

FOR LEASE OR SALE

200K SF - 2.4 MILLION SF OF INDUSTRIAL

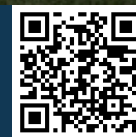


**STATEWIDE
LOGISTICS CENTER**



www.StatewideLogisticsCenter.com

BROOKSVILLE, FL

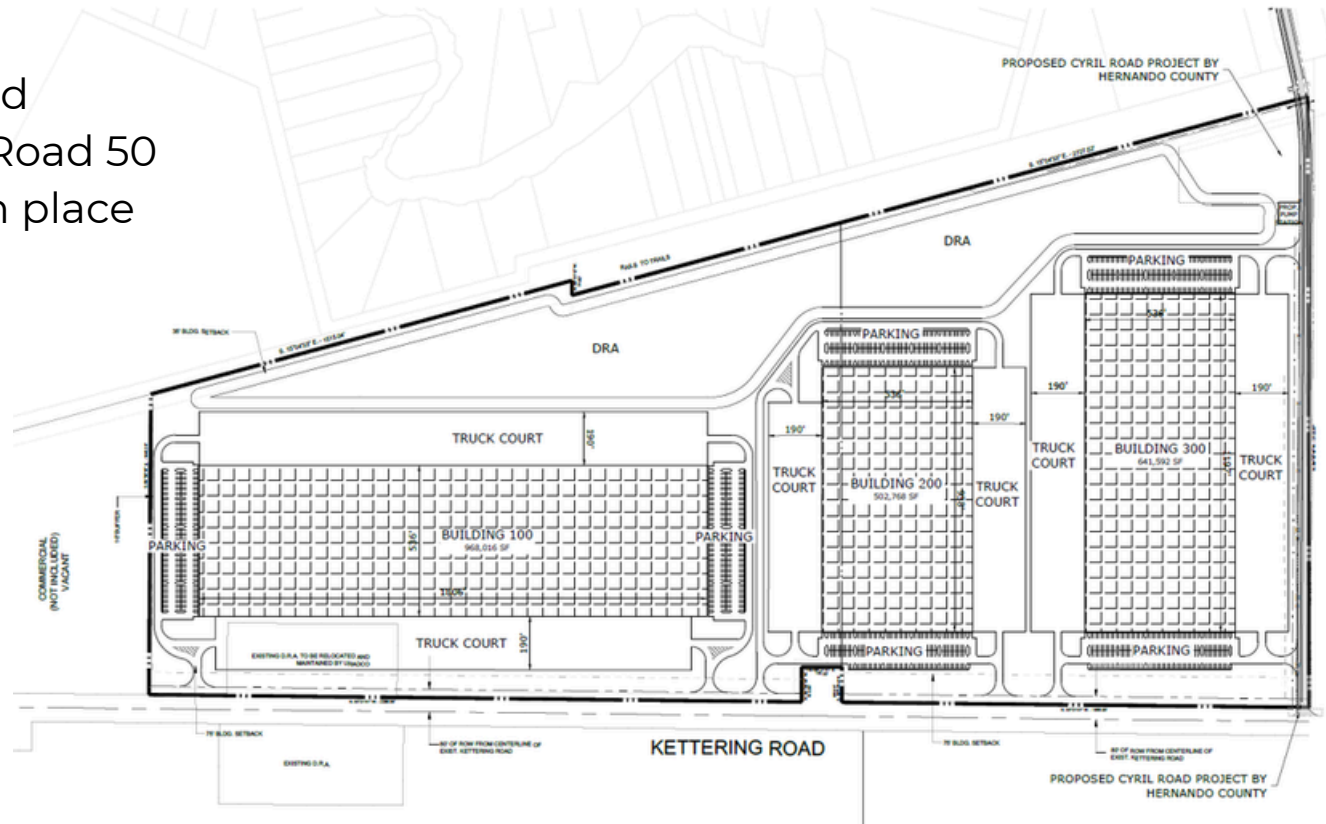


Tel: 813.928.0394



STATEWIDE LOGISTICS CENTER

- 143-acre industrial site in Brooksville, FL
- Up to 2.4 million SF under one roof
- Divisible from 200,000 SF
- Frontage along Kettering Road
- Easy access to I-75 and State Road 50
- All zoning and entitlements in place



