

Fischbach LAND COMPANY



Fischbach Land Company
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Plant City Cooler/Distribution Facility, Plant City, FL
3.57 +/- Acres with Opportunity To Purchase Adjoining Land!
FischbachLandCompany.com/PlantCityCooler

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52,600 SF cold storage and distribution facility is being offered on 3.57 +/- acres located on E Trapnell Road. There is the opportunity to purchase adjoining land, with frontage on County Line Road and easy access to I-4. This building features 30,432 SF of enclosed space, 13,168 SF concrete pad, 9,000 SF covered docks, 3,600 SF mezzanine, 4 coolers, and 432 SF of office space. Great opportunity for growth with adjoining acreage and proximity to Plant City, Lakeland, and minutes from I-4.

County: Hillsborough

Property Type: Cooler/Distribution Facility, Commercial Buildings

Sale Price: Cooler/Distribution Facility, Commercial Buildings

Acreage: 3.57 +/- acres (additional land available)

Sale Price: \$1,825,000

Price per Square Foot: \$34.69

Property Address: 3701 E Trapnell Rd, Plant City, FL 33566

Nearest Intersection: E Trapnell Road & Denton Road

Road Frontage: 334.88 +/- feet on E Trapnell Road

Water: Well on site

Sewer: Septic on site

Electric : TECO

Zoning: AS-0.4

Future Land Use: AE

STR: 13-29-22

Folio/PIN: 092044.0500

Property Taxes: \$6,900

Property Uses: Distributor, cold storage



A 52,600 SF Cold Storage and Distribution Facility on 3.57 +/- Acres in Plant City

Opportunity to Purchase Adjoining Land with Frontage on County Line Road

Building Summary

Size:

- Gross SF 52,600
 - Cover SF: 30,432
 - Loft SF: 3,600
 - Office SF: 432
- Total Cooler SF: 7,085
 - 4 Coolers
 - Temperature: 40-50 degrees

Metal Construction

Clear Height:

- 15.43+/-FT to 21+/-FT building
- 22+/-FT covered dock space
- 24+/-FT covered concrete pad

