



BUILD-TO-SUIT OPPORTUNITY

Pebble Ridge Industrial Park

472± AC Land | 2 Phase Site
Frostproof, FL

*Will sell entire site or individual parcels starting
at 10 acres to 100 acres.*

Crooked Lake

County Road 640

\$55,000 PER USABLE ACRE

US Highway 27

US Highway 98

US Highway 98
Express Point
(Park Exit)



For more information, please contact:



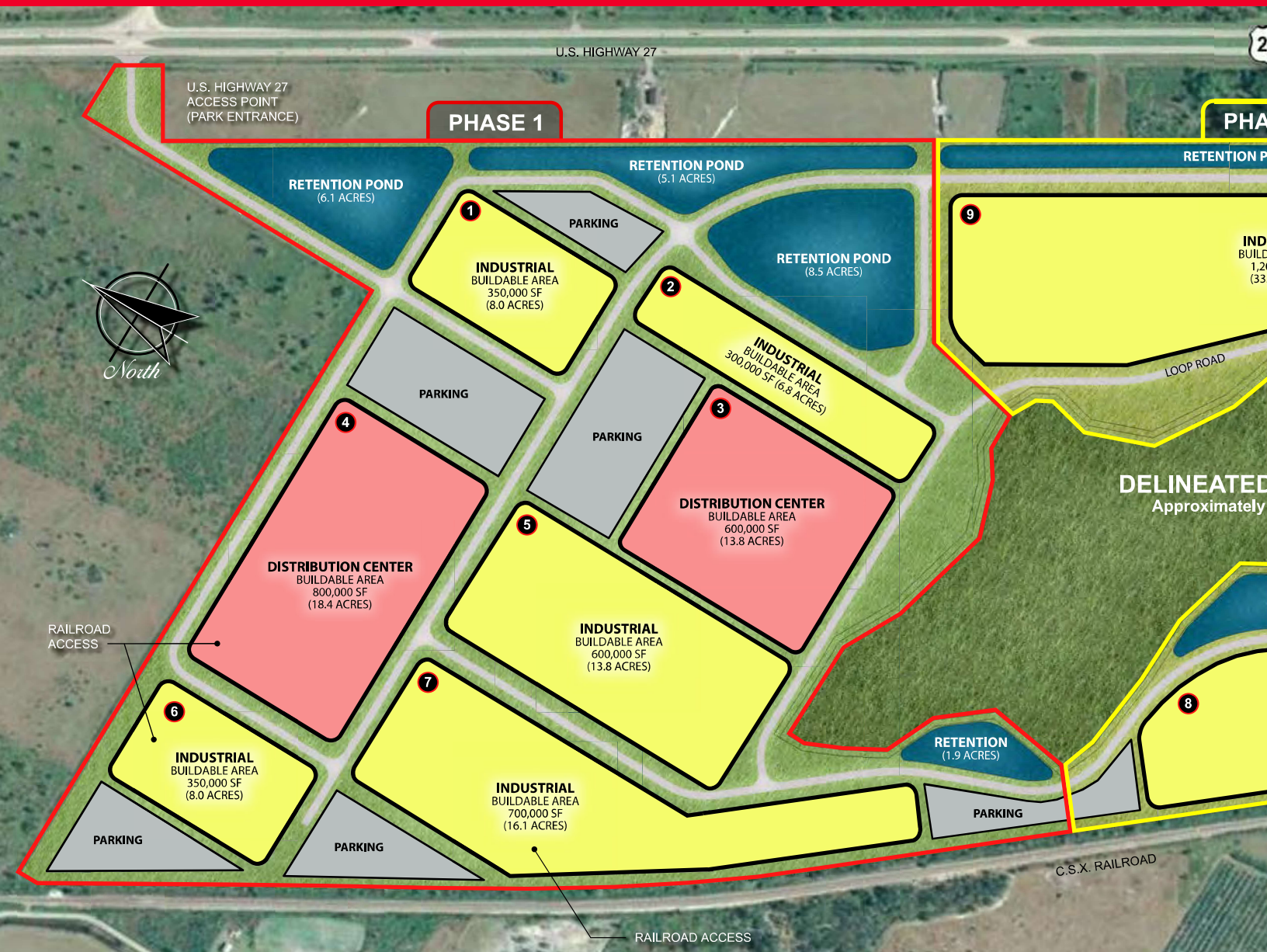
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Pebble Ridge Industrial Park



