

Commercial | For Lease



CBRE

# Davenport North Polk County, FL

COMMERCIAL SPACE FOR LEASE

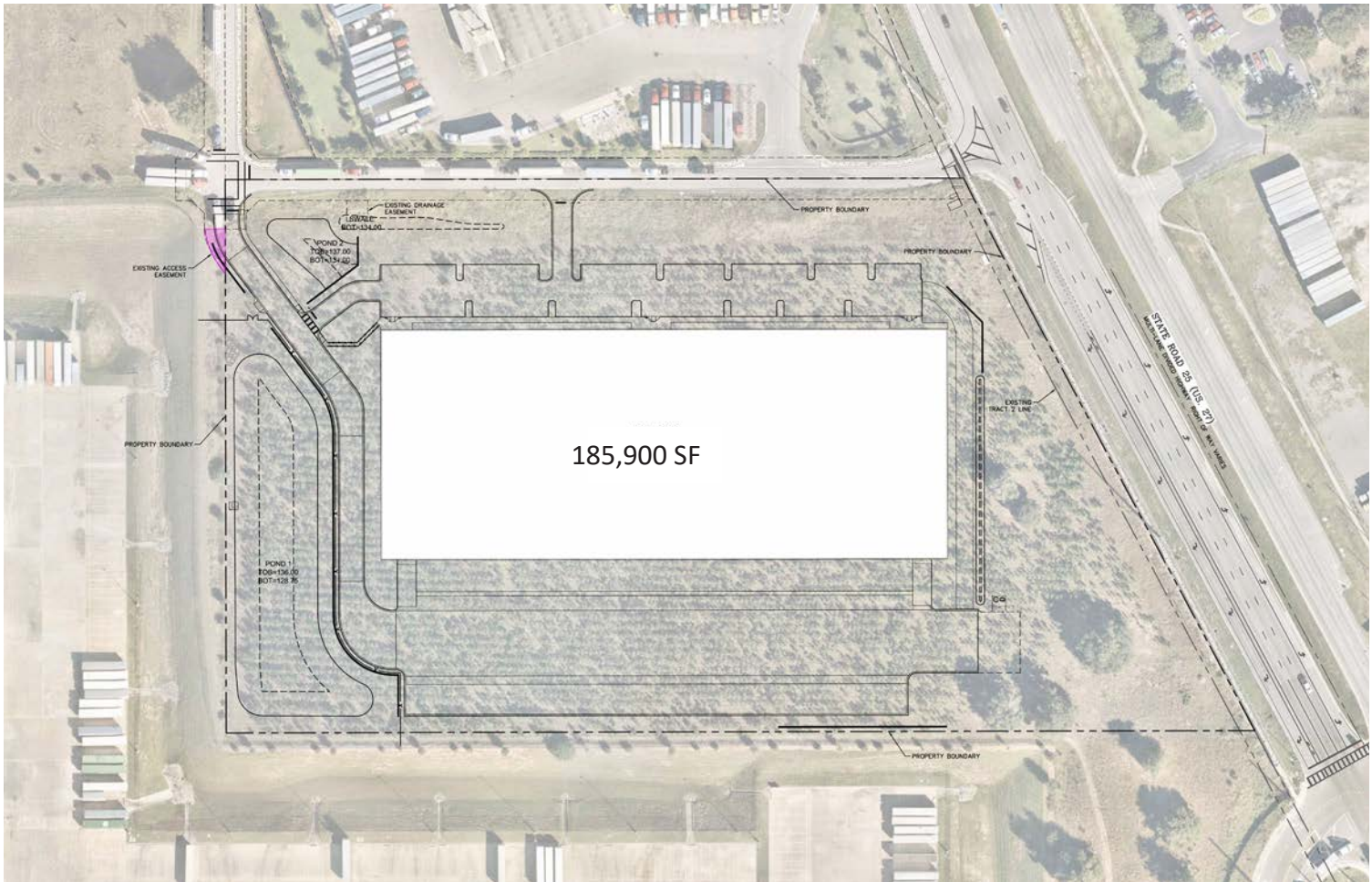
0 HIGHWAY 27  
DAVENPORT, FL 33897  
[Google Maps](#)

