

FOR LEASE | $\pm 6,420$ SF WITH ± 1.53 USABLE ACRES

4231 MUSTANG ROAD

LAKELAND, FLORIDA 33801



PROPERTY IMPROVEMENTS UNDERWAY

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AVAILABLE IMMEDIATELY



PROPERTY DESCRIPTION

LAND SIZE:	±1.53 Acres
BUILDING SIZE:	±6,420 SF
DOORS:	Four (4) Roll-up Doors (12x14, 12x12, 12x14, 10x12)
CLEAR HEIGHT:	17'
CONSTRUCTION:	Concrete Block
ZONED:	IND (Industrial)
PLANNED IMPROVEMENTS:	Stabilizing the yard, fresh exterior paint, secured fencing, LED lighting installed in the warehouse



LOCATION DESCRIPTION

Located in Lakeland's eastern industrial submarket with convenient access to U.S. Highway 92, State Road 33, and Interstate 4, providing excellent connectivity to the Tampa and Orlando markets. The property is situated within an established industrial area and benefits from Lakeland's position as one of Central Florida's premier distribution hubs, with access to major transportation infrastructure, including CSX's Intermodal Logistics Center, Lakeland Linder International Airport, and Port Tampa Bay.

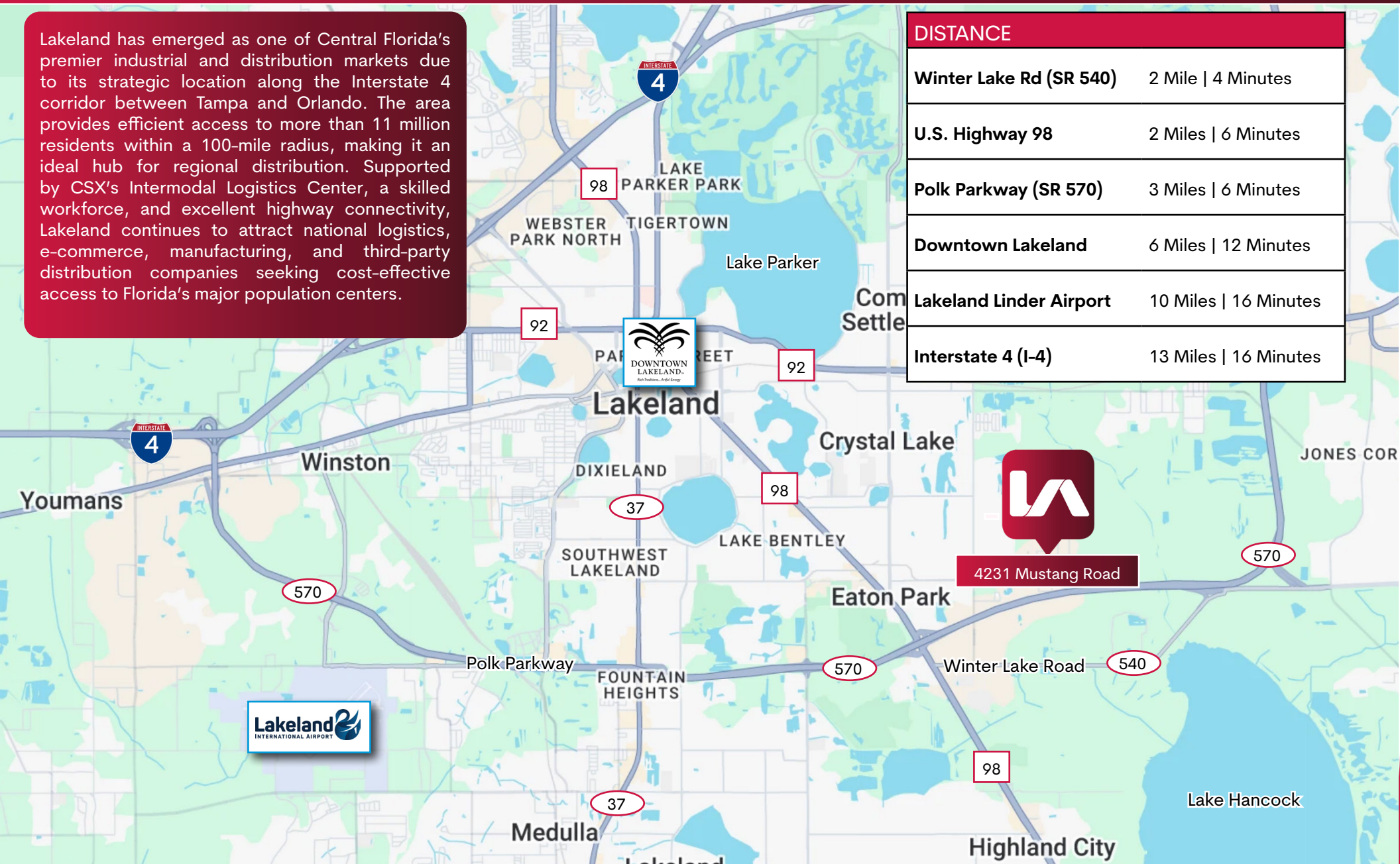


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Lakeland has emerged as one of Central Florida's premier industrial and distribution markets due to its strategic location along the Interstate 4 corridor between Tampa and Orlando. The area provides efficient access to more than 11 million residents within a 100-mile radius, making it an ideal hub for regional distribution. Supported by CSX's Intermodal Logistics Center, a skilled workforce, and excellent highway connectivity, Lakeland continues to attract national logistics, e-commerce, manufacturing, and third-party distribution companies seeking cost-effective access to Florida's major population centers.

DISTANCE	
Winter Lake Rd (SR 540)	2 Mile 4 Minutes
U.S. Highway 98	2 Miles 6 Minutes
Polk Parkway (SR 570)	3 Miles 6 Minutes
Downtown Lakeland	6 Miles 12 Minutes
Lakeland Linder Airport	10 Miles 16 Minutes
Interstate 4 (I-4)	13 Miles 16 Minutes



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For more information, please contact one of the following individuals:

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