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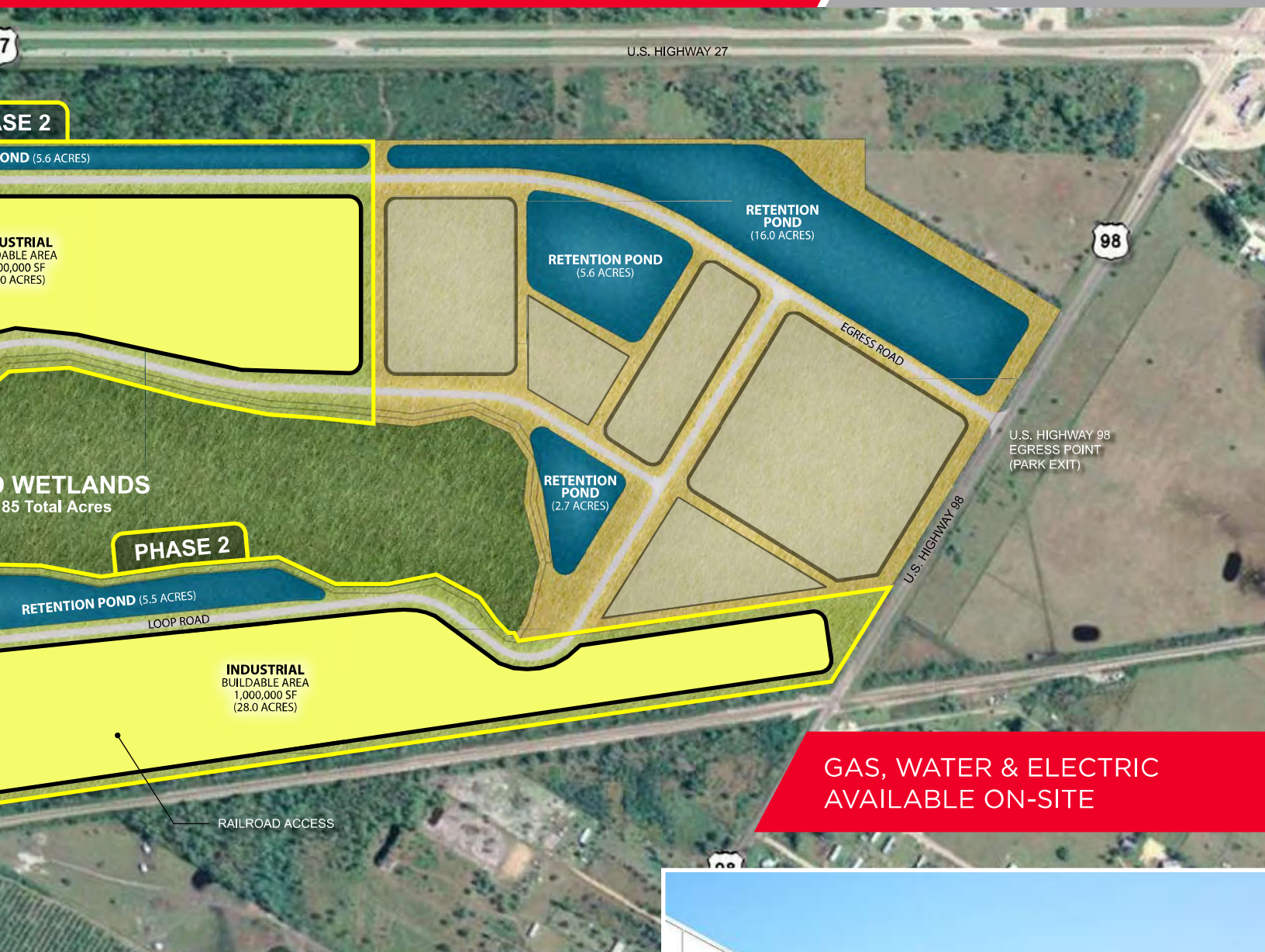
This site offers the ability to purchase individual sites or a bulk land purchase. The owner is also well-positioned to offer a build-to-suit for sale or lease.

Property Information

The Pebble Ridge Industrial Park, located in Frostproof, Florida, is a full scale three phase planned industrial park that offers great logistical efficiency, primed for future development and growth. Adjacent to the heavily travelled Highway 27, used for statewide distribution to and from Miami, with great access to the Florida Turnpike, Highway 60 (for Tampa distribution), and CSX railroad access, this location offers superior logistical schematics.

