

HAINES CITY

RAIL CENTER

Bannon Island Road, Haines City, FL 33844

Marion Road

74 ACRE RAIL SERVED SITE
UP TO 1.2M SQUARE FEET
BUILD TO SUIT

CSX
TRANSPORTATION

FCEN

Detour Road

Bannon Island Road



CONVENIENT ACCESS

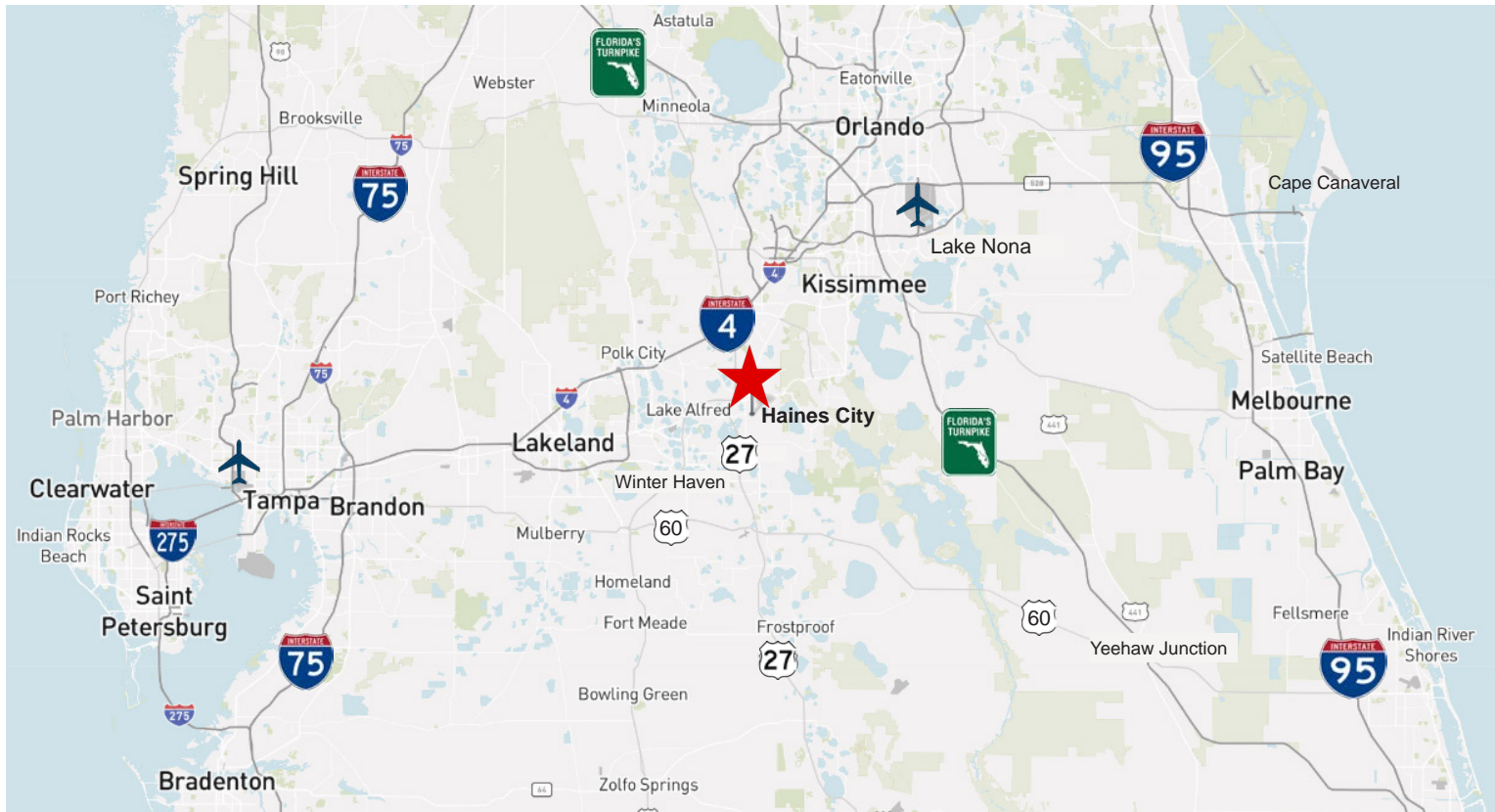


KEY DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
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

The Haines City Rail Center is a premier 74 Acre rail-served business park strategically located along the I-4 corridor between Tampa and Orlando.

