

Fischbach LAND COMPANY



Fischbach Land Company
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Plant City Wood Court Cooler & Distribution Facility, Plant City, FL
4 +/- Acres Ready for Expansion! Cold Storage, Distribution
FischbachLandCompany.com/WoodCourtCooler

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This 24,000 SF commercial cold storage and distribution facility sits on 5.61 +/- acres of land on the corner of S Woodrow Wilson Street and Airport Road. Featuring great visibility, the property allows for plenty of room for future expansion! It is located in the heart of Plant City's industrial district and is strategically located minutes from I-4 and close to I-75 and in the center of the Central Florida agriculture farming belt producing field-to-market fruits, berries, and vegetables. Clean and well maintained, there is ample vehicle parking, two loading docks, and a drive-in-and-out on Wood Court. Hard road frontage on three sides makes this property versatile and prime for future expansion and additional uses.

Property Type: Commercial Building

County: Hillsborough

Sale Price: \$2,050,000

Price / Square Foot: \$85.42 per SF

Total Acres: 5.61 +/- acres (includes 4 +/- acres for expansion)

Property Address: 1204 Wood Court, Plant City, Florida 33563

Road Frontages:

- Wood Court 575 +/- feet
- Airport Road 455 +/- feet
- S. Woodrow Wilson Street 575 +/- feet

Building Size: 29,950 gross SF / 24,000 Heated SF total

Building: Metal construction, built in 1994, 3-phase power, 24 FT ceiling height

Docks:

- 2 Docks with levelers
- 1 Drive in

Parking: Ample parking

Zoning: CU (Woodside Airport Industrial Park)

Future Land Use: Industrial

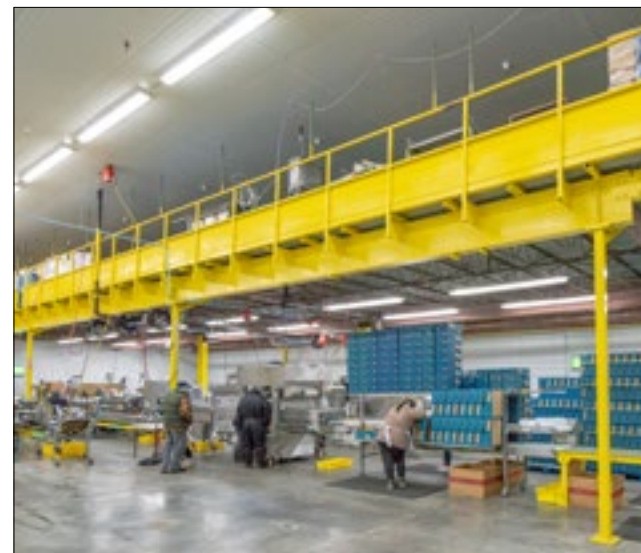
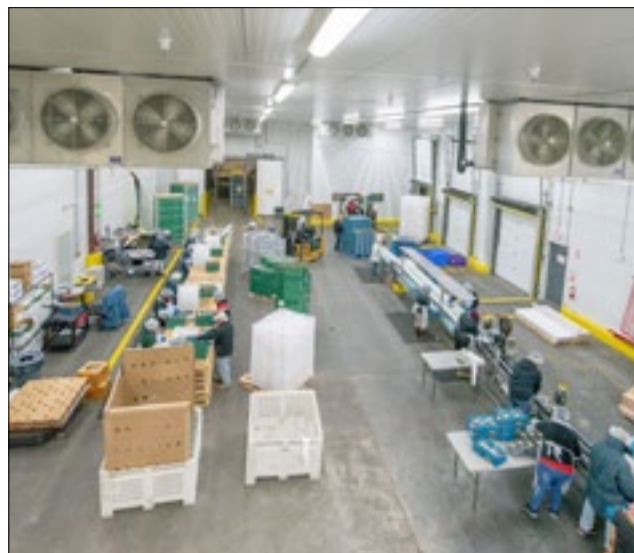
Taxes: \$16,500