Loading Docks: 14 Total

Power: 600/250 V – 3 phase

Lighting: Metal Halide and Fluorescent

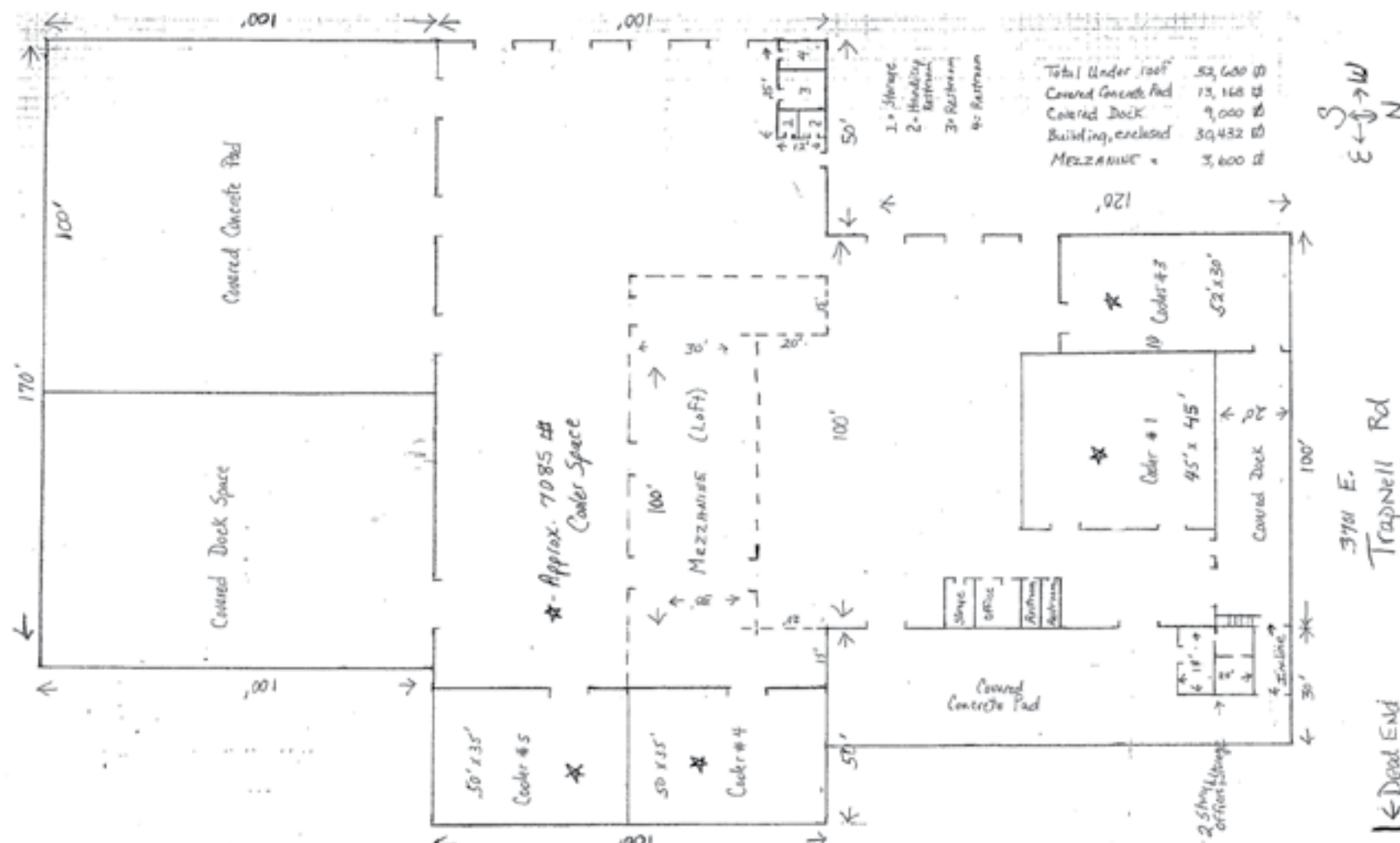


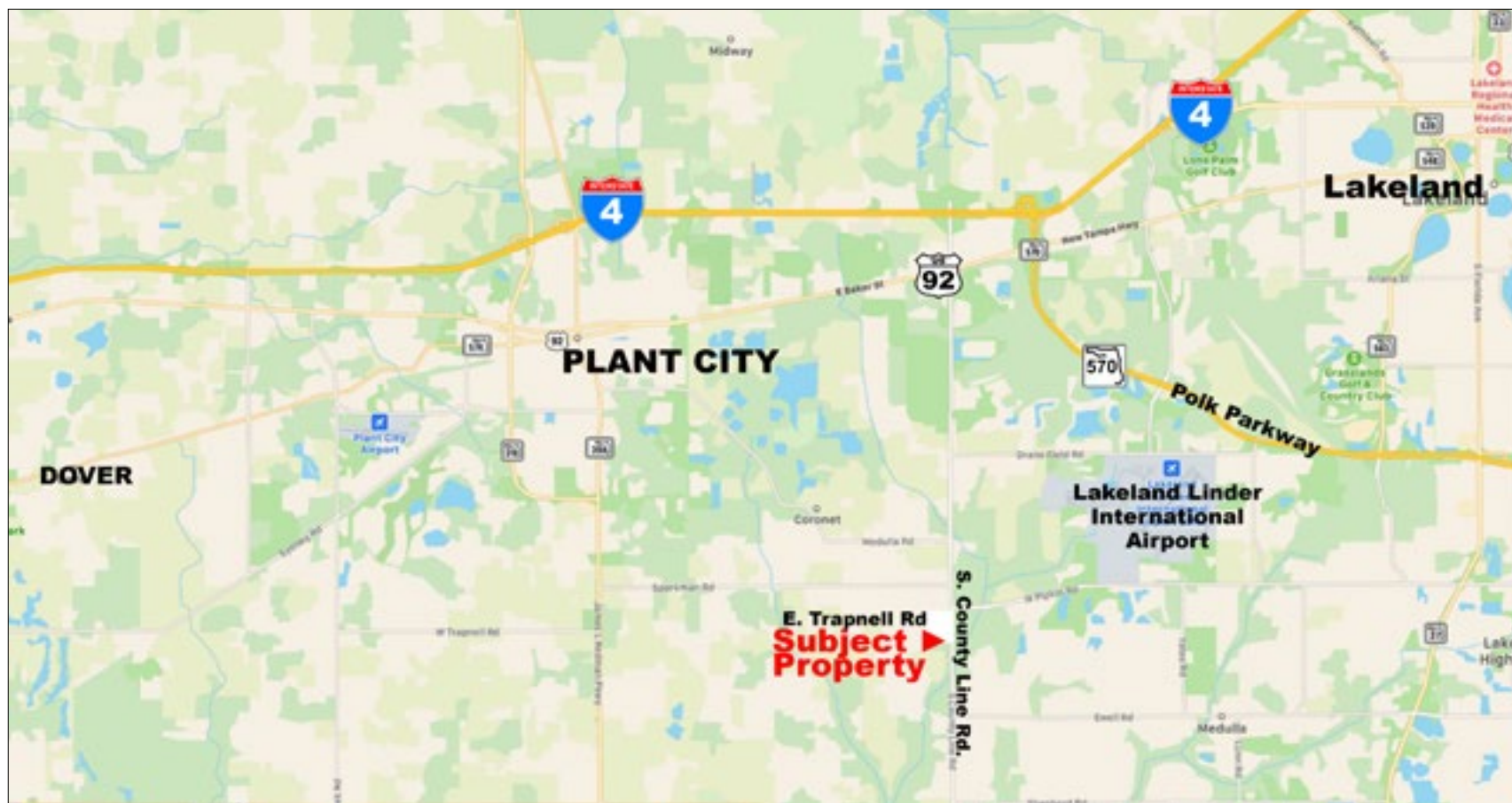






BUILDING FLOOR PLAN





Directions to Property from I-4:

- Take Exit 25 for County Line Rd
- Turn right onto N County Line Rd (0.5 mi)
- Turn right onto Ralston Rd (3.8 mi)
- Turn left onto Denton Rd (0.5mi)
- Turn left onto E Trapnell Rd, look for sign

Great Opportunity for Growth with Adjoining Acreage
Proximity to Plant City, Lakeland, and Minutes From I-4!