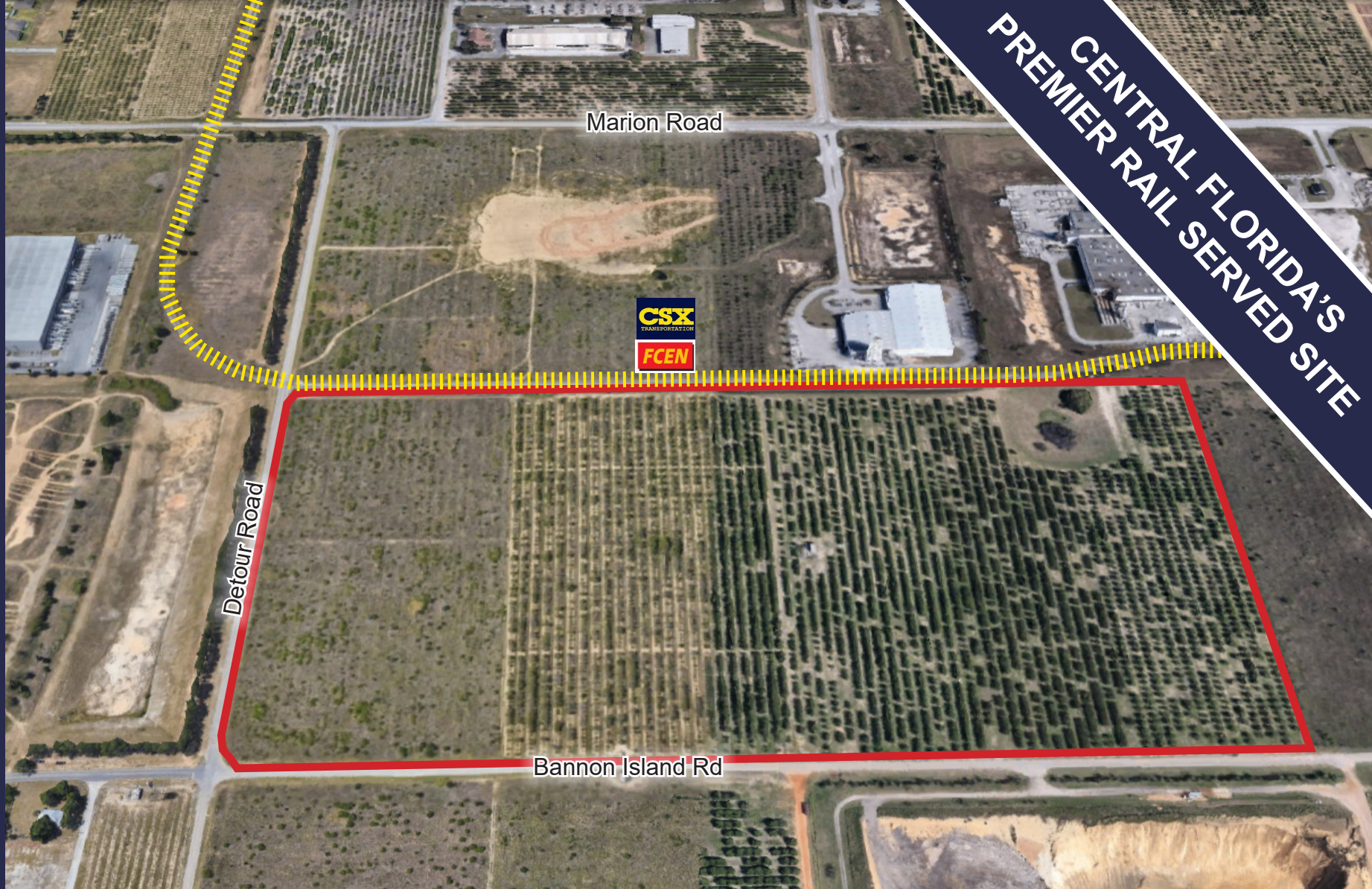


AVAILABLE

HAINES CITY RAIL CENTER

Bannon Island Road | Haines City, FL



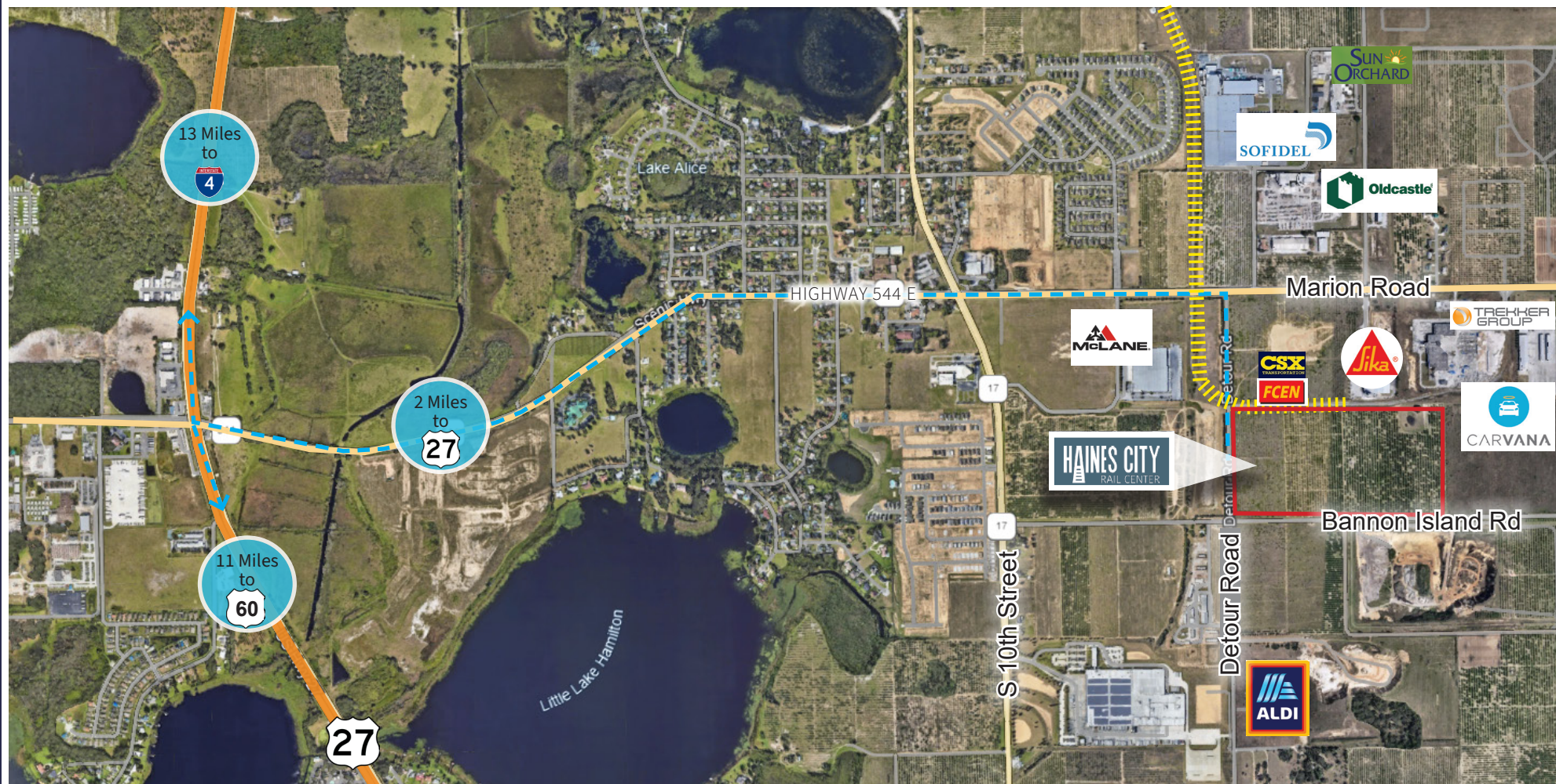
CENTRAL FLORIDA'S
PREMIER RAIL SERVED SITE

Bannon Island Road, Haines City, FL 33844

Highlights

- Up to 74 Acres
- Up to 1.2M Square Feet
- Build to Suit
- Industrial Zoning
- One of Florida's largest rail served sites
- Multi-Day rail service available
- 2,480 feet of linear track
- Centrally located within Florida





Build-to-Suit Opportunities For:

- MANUFACTURING
- DISTRIBUTION
- OUTSIDE STORAGE
- RAIL-SERVED REQUIREMENTS

Haines City Rail Center is a premier industrial building strategically located along the I-4 corridor between Tampa and Orlando. The property is conveniently located in Haines City with excellent access to U.S. Route 27. This site is minutes from I-4, SR 60 and the 429.

Regional Demographics

LABOR FORCE	5 MILE	10 MILE	20 MILE
POPULATION	454,300	2,662,773	6,068,984
HOUSEHOLDS	164,073	961,361	2,300,152
HOUSEHOLD INCOME	\$68,919	\$75,616	\$80,272

Highlights

- One of Florida's largest rail served sites
- Multi-Day rail service available
- 2,480 feet of linear track
- Centrally located within Florida
- Serviced by Duke Energy and FPU Gas
- Industrial zoned
- Incentives available

Key Insights

Haines City is strategically located in Central Florida, providing easy access to major transportation routes, including In-4, which connects the area to key markets like Orlando and Tampa. Its proximity to major highways and rail lines can facilitate efficient distribution and transportation of goods.

