

# 4040 S. Pipkin Road

Lakeland, FL 33811

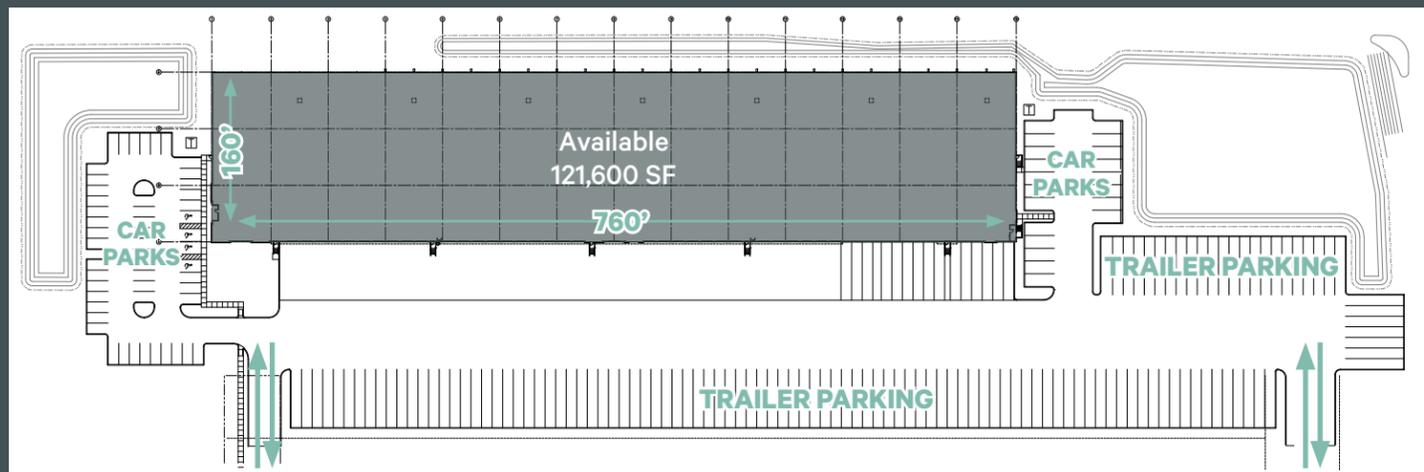
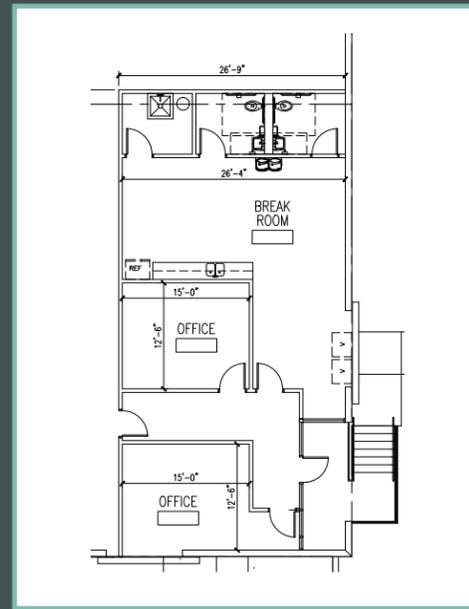
