



LAKELAND LOGISTICS CENTER

3075
WHITTEN ROAD
LAKELAND, FL 33811

LBA Logistics 

CBRE

105,642–211,284 SF
INDUSTRIAL SPACE FOR LEASE





PROPERTY OVERVIEW

For Lease

INDUSTRIAL SPACE

Premises: 105,642-211,284 SF

Possession: Immediate

Building Size: 404,040 SF

Configuration: Cross Dock

Site Area: 39.92 Acres

Term: Negotiable

Asking Rate: Upon Request

**CROSS-DOCK
FACILITY WITH ±2
ACRES OF OUTSIDE
STORAGE OR OFF
DOCK TRAILER
PARKING. BUILDING
IS READY FOR
OCCUPANCY.**

INGRESS/EGRESS



2+ Acres

Outside storage and/or off-dock trailer spots

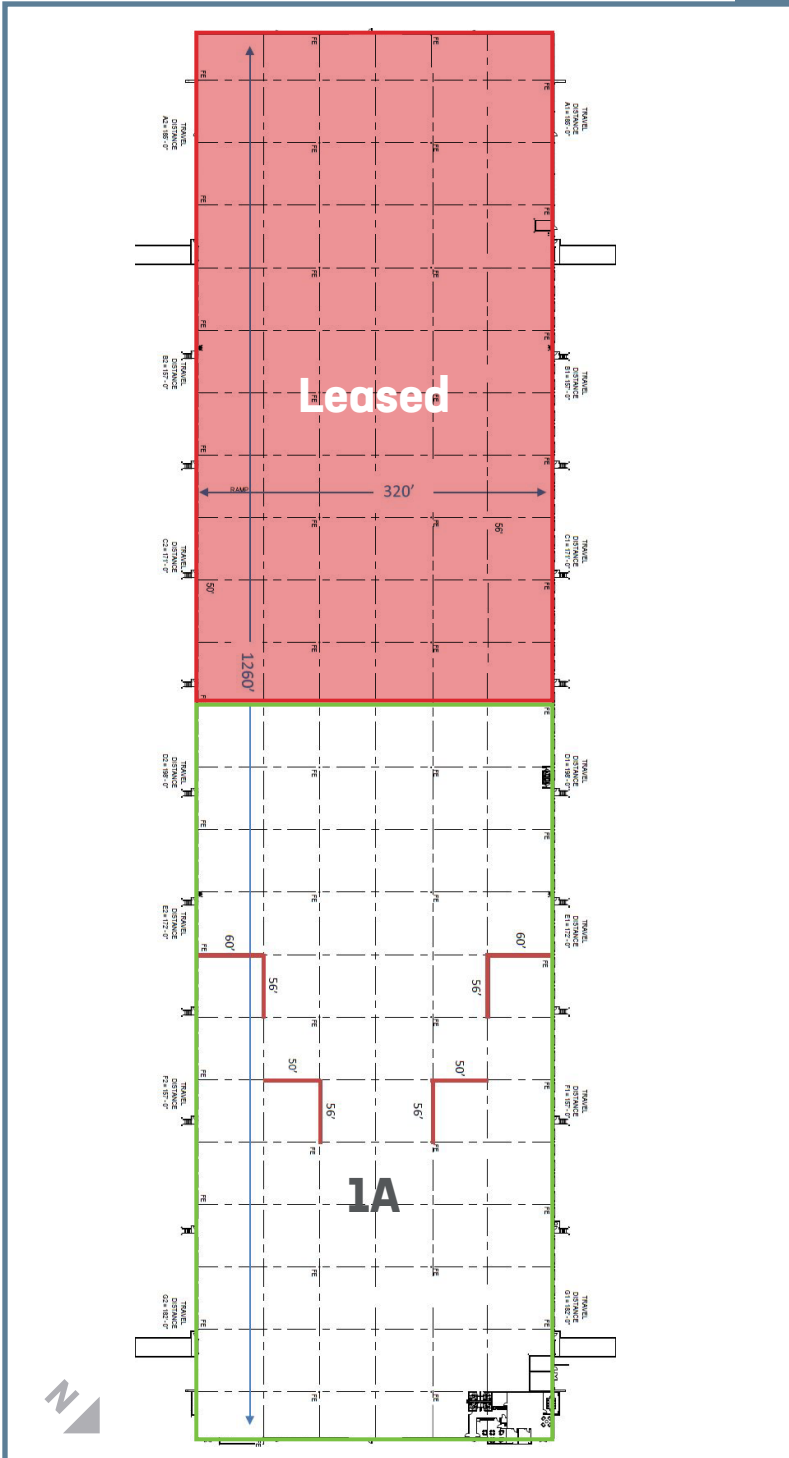


±217

Employee parking spots

FLOOR PLAN

Option 1A



1A
211,284 SF
FIRST GEN SPACE

3,500 SF
BRAND-NEW OFFICE

2
RAMPS

68
DOCK DOORS

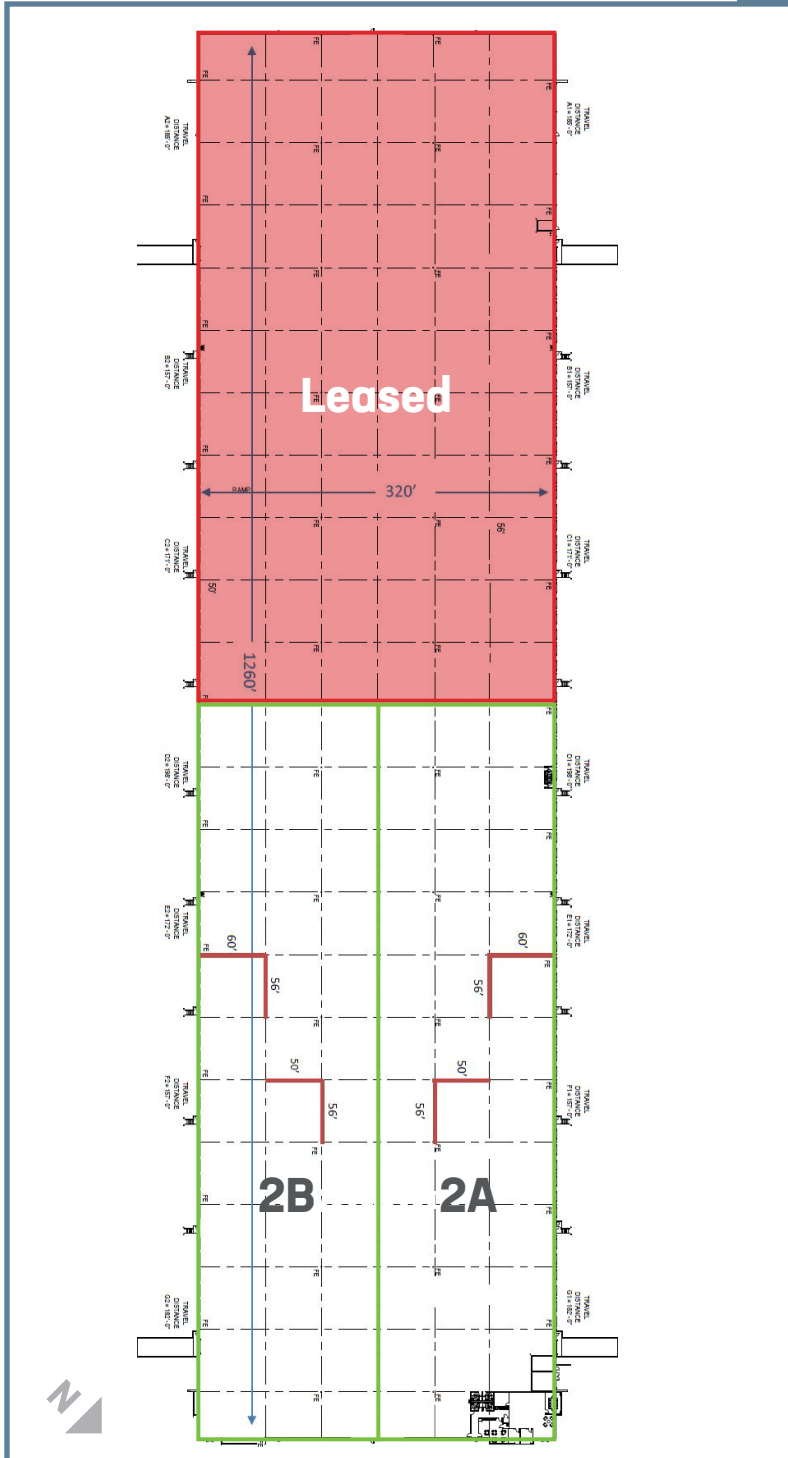
22
PIT LEVELERS (40K LBS)