CENTRALLY LOCATED



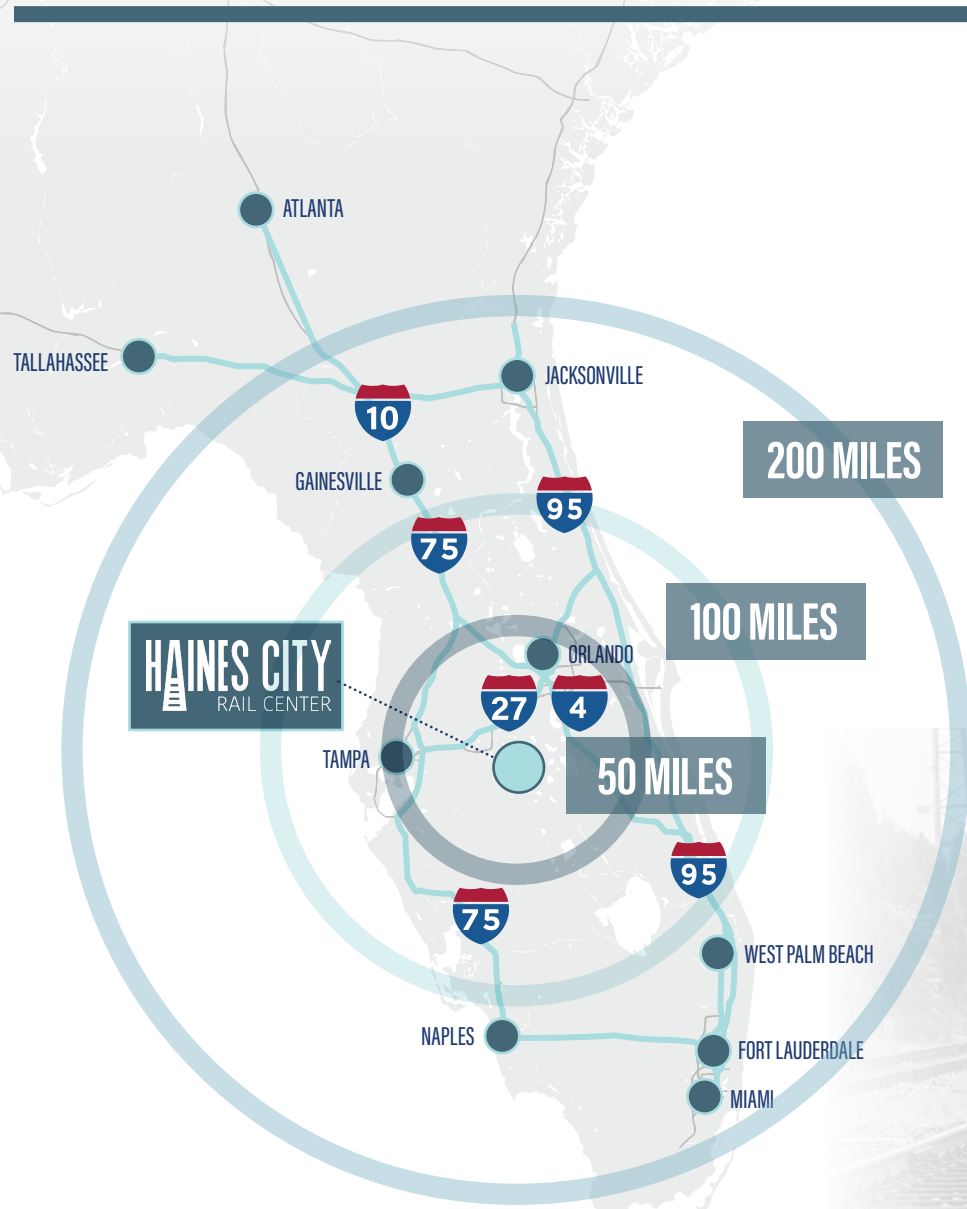
BUILD-TO-SUIT OPPORTUNITIES FOR:

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

- 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



STRATEGIC LOCATION



KEY DRIVE TIMES TO

MAJOR CITIES

Orlando	41 Miles
Tampa	62 Miles
Jacksonville	179 Miles
Miami	223 Miles
Atlanta	452 Miles

MAJOR HIGHWAYS

US 27	2 Miles
60	11 Miles
I-4	13 Miles
429	17 Miles
417	19 Miles
FL Turnpike	47 Miles
I-75	50 Miles
I-95	74 Miles

MAJOR TRANSPORTATION HUBS

CSX Intermodal	26 Miles
Orlando Int'l Airport	42 Miles
Port of Tampa	63 Miles
Tampa Int'l Airport	69 Miles