AVAILABLE FOR LEASE OR BTS | BUILDING A - 185,900 SF



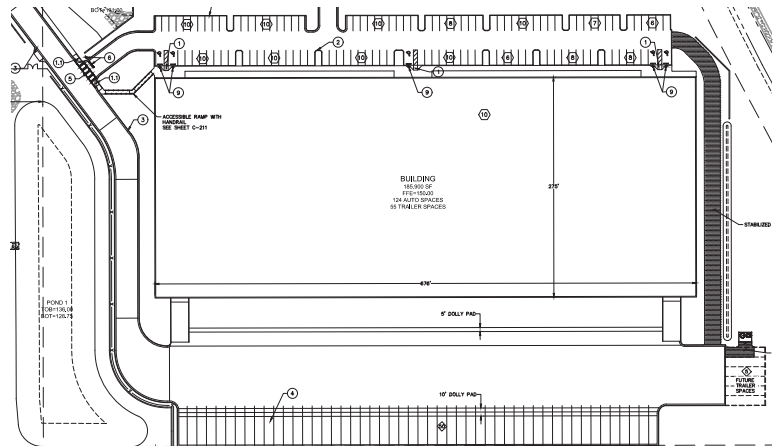
CONCEPTUAL PLAN





## BUILDING A DETAILS

<b>TOTAL SQ.FT.</b>	185,900 SF
<b>TOTAL ACRES</b>	±15.62 Acres
<b>OFFICE SF</b>	Build to Suit
<b>CLEAR HEIGHT</b>	32'
<b>BUILDING DEPTH</b>	275'
<b>LOADING</b>	Rear Load Warehouse
<b>DRIVE IN DOORS</b>	2 Grade level doors 12' x 14' with canopies
<b>DOCK DOORS</b>	36 Dock-high doors 9' x 10'
<b>COLUMN SPACING</b>	50' wide x 48' deep with 60' deep bays at the dock bay
<b>TRUCK COURT DEPTH</b>	130'
<b>TRAILER PARKING</b>	55 Spaces
<b>AUTO PARKING</b>	123 Spaces
<b>SPRINKLER</b>	ESFR
<b>ZONING</b>	2BCP-2 Business Park Center
<b>POWER</b>	3-Phase 277/480 volt
<b>UTILITIES</b>	County Water & Sewer
<b>LIGHTING</b>	LED