320'
DEPTH

657'
LENGTH

FLOOR PLAN

Options 2A or 2B



2A: 105,642 SF
FIRST GEN SPACE

3,500 SF
BRAND-NEW OFFICE

1
RAMP

34
DOCK DOORS

11
PIT LEVELERS (40K LBS)

160'
DEPTH

657'
LENGTH

2B: 105,642 SF
FIRST GEN SPACE

OFFICE
BUILD-TO-SUIT

1
RAMP

34
DOCK DOORS

11
PIT LEVELERS (40K LBS)

160'
DEPTH

657'
LENGTH



BUILDING SPECIFICATIONS

Clear Height: Minimum 36'

±2 acres of outside storage/off-dock trailer spots

Column Spacing: 50' x 56'

Speed Bays: 60' x 56'

Dock-High Doors: 118

Drive-In Doors: 4

Dock Levelers/Pits: Existing and based on tenant need

Building Dimensions: 1260' x 320'

Floor Thickness: 7"-thick, 4000-psi concrete slab on compacted grade

Warehouse Ventilation: Based on tenant need, louver knock out panels installed

Interior Lighting: Existing, supplemented to suit

Power: 1600-amps of 277/480-volt (upon tenant verification)

Construction: Concrete tilt-up, steel columns, joists

Roof Type: Metal deck roof system

Truck Court: 175'

Trailer Parking Spaces: 90 off-dock

Auto Parking Spaces: 217 at 1.02/1,000 SF

Paving: Heavy-duty pavement in truck court, reinforced concrete in loading dock areas and light duty in car parking areas

