

Arcadia, FL Site

2039 NW 70, ARCADIA, FL 34266

- ◆ Direct rail service provided by Seminole Gulf Railway and interchange to the North American rail network just North of property
- ◆ Three available sidetracks with a collective length of 6,330 ft
- ◆ Over 8 acres of improved land to accommodate immediate industrial operations and 37 acres of green field
- ◆ Multiple truck access points to and from Hwy 70
- ◆ Seminole Gulf Railway owned property
- ◆ No clearance restrictions as all sidetracks and mainline are 286k lbs capable
- ◆ No restrictions on operating hours along with a highly flexible industry switching schedule provided
- ◆ Offsite railcar storage available

45 Acres

Improved Land

Zoned Industrial

Available Utilities



CONTACT

**Brad Hurst, Vice President of
Sales and Marketing**

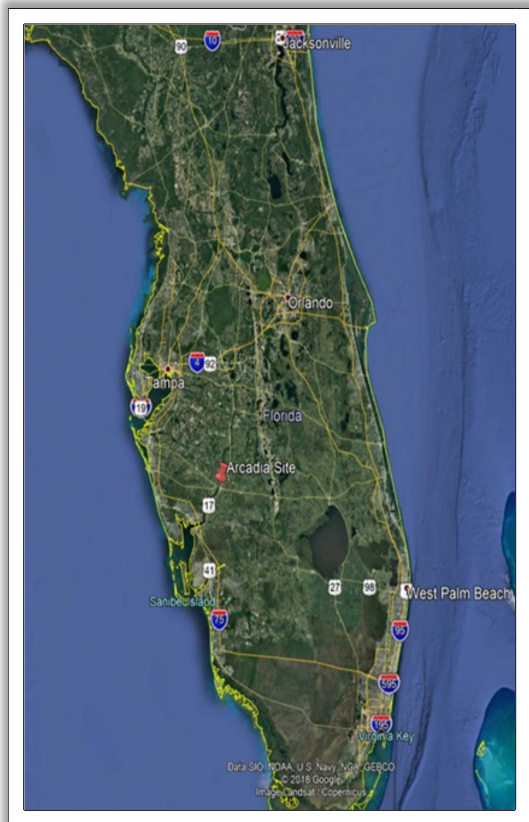
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Road Connectivity

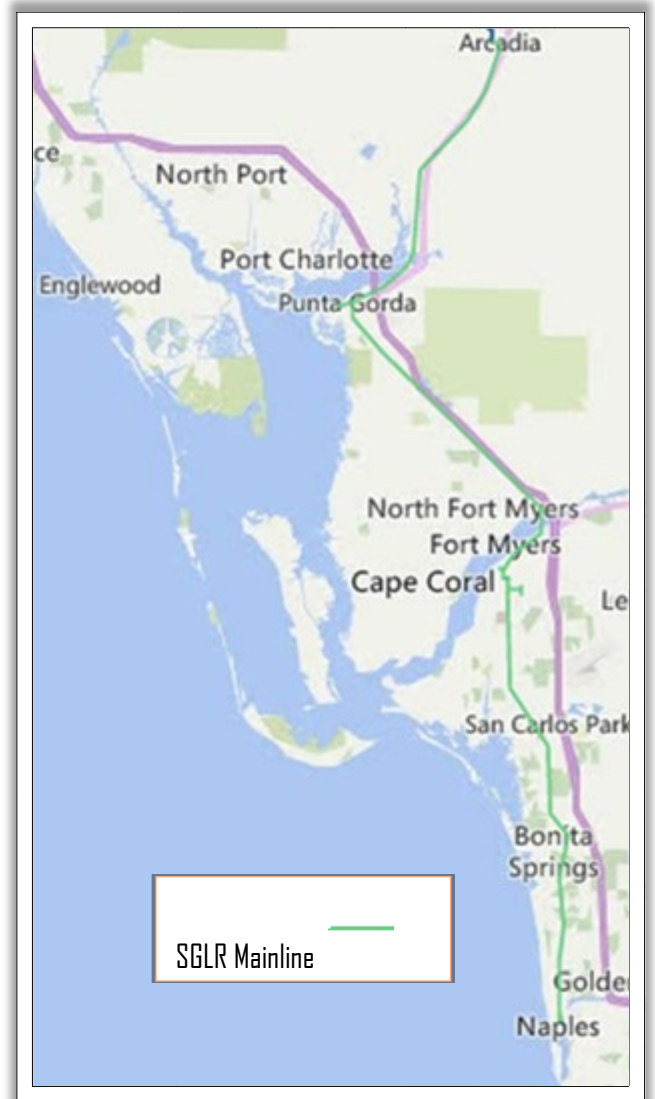
The property has a logistical advantage by allowing the option to travel North, South, East, or West. Hwy 70 and 72 travel East and West while Hwy 17 and 31 travel North and South. All of which intersect adjacent to the property. I-75, I-275, I-4, or I-95 are also easily accessible.



Seminole Gulf Railway

SGLR operates 118 miles of trackage between North Naples and Arcadia, as well as, between Oneco (Bradenton) and Sarasota. SGLR now hauls much of the region's building materials, newsprint, LP gas, plastics, stone, recycled materials, steel, and other commodities. The railroad owns and manages a fleet of railcars rolling throughout North America. SGLR also helps clients with industrial development services.

In addition to providing traditional rail freight transportation, Seminole Gulf's related companies provide other vital supply chain solutions for Southwest Florida, including regional trucking and logistical services, as well as warehousing and distribution from its 1.6 million cubic foot, frozen, refrigerated food and dry goods distribution center located in North Fort Myers.



Southwest Florida's Growing Economy

Southwest Florida continues to show heavy economic growth as the population has increased over 45% in the last 17 years. The region's population is expected to increase another 40% over the next 45 years.

Industry diversification grew 8% at the end of 2018 and is listed in the top ten regions of industry diversified workforce. Construction, in particular, has accounted for most of the industrially diverse economy as the population continues to skyrocket. Bulk commodities such as lumber, plastics, aggregates, metals, and various building materials are and will be in high demand for years to come.