

Fischbach LAND COMPANY



Fischbach Land Company
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Plant City Borchard Cooler & Distribution Facility, Plant City, FL
6.76 +/- Acres Cold Storage, Distribution
FischbachLandCompany.com/BochardCooler

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This 25,070 total SF commercial cold storage complex and distribution facility includes two buildings that sit on 6.76 +/- acres of land. With frontage on Airport Road, there is easy access to main commercial routes in the area. Featuring great visibility, 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. Also in the center of the Central Florida agriculture farming belt producing field-to-market fruits, berries, and vegetables, the facility is ready to accept fresh fruits and produce. Clean and well maintained, there is vehicle parking for autos and tractor trailers, three loading docks, and a drive-in-and-out.

Property Type: Commercial Building

County: Hillsborough

Sale Price: \$2,750,000 (\$109.69 per SF)

Total Acres: 6.76 +/- acres

Property Address: 2811 Airport Road, Plant City, FL 33563

Road Frontage: Airport Road 487 +/- feet

Building Sizes: 2 buildings 25,070 SF total

Buildings: Metal construction

- 1 building built in 1984, 1 building built in 1989
- 3-phase power, 26 FT ceiling height

Docks:

- 3 Docks with levelers
- 1 Drive-in

Parking: 13 parking auto spaces, 5 tractor trailer parking spaces

Zoning: M-AP by the City of Plant City

Flood Zone: X and AE

Taxes: \$16,500

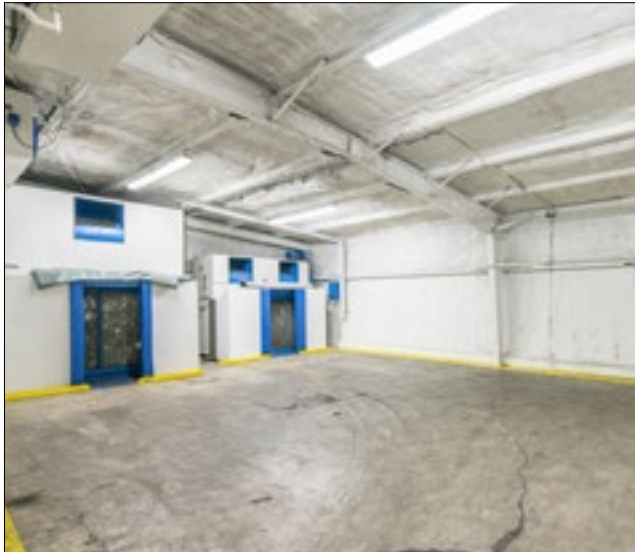
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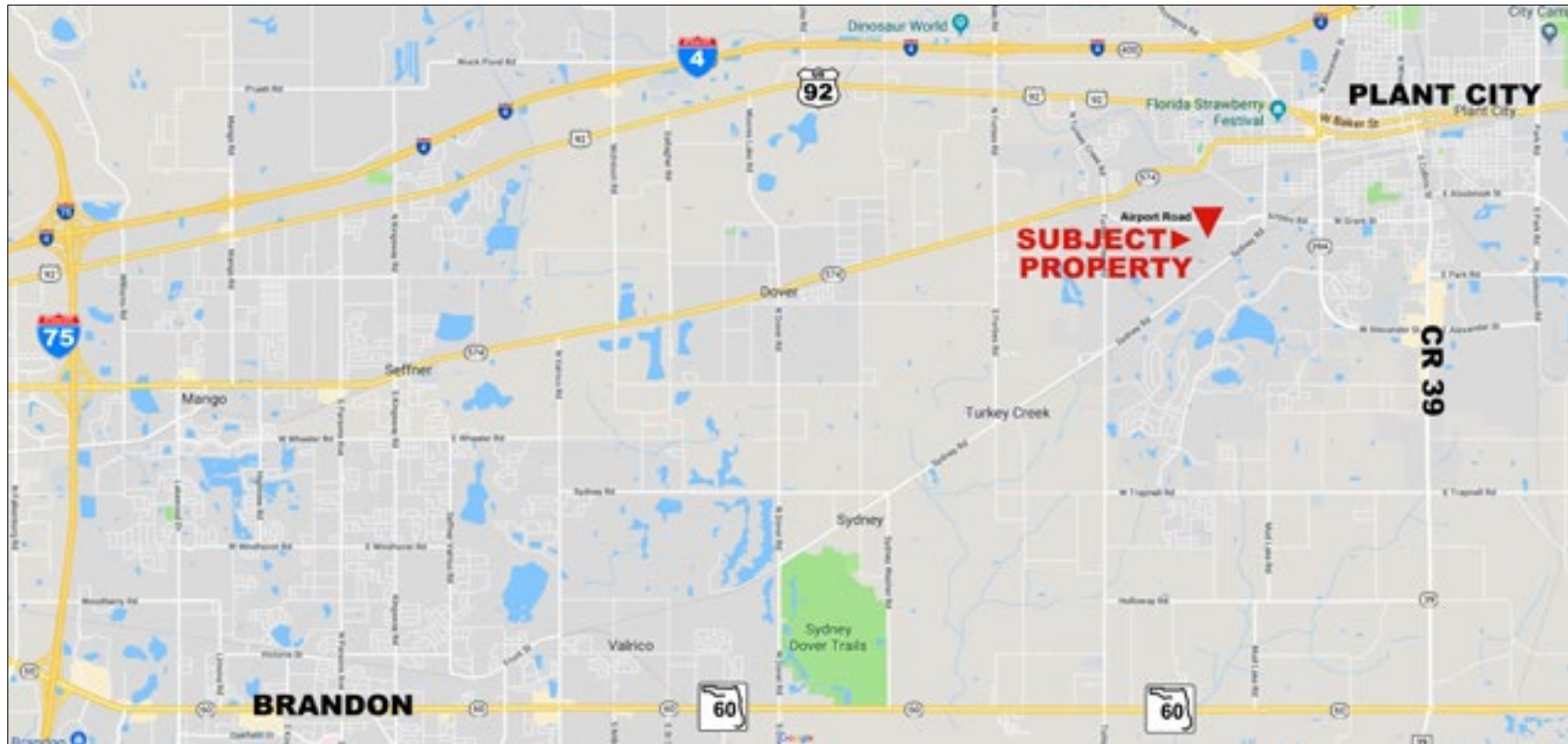
Property Use: Distributor, cold storage. warehousing



2-Building Cooler Complex

Centrally Located in the center of the Central Florida agriculture farming belt producing field-to-market fruits, berries, and vegetables





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
- Destination will be on the left at 2811 Airport Road

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

*Well Maintained Cooler Warehousing
2-Building Complex
Parking for Autos and Tractor Trailers*