ESFR sprinkler system

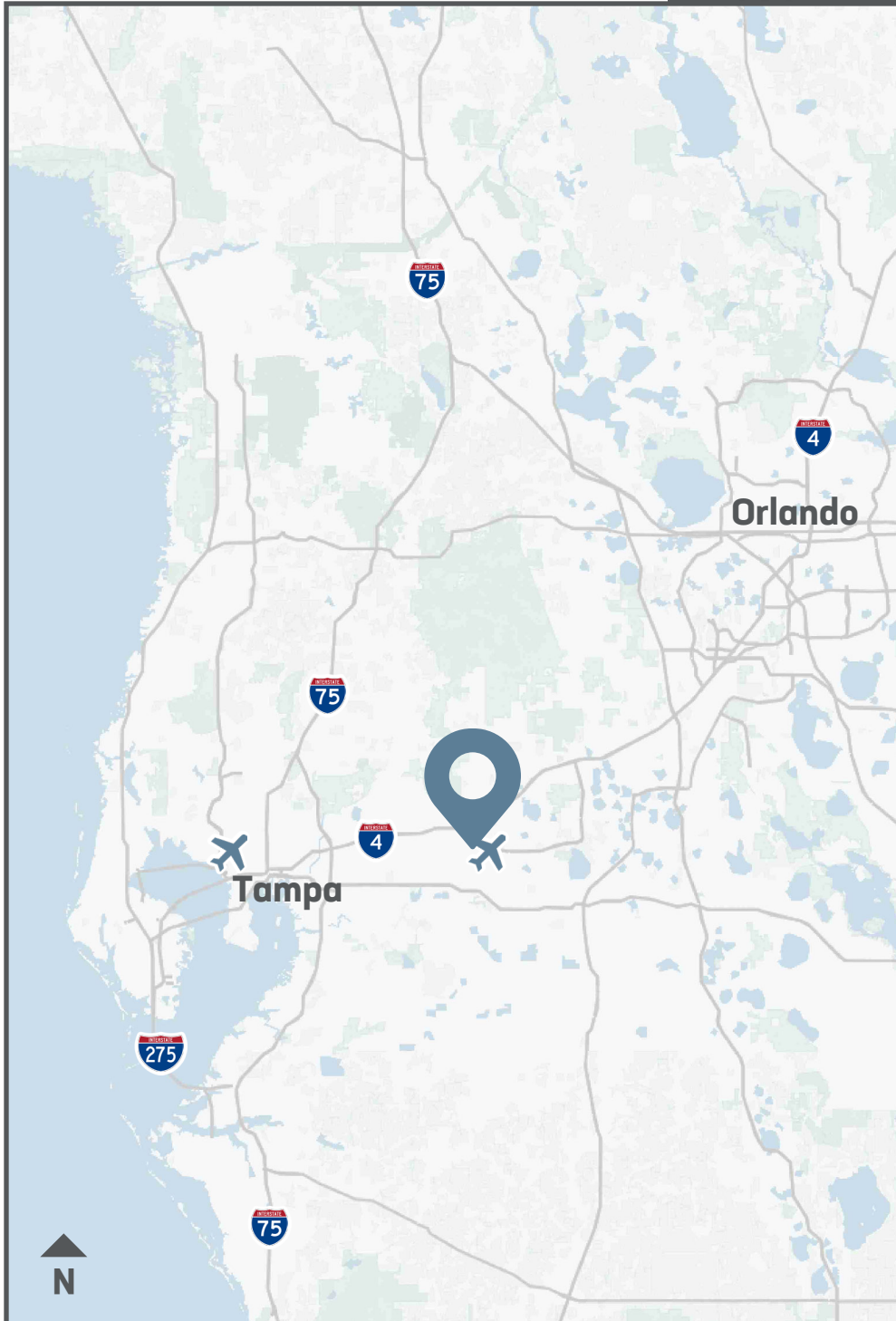
Fencing: Based on tenant need

Detention on site



LOCATION

Key Distances



6 MINS
POLK PARKWAY

9 MINS
LAKELAND LINDER
INTERNATIONAL
AIRPORT (LAL)^[1]

12 MINS
INTERSTATE-4

31 MINS
INTERSTATE-75

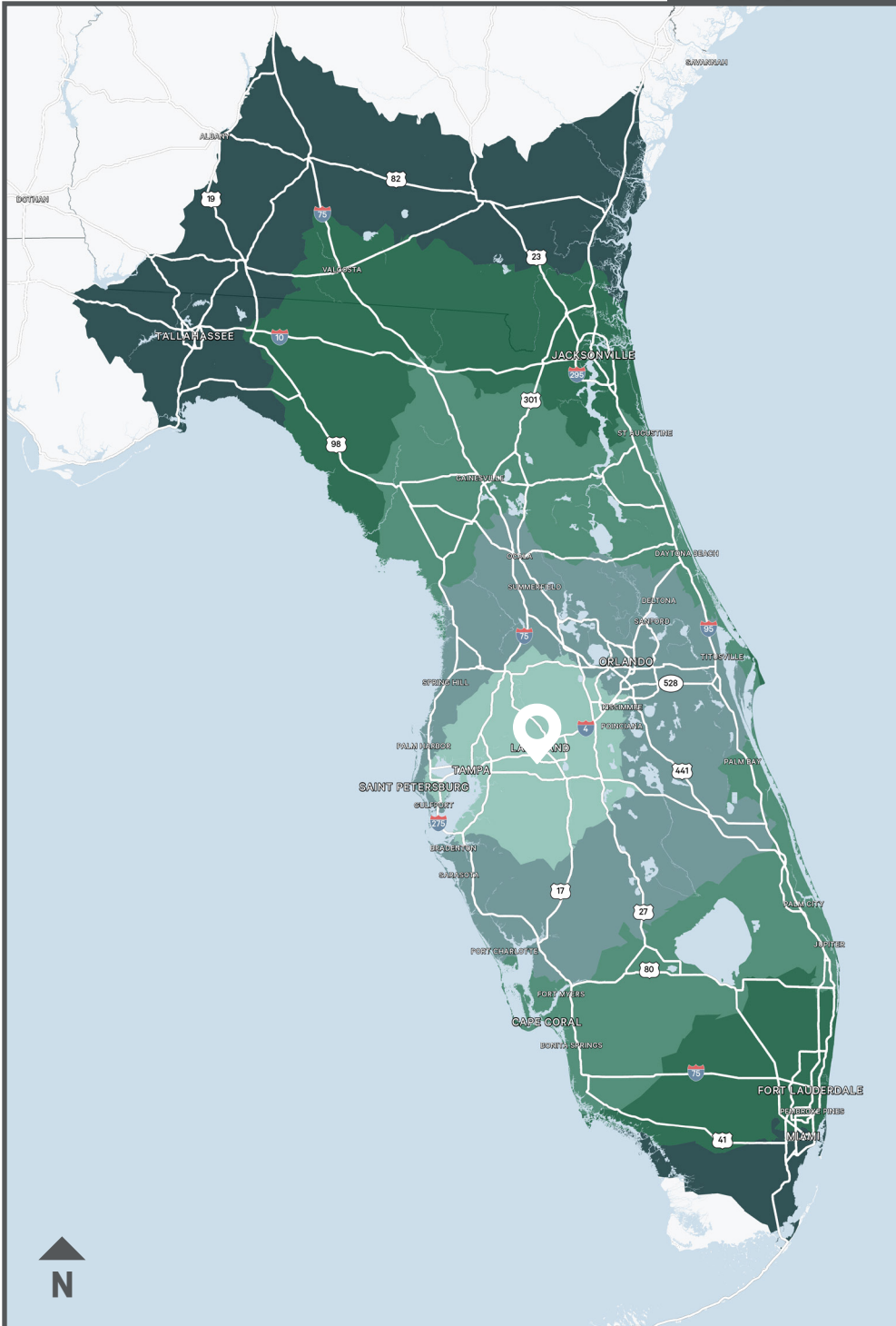
35 MINS
TAMPA

45 MINS
TAMPA
INTERNATIONAL
AIRPORT (TPA)^[2]

75 MINS
ORLANDO

DRIVE TIME

Last Mile Distribution



- 1 HR
- 2 HRS
- 3 HRS
- 4 HRS
- 5 HRS