Pebble Ridge Industrial Park is unique in its ability to provide an all-inclusive industrial development. Central Florida has a limited amount of industrial land, particularly sites that will accommodate larger users. Pebble Ridge Industrial Park has the ability to build over 20 million square feet of industrial space. It also has unmatched flexibility to meet any demand from a potential tenant/buyer in the market.

The City of Frostproof provides a relatively untapped and under utilized work force with lower wages than Tampa and Orlando. Located in Polk County, Pebble Ridge also offers the opportunity for substantial business incentives. With these unique features, Frostproof is well positioned to accommodate the corporate relocation of large distribution companies in need of a Central Florida hub to handle distribution throughout the state.



Phase I Site Statistics

Building Square Feet	3,700,000 SF
Projected Buildable Area	168.4 Acres
Retention Ponds	21.6 Acres
Total Acreage of Phase I	190.0 Acres

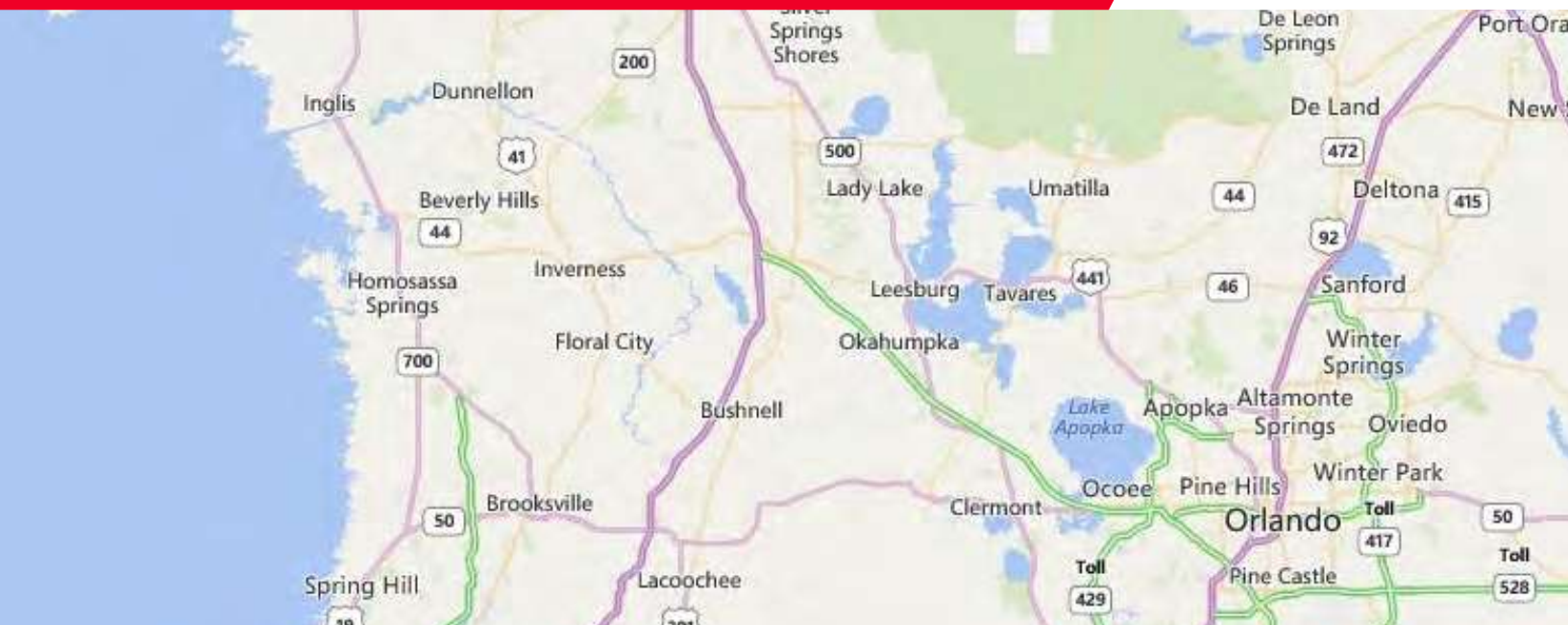
Phase II Site Statistics

Building Square Feet	2,200,000 SF
Projected Buildable Area	110.9 Acres
Retention Ponds	11.1 Acres
Total Acreage of Phase II	122.0 Acres