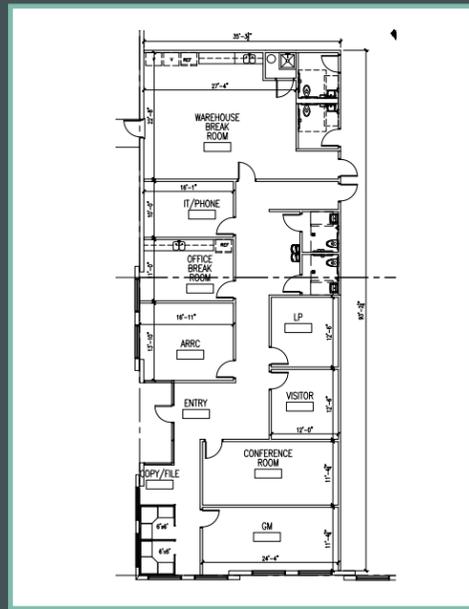
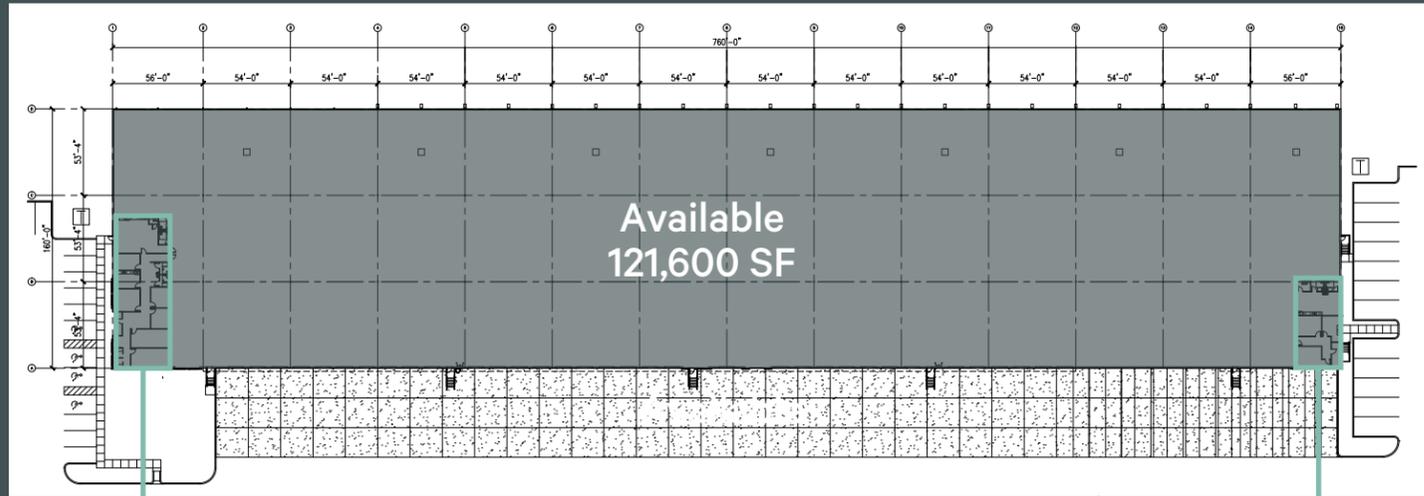
26,000 - 121,600 SF Available with Ample Trailer Parking/IOS