Build-to-suit and land sale opportunities available

Location & Access

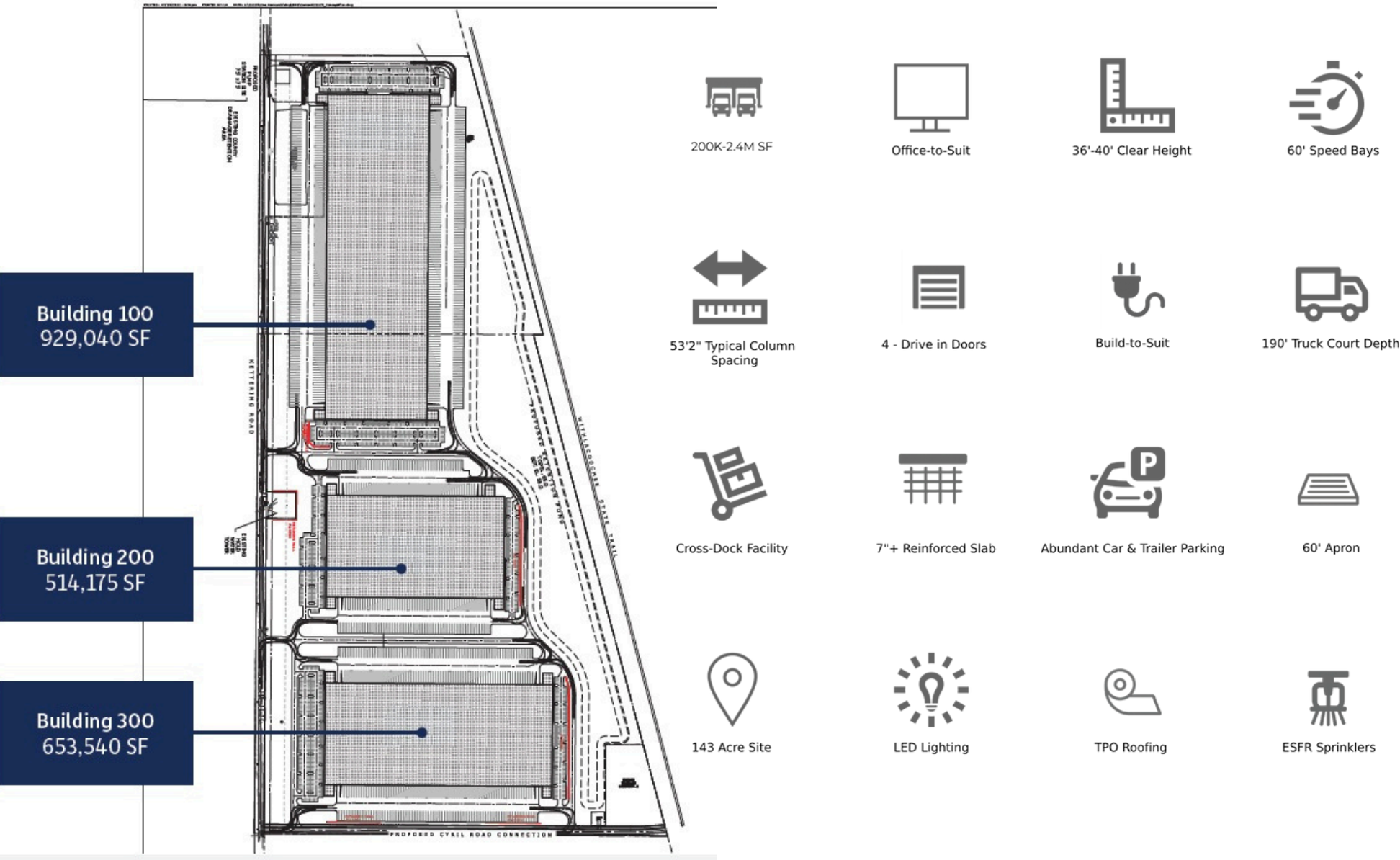


Centralized Access to Florida and the Southeast

Located in Brooksville, Florida, Statewide Logistics Center offers unmatched access to Florida's largest consumer markets. With easy access to I-75 and State Road 50, the site enables rapid fulfillment and same-day delivery to Tampa, Orlando, and beyond. This central location is ideal for regional distribution, e-commerce operations, and supply chain users seeking both scale and speed.

Strategically positioned for same-day reach to Florida's largest markets

Concept Plans & Flexibility



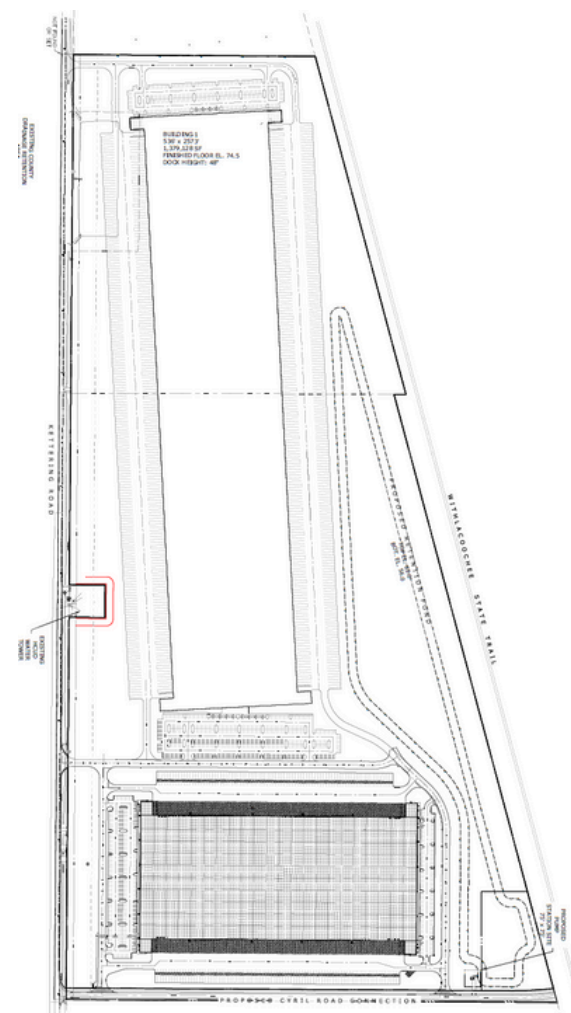
Build-to-suit and phased development opportunities available