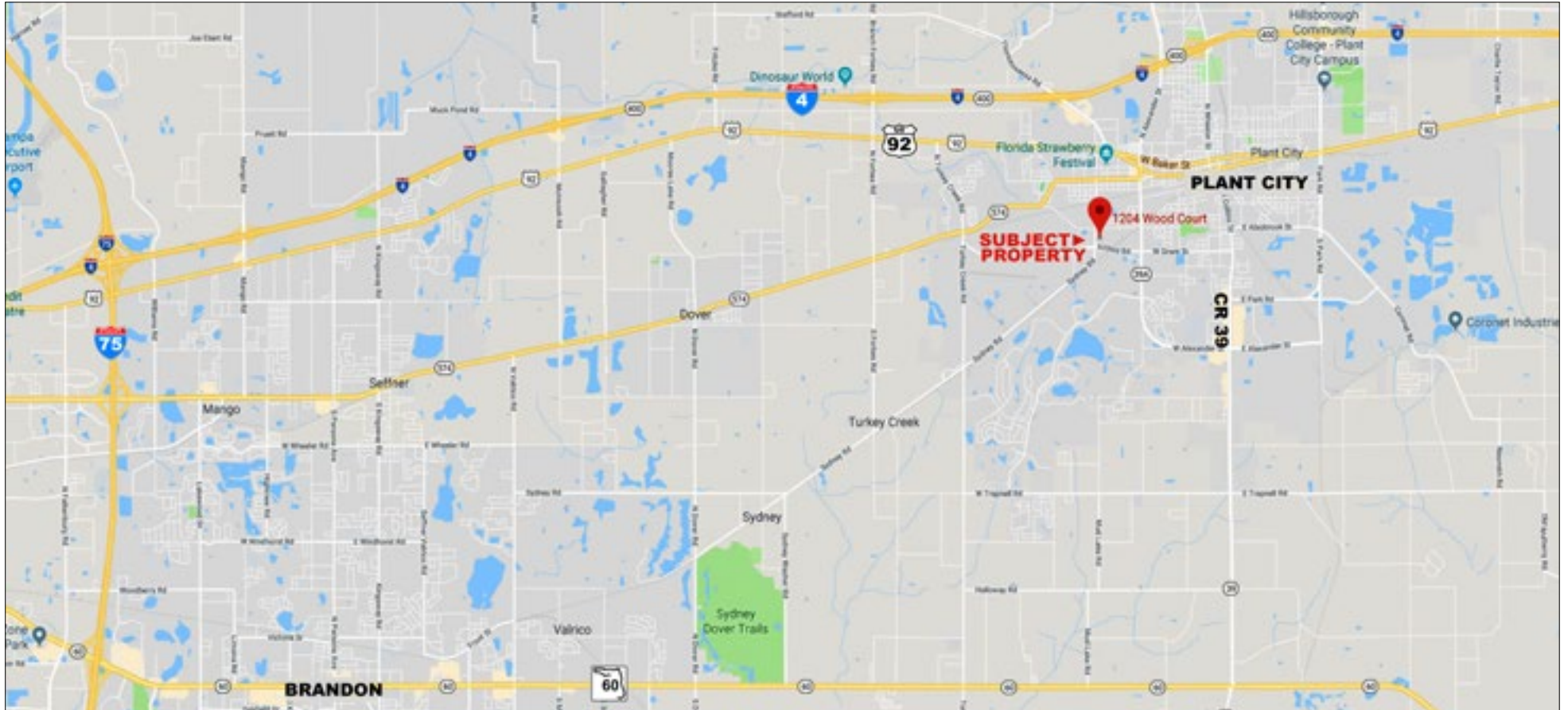
Parcel ID: P-31-28-22-58Z-000000-00001.0 4

Property Use: Distributor, cold storage



4 +/- Acres Ready for Expansion!
Centrally Located in Plant City's Industrial Area





Directions to Property from I-4:

- Go east on I-4 E
- Take exit 21 for FL-39/Alexander Street toward Buchman Hwy 0.3 mi
- Turn right onto N Alexander Street (signs for Plant City) 2.0 mi
- Turn right onto Airport Road 0.4 mi
- Turn right onto Wood Court
- Destination will be on the left

Minutes to I-4 and Close to I-75, US 301

***Grow with Your Business
with Extra Room for Expansion!***