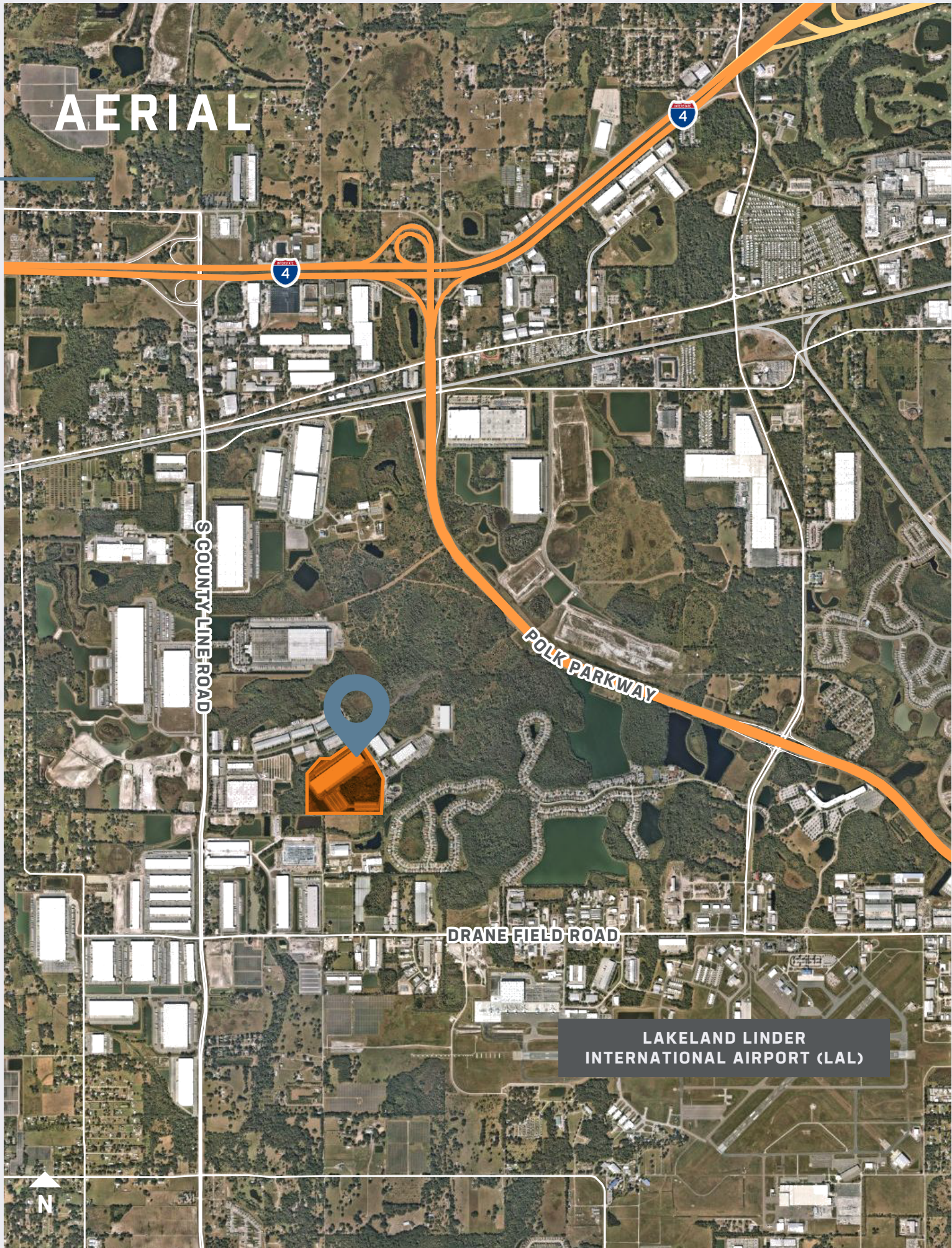
2.8 MILES
TO I-4, PROVIDING
DIRECT HIGHWAY
ACCESS TO
TAMPA AND
ORLANDO

1.9M
PEOPLE LIVE
WITHIN A 45-MIN
DRIVE RADIUS

4.4 MILES
TO LAKELAND
LINDER
INTERNATIONAL
AIRPORT (LAL)

3
SEAPORTS
LOCATED WITHIN
60 MINUTES

AERIAL



4

4

S COUNTY LINE ROAD

POLK PARKWAY

DRANE FIELD ROAD

LAKELAND LINDER
INTERNATIONAL AIRPORT (LAL)

N

3075
WHITTEN ROAD
LAKELAND, FL 33811

105,642-211,284 SF
INDUSTRIAL SPACE FOR LEASE

2024 Demographics

1 MILE	3 MILES	5 MILES
Businesses: 56	Businesses: 625	Businesses: 2,500
Employees: 826	Employees: 10,061	Employees: 29,718
Population: 1,166	Population: 13,919	Population: 73,966
Households: 514	Households: 5,121	Households: 28,382
HH Income: \$136,137	HH Income: \$100,732	HH Income: \$82,910
Consumer HH Expenditure: \$115,741	Consumer HH Expenditure: \$87,356	Consumer HH Expenditure: \$72,248

LAKELAND LOGISTICS CENTER

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