



# Lorenz-Haines City Industrial Park

Central Florida area ▪ Polk County, FL

## General Information

- **Size:** 109.5 acres (owner is willing to divide the site)
- **Price:** \$32,000 per acre
- **Address:** SE White Clay Pit Road and Detour Road
- **Ownership:** One owner
- **Zoning:** Industrial Park

## Utilities

- **Electric:** Duke Energy. A 12.47 kV distribution line runs through the park, and 5 MW can be provided within four to six months
- **Water:** City of Haines City. An 18-inch water line with 1.35 MGD of excess capacity is adjacent to the property along Detour Road. The water treatment plant has 1.5 million MGD of excess capacity, factoring in average utilization
- **Wastewater:** City of Haines City. A force main is approximately 4,000 feet from the property. The wastewater treatment plant has 1.4 million MGD of excess capacity, factoring in average utilization
- **Natural gas:** A 6-inch natural gas line operating at 50 psi is approximately 3,960 feet from the property. Estimated timeline to extend the line to the property through public right of way is less than six months
- **Telecom/Fiber:** Fiber telecommunications service can be provided within one week

## Transportation

- **Highway:** I-4 – 14.7 miles; US Highway 27 – 2 miles
- **Airport:** Orlando International Airport – 42 miles
- **Rail:** Not rail served
- **Port:** Port Tampa Bay – 65 miles; Port Canaveral – 85.7 miles

## Additional Information

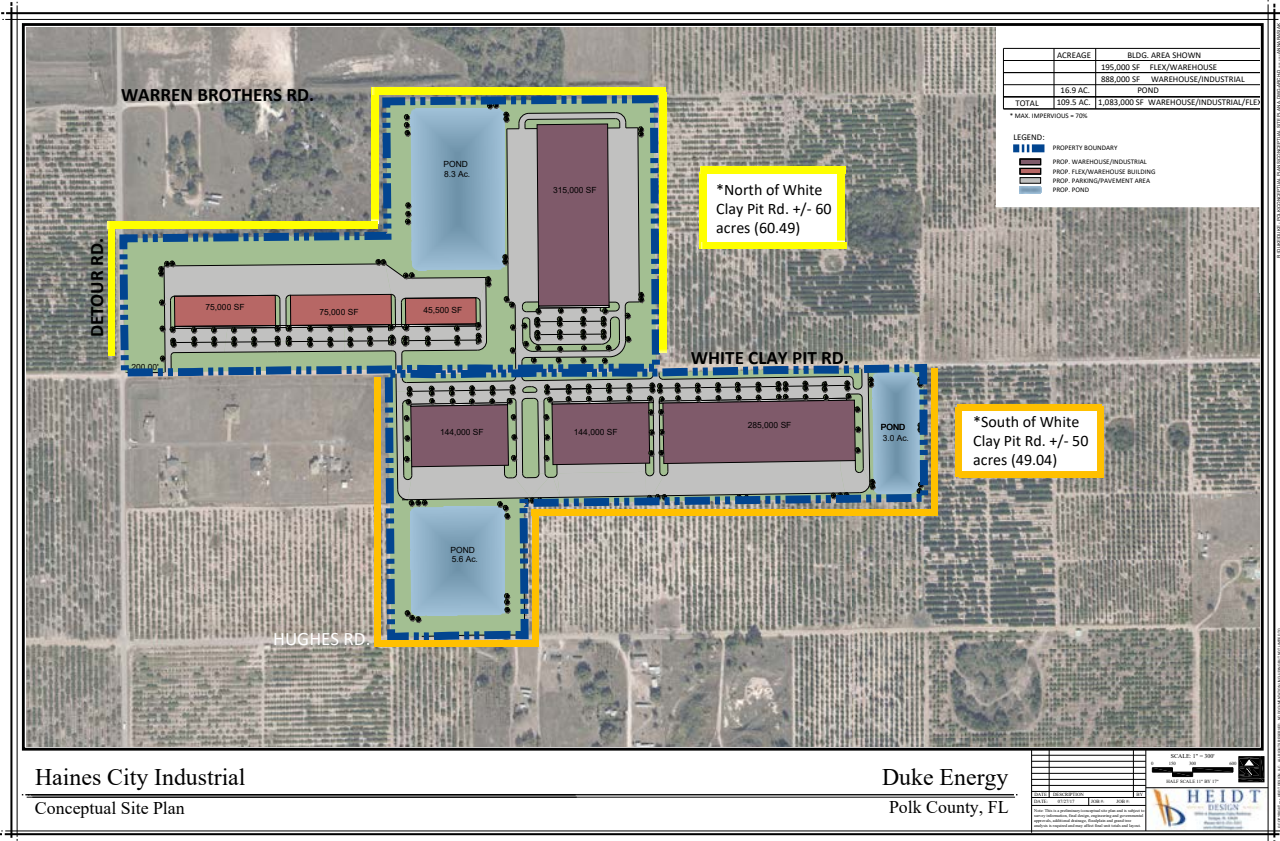
- The following due diligence has been completed:
  - Wetlands Delineation
- Air quality status: In Attainment
- Existing industries nearby: distribution and manufacturing
- The site is within FTZ 79 service area
- Link to a Google map of the site: <https://goo.gl/maps/PV3atuLwC2u>
- Link to a drone video of the site: <https://www.youtube.com/watch?v=ufLF1pwRezE>

For More Information Please Contact the Duke Energy Business Recruitment Team at 919.349.2853.

[duke-energy.com/economic](http://duke-energy.com/economic)



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Conceptual plan

This site has been evaluated as part of  
 Duke Energy's Site Readiness Program