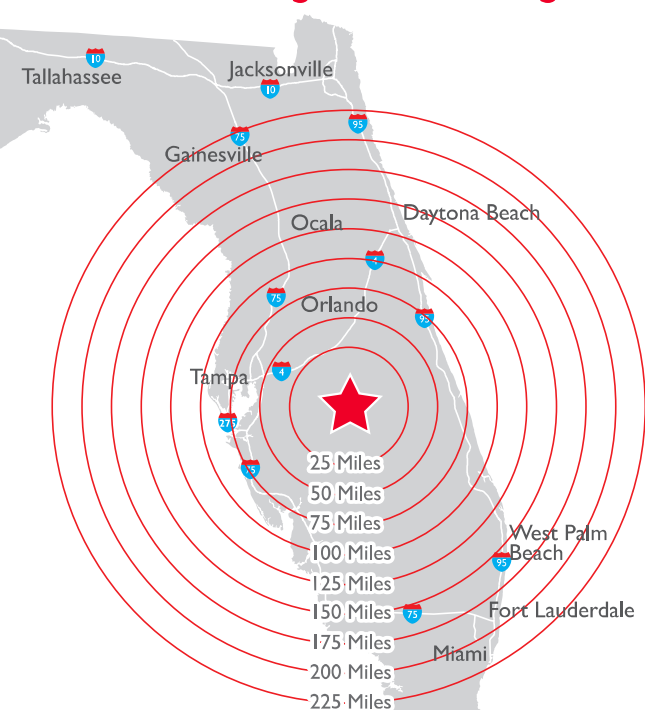
Overall Site Statistics

Total Developed Area	312.0 Acres
Delineated Wetlands	85.0 Acres
Ponds and Open Space	75.0 Acres
Total Acreage of Entire Property	472.0 Acres



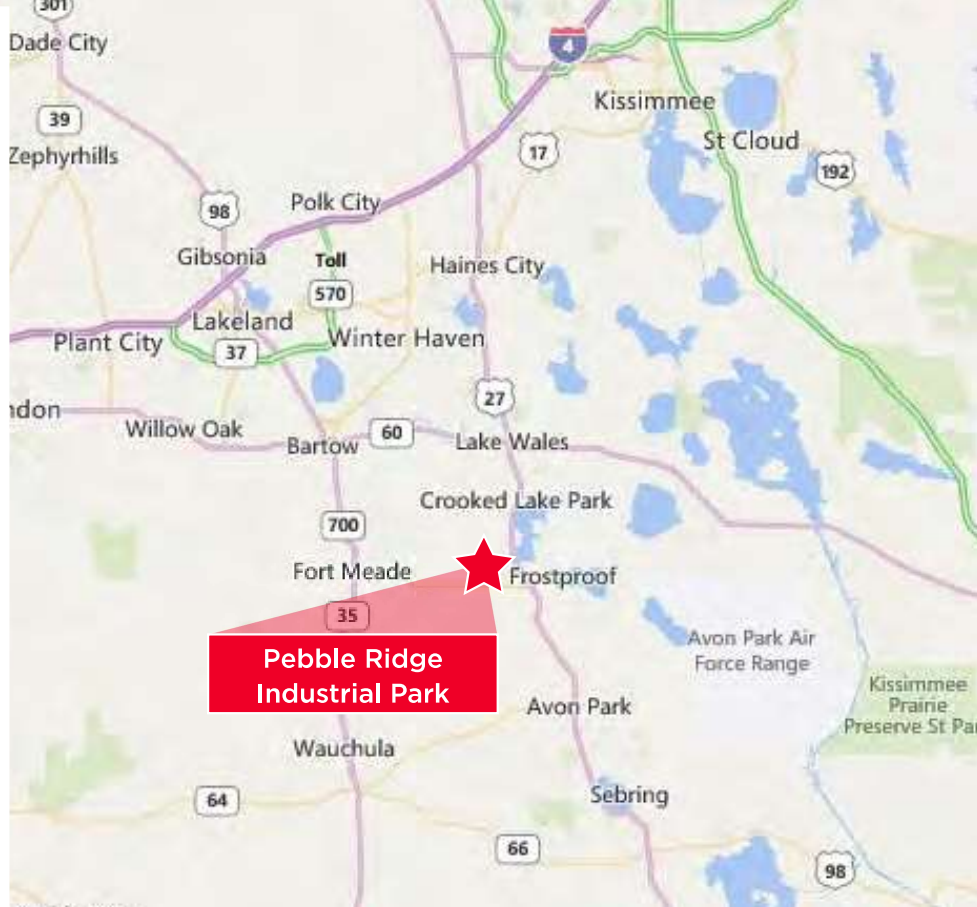


Statewide Logistics Advantage



Drive Times

Distance to Interstate 4	40 mi. 52 min.
Distance to Miami	190 mi. 3 hr. 30 min.



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