

Industrial | For Lease

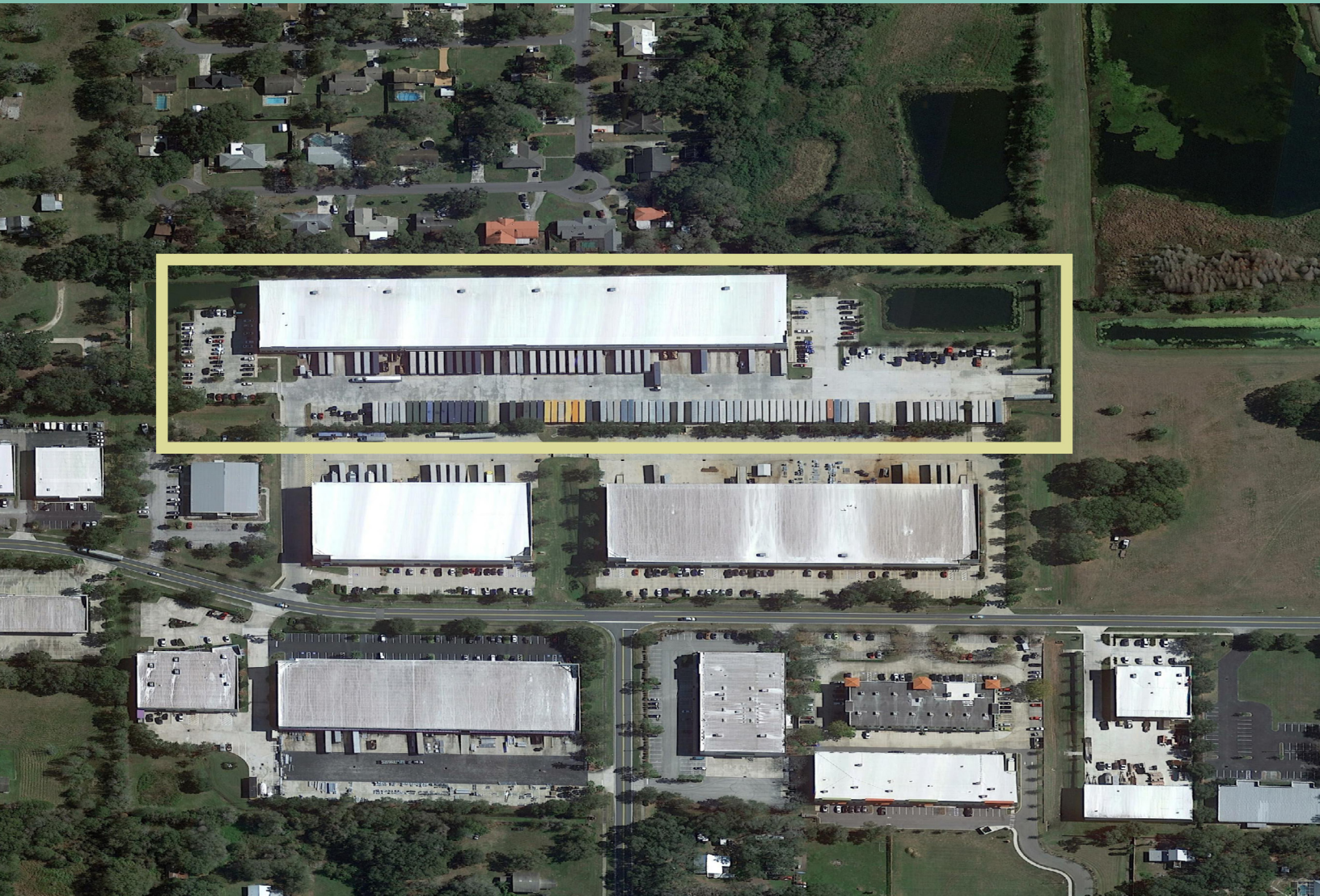
CBRE

EQUUS  
CAPITAL PARTNERS, LTD.

