



The **Centanino Commerce Park** is located in the **City of Bowling Green** in the Heartland of **Florida**. The twenty acre tract is divided into eight parcels ranging in size from one acre to two acres. Parcels can be combined to create a larger development site.

**TRANSPORTATION:** The main entrance to Centanino Commerce Park is 1/4 mile from US Hwy 17, a four lane highway running north and south through central Florida and intersecting with **I-4**, 40 miles to the north. **I-75** is 40 miles to the west. It is 70 miles to the Orlando International Airport, 65 miles to the Tampa International Airport, and 60 miles to the Sarasota-Bradenton International Airport.

**UTILITIES:**

**WATER SERVICE:** Water and Sewer service is supplied by the City of Bowling Green Utilities Department from a 10" water main.

**WASTEWATER SERVICE:** Wastewater service is supplied by the City of Bowling Green Utilities Department through a gravity sewer system.

**ELECTRIC POWER:** Electric service is available from Duke Energy

**DEVELOPMENT SUITABILITY ANALYSIS:** The Centanino Commerce Park tract is a multi-use development park that offers opportunities for Executive Offices, Corporate Headquarters, Business Services, and Research Facilities. The developer has implemented land use controls and development standards to insure attractive building designs, aesthetic Landscaping/buffers, and appropriate signage to insure that Centanino Commerce Park will be a desirable location.

**RURAL OPPORTUNITIES**

Unlike rural areas in other states, Florida's rural counties offer close proximity to strategic business resources, a wealth of business opportunities, an outstanding quality of life and plenty of available land. In fact, these counties are hardly "rural" given that each is no farther than an hour away from an airport, large city or a college. Moreover, Florida's small towns provide some advantages that are not easily found in other small towns across the U.S. such as:

- Fast growing and highly motivated labor force with strong work ethics
- Cost-effective environment for business
- Available land
- Easily accessible to more metropolitan communities
- Lack of congestion
- Pristine environments
- Eligibility for special financial incentives

For information on lease terms and rates contact **Jerry Conerly**, Bowling Green City Manager at:

**863-375-2255** or [jconerly@bowlinggreenfl.org](mailto:jconerly@bowlinggreenfl.org)