Centrally located on the I-4 Corridor, this property offers exceptional accessibility to Lakeland, Tampa, and Orlando. With 10.9 million residents within a 100-mile radius, its strategic location is further enhanced by proximity to major thoroughfares such as the Polk Parkway, I-4, U.S. Highway 92 and U.S. Highway 98. The area fosters a business-friendly environment, supported by organizations like the Lakeland Economic Development Council and Central Florida Development, promoting growth and opportunity.

## Property Highlights

- + 121,600 SF (divisible to ~26,000 SF)
- + ~3,200 SF & ~1,200 SF offices
- + 160' building depth
- + 54' x 53' 4" column spacing
- + 28.5' - 31' clear height
- + 42 dock-high doors with dock equipment
- + 2 drive-in ramps
- + LED warehouse lighting on motion sensors
- + 3-phase power
- + ESFR sprinkler system
- + 139 trailer stalls
- + Fully fenced and gated, full concrete pavement for trailers, outdoor storage and/or car parking
- + 2 points of ingress/egress



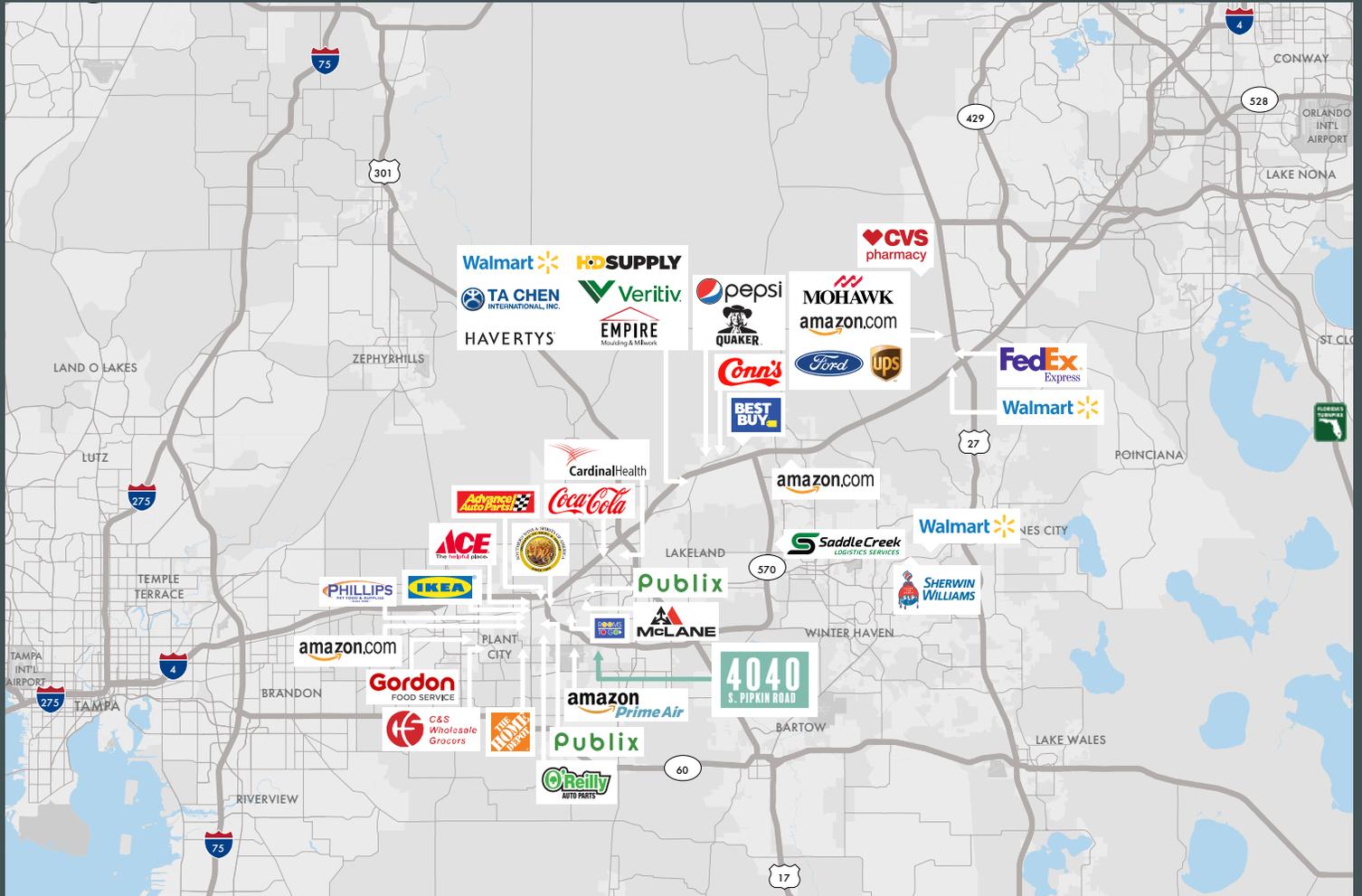
## Key Distances & Demographics



Demographics	5 Miles
2025 Population	130,785
2030 Population	143,849
2025 Households	52,035
2030 Households	57,946
2025 Average Household Income	\$103,031
2030 Average Household Income	\$113,392



## Neighboring Tenants



## Contact Us

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