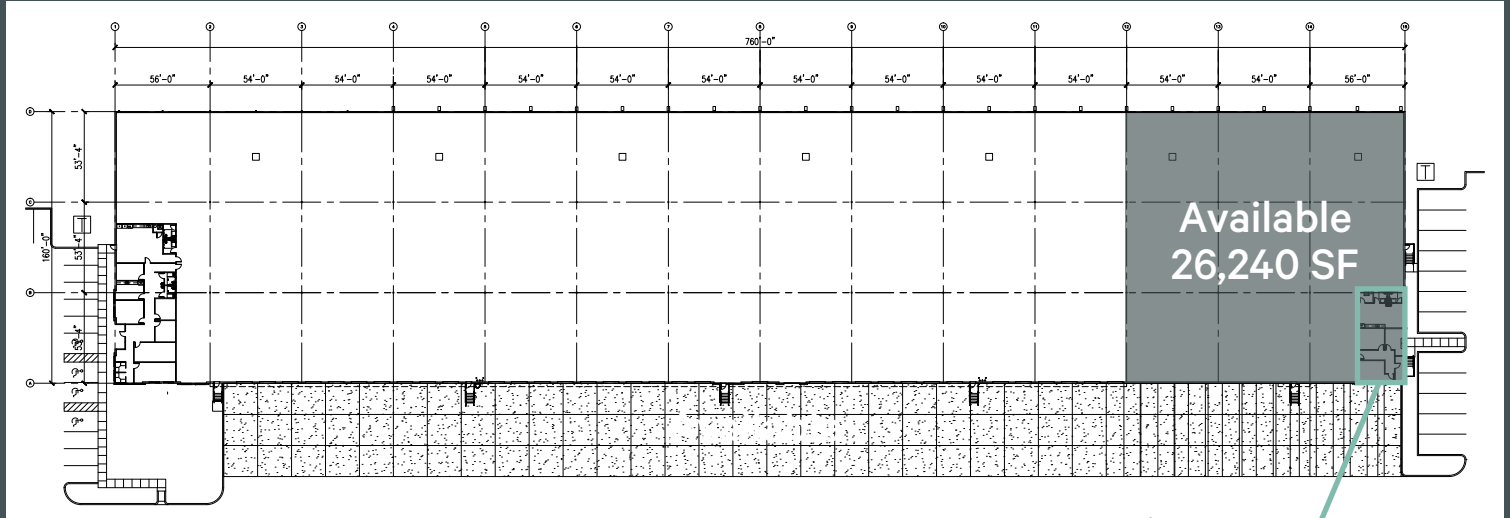
# 4040 S. Pipkin Road

Lakeland, FL 33811

26,240 SF Available



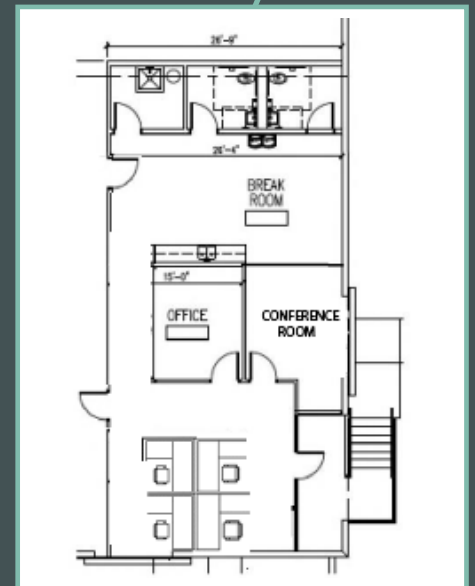
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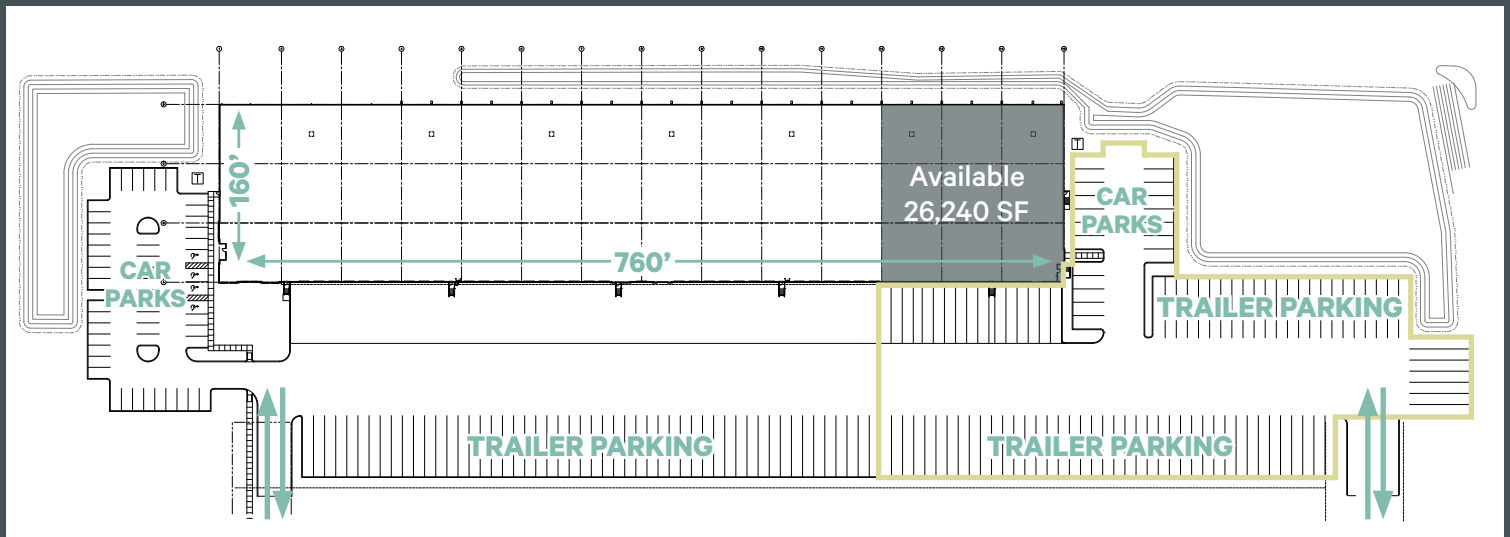
Centrally located on the I-4 Corridor, this property offers exceptional accessibility to Lakeland, Tampa, and Orlando. With 10.9 million residents within a 100-mile radius, its strategic location is further enhanced by proximity to major thoroughfares such as the Polk Parkway, I-4, U.S. Highway 92 and 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

- + 26,240 SF
- + ~1,200 SF office
- + 160' building depth
- + 54' x 53' 4" column spacing
- + 28.5' - 32' clear height
- + 8 dock-high doors
- + 1 drive-in ramp
- + LED warehouse lighting on motion
- + ESFR Sprinkler System
- + Fully fenced and gated, full concrete pavement for trailers, outdoor storage and/or car parking
- + 2 points of ingress/egress
- + Available September 2025



~1,200 SF office



# Key Distances & Demographics



Demographics	5 Miles
2024 Population	133,453
2029 Population	142,463
2024 Households	52,048
2029 Households	55,530
2024 Average Household Income	\$92,299
2029 Average Household Income	\$106,933



## Neighboring Tenants



## Contact Us

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