Conceptual Layout Options

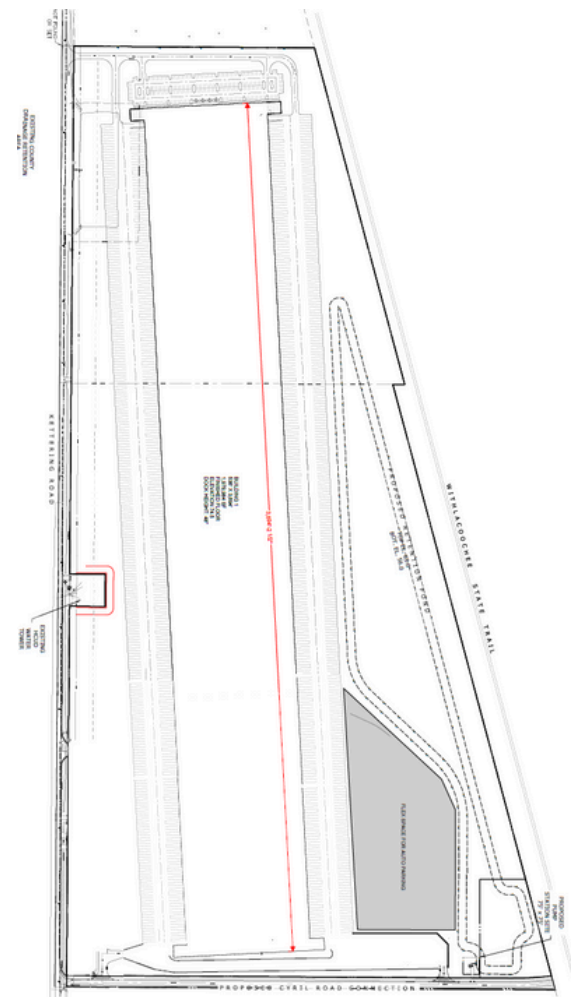
Flexible configurations to meet a wide range of needs



Statewide Logistics Center offers multiple conceptual layouts to accommodate users of all sizes. Whether you require a single, expansive facility or phased delivery of multiple mid-sized buildings, the site is ready to adapt to your operational needs.



Two Warehouse Concept



Single Warehouse Concept

All conceptual layouts are preliminary and can be modified to suit specific requirements.

One Site. Infinite Possibilities.

Deal Structures



Land Sale

Purchase the full 143-acre site or subdivide to suit your development goals

Build-to-Suit

We'll design and deliver a facility tailored to your operational needs

Ground Lease

Long-term site control without a land purchase

For Lease

Flexible leasing opportunities ranging from 200,000 to 2.4 million SF, designed to accommodate businesses of all sizes

Flexible deal structures available to match user and developer needs

Local Incentives



Strategic Tax & Development Incentives

Hernando County offers performance-based incentive programs that reduce upfront costs and accelerate development timelines. Designed to attract industrial, logistics, and manufacturing users, these incentives can deliver substantial tax savings and speed-to-market advantages.

Key Benefits

- Up to 100% property tax rebates for qualifying projects
- Fast-tracked permitting through the EPIC Program
- Grants tied to job creation, wages, and capital investment
- Additional benefits for projects paying above-average wages

STATEWIDE LOGISTICS CENTER

Tax advantages and fast-track development opportunities for qualified users

Scan for Incentive
Information



Infrastructure Built. Access Unmatched.



Statewide Logistics Center is strategically situated just one mile east of the I-75 and SR 50 interchange, offering immediate access to Florida's primary freight corridors. The ongoing widening of SR 50 from two to four lanes enhances east-west connectivity, facilitating efficient transportation to Orlando and beyond.

Key Infrastructure Highlights

- Proximity to I-75: Quick access to I-75 enables streamlined north-south logistics operations.
- SR 50 Widening: The expansion of SR 50 improves traffic flow and capacity, supporting increased freight movement.
- New Access Road: A newly constructed access road provides direct entry to the site, optimizing ingress and egress for heavy vehicles.
- Lift Station: The on-site lift station, ensures robust utility infrastructure to support large-scale industrial operations.



Ready to Build. Positioned to Move.



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