SPRINKLER SYSTEM

52' X 56'
BAY SPACING

INTERIOR
WALLS
PAINTED
WHITE

60' SPEED BAY
AT FIRST COLUMN LINE

FIRE EXTINGUISHERS
EVERY 3,000 SF

7" CONCRETE SLAB OVER 6"
GRANULAR BASE @ 4,000 PSI

CLERESTORY
WINDOWS

LOAD BEARING 9 1/4"
TILT UP WALL PANELS

MECHANICAL
LOUVERS

106 (9'X10') DOCK
HIGH DOORS AND
4 (12'X14') DRIVE-IN
DOORS

30 HYDRAULIC
PIT LEVELERS

PRE-FINISHED DOWNSPOUT
WITH DOWNSPOUT GUARDS

10' POUR BACK STRIP

	30 minute drive-time	45 minute drive-time	60 minute drive-time
Total Population 2020	706,620	1,871,725	3,249,225
Total Population 2025	753,307	2,003,567	3,438,617
Average Household Income 2020	\$76,831	\$79,396	\$80,228
Unemployment Rate 2020	5.7	6.1	6.0

Highlights

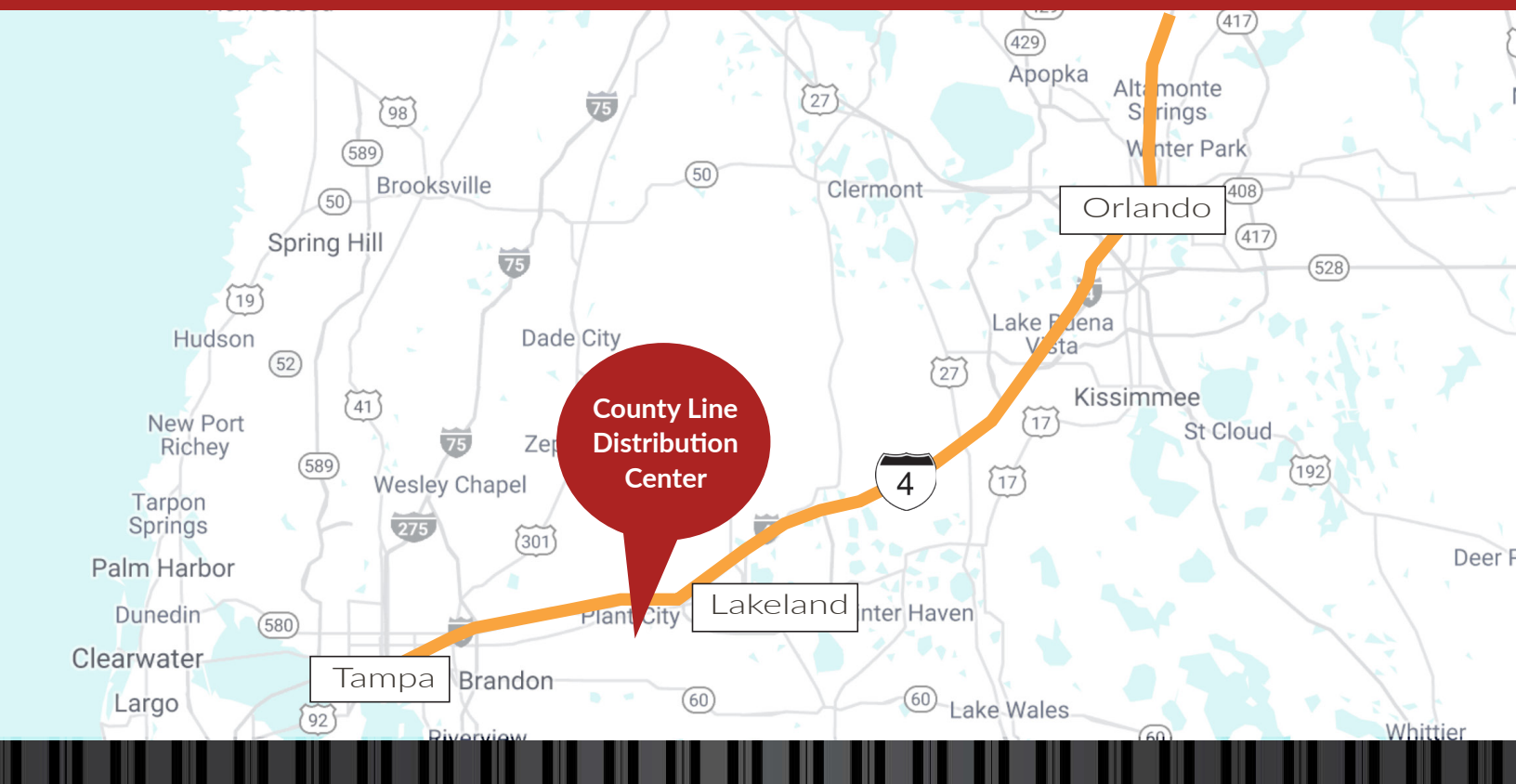
- Centralized location in the high demand I-4 Corridor.
- 9.9 million people within a 100 mile radius.
- Ability to serve a population of over 21 million consumers within a 5-hour drive time.
- Incentives available through Enterprise Florida and Hillsborough County.
- Talented workforce available with 6 colleges and universities in the area.
- Strong local growth - Plant City's employment has grown by 45% in last 10 years.
- County Line Distribution Center directly services Hillsborough, Polk and Orange counties; notably the fastest growing counties in the state of Florida.

Source: Esri, ArcGIS Pro, U.S. Bureau of Labor Statistics, Plant City Economic Development Council



	TRANSPORTATION	MI
	I-4	3.2
	Hwy 60	4.5
	CSX Intermodal Winter Haven	28.9
	CSX Intermodal Tampa	27.2
	Lakeland Linder Int'l Airport	2.9
	Tampa Int'l Airport	36.2
	Orlando Int'l Airport	61.3
	Tampa	30.1
	Orlando	53.9

AREA AMENITIES	
• Brew Hub	• Hibachi Express
• Subway	• Hungry Howie's Pizza
• Circle K	• Hilton Garden Inn
• McDonald's	• Wendy's
• Mobil	• Speedlane Express
• Taco Bus	• Fairfield Inn & Suites



About Red Rock Developments

Red Rock Developments is a privately held real estate development and investment company headquartered in Columbia, SC, with a regional office in Charlotte, NC. Our core competency is in the industrial/distribution sector within select, strategic markets located predominantly east of the Mississippi River. Red Rock has developed over 19 million square feet of Class A industrial and office space and continues to grow its platform. Red Rock's areas of expertise include build-to-suit/lease, speculative development, and industrial park/land development. The company currently has industrial projects in Central Florida; Atlanta, Georgia; Greenville, SC; Columbia, SC; Indianapolis, Indiana; and Richmond, Virginia. Additional information can be found at redrockdevelopments.com.

For more information, please contact:



Jan Boltres, CCIM

813.871.8505

jan.boltres@colliers.com

Michelle Senner, CPMC

813.769.3281

michelle.senner@colliers.com



Bill Smith

803.354.4275

bsmith@redrockdevelopments.com

Leah B. Bailey, SIOR

704.619.3825

lbailey@redrockdevelopments.com

John Barker, Jr., SIOR

704.481.5560

jbarker@redrockdevelopments.com