Compared to larger metropolitan areas like Orlando or Tampa, industrial space in Haines City may offer more competitive lease rates and operating costs. Lower overhead expenses can contribute to improved profit margins for businesses operating in the area.

LOCATED IN Florida's Epicenter

HAINES CITY RAIL CENTER

Major Cities

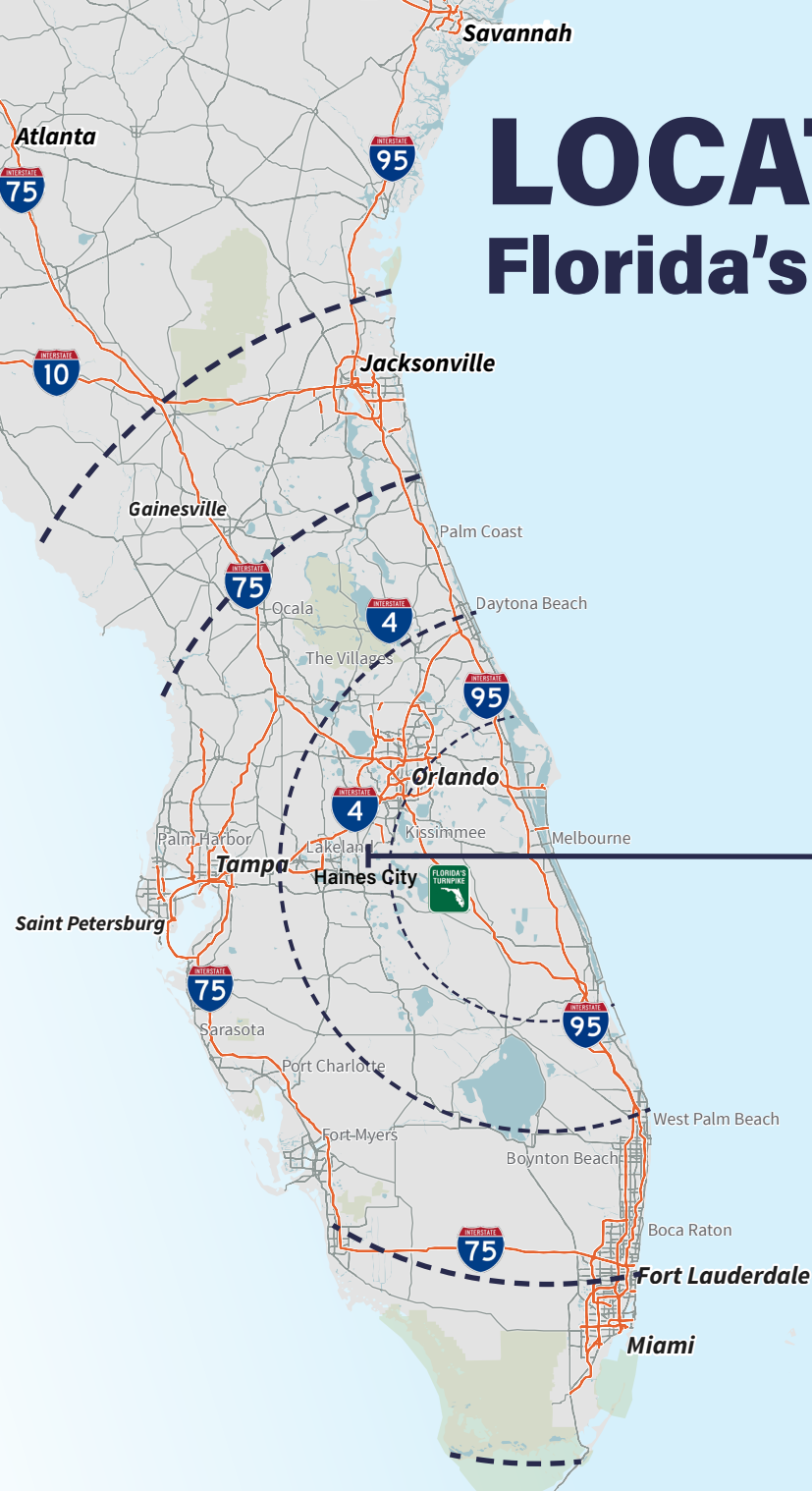
Orlando	42 Miles
Tampa	64 Miles
Jacksonville	182 Miles
Miami	223 Miles
Savannah	321 Miles
Atlanta	467 Miles

Major Transportation Hubs

Port Canaveral	85 Miles
Orlando Int'l Airport	42 Miles
Tampa Int'l Airport	63 Miles

Major Highways

US 27	2 Miles
US-92 W/Hwy 17 S	4 Miles
SR 60	11 Miles
I-4	13 Miles
429	17 Miles
FL-417	20 Miles
FL Turnpike	47 Miles
I-75	50 Miles
I-95	74 Miles



KEY DRIVE TIMES



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