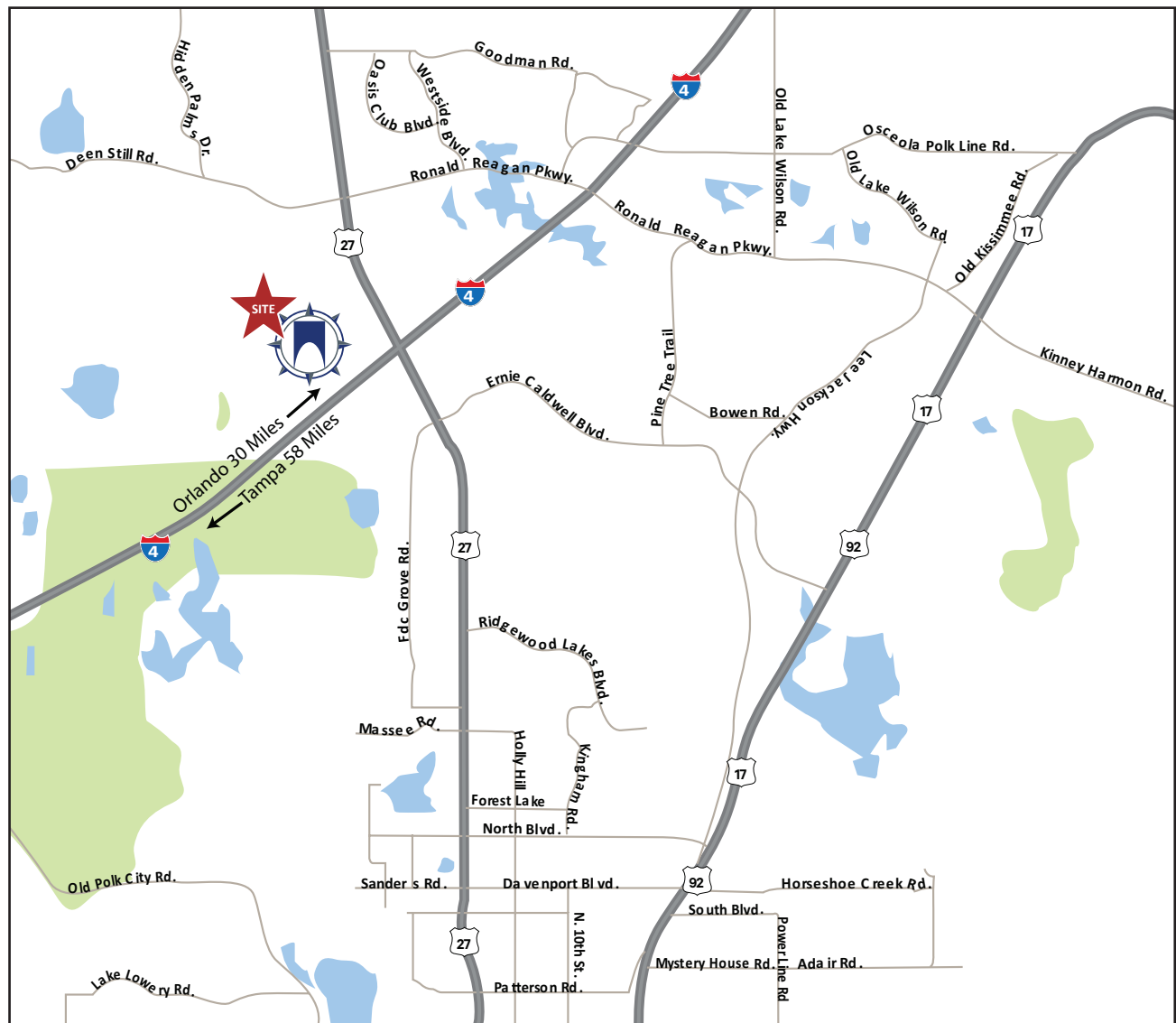


# Why Polk County?

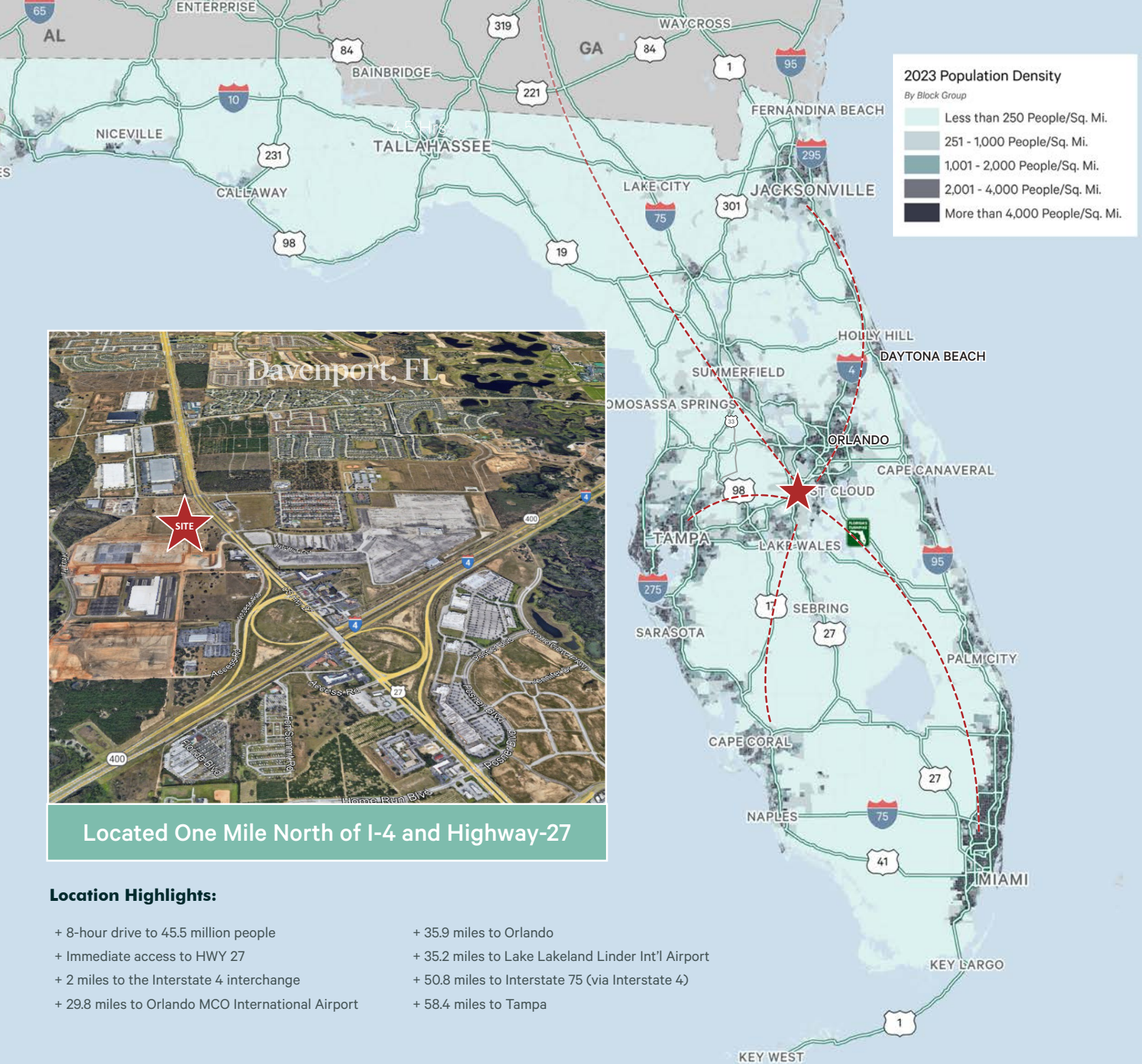
Polk County, Florida is experiencing robust growth across various areas. The population in 2024 is expected to be 812,640, growing at an annual rate of 2.72% from 2020 and projected to grow by 1.93% annually over the next five years. There is significant growth in households, with an annual growth rate of 2.58% over 2020 and projected to grow by 1.84% annually over the next five years. The median household income is estimated at \$63,515, with per capita income at \$31,188. The labor force is also growing, with a 96.2% employment rate. The housing sector is also thriving, with 61.7% of housing units being owner-occupied and the majority being single-unit detached homes. The county's growth outpaces national averages in several areas.

## Location Highlights

- + Immediate Access to I-4
- + Class "A" Business Park Setting
- + Excellent Proximity to Orlando and Tampa Markets
- + FedEx Hub Located Within Park







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