

**DELIVERING NOW!**



# INDUSTRIAL FLEX LUXURY WAREHOUSE

## 30,000 SF | FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

- + Class A Industrial Warehouse
- + Proximity to Major Highways:  
Directly off I-4 and near US Highway 98
- + Air Cargo Accessibility: Nearest airport is  
Lakeland Linder Int'l Airport, approximately  
14 miles away.

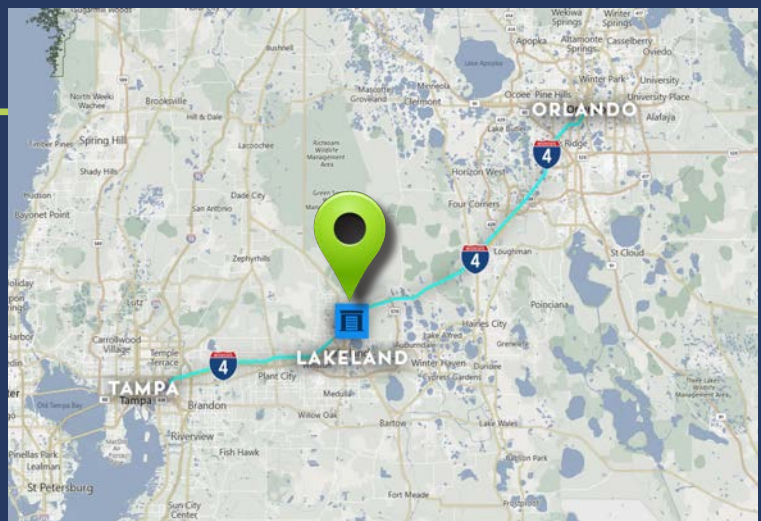
- + Intermodal Connectivity: Close to CSX rail service
- + Regional Market Access: Within 41 miles of Tampa  
and Orlando, key industrial hubs in Florida
- + High visibility - Kathleen Rd frontage

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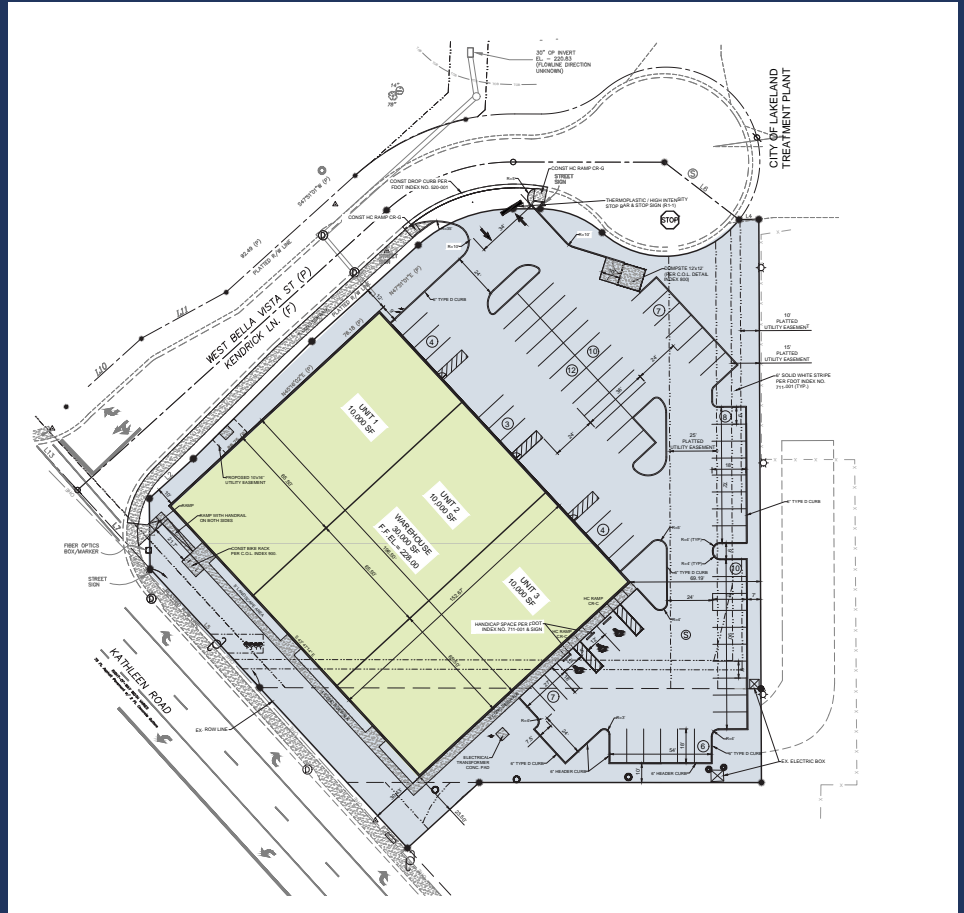
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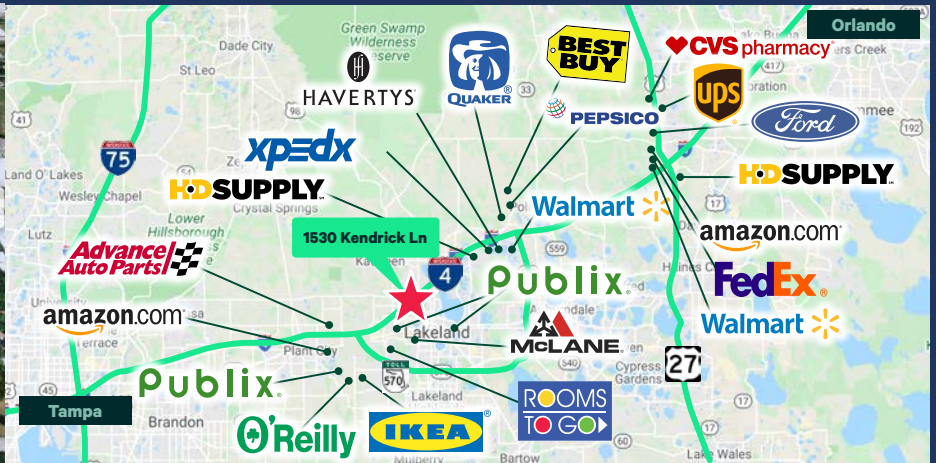
# Buliding Details



<b>TOTAL ACRES</b>	±1.84 Acres
<b>TOTAL SF</b>	30,000 SF 3 x 10,000 SF units
<b>OFFICE SF</b>	Built to spec
<b>CLEAR HEIGHT</b>	24.5'
<b>COLUMN SPACING</b>	22'
<b>BUILDING DEPTH</b>	153' 2"
<b>TRUCK COURT DEPTH</b>	120'
<b>DOCK DOORS</b>	3 Grade level 14'
<b>PARKING</b>	71 Spaces
<b>BUILDING</b>	Dimensions 196.5' x 152.67'
<b>POWER</b>	3 Phase power
<b>SPRINKLER</b>	To spec
<b>UTILITIES</b>	Public Sewer & Water Lakeland Electric
<b>ZONING</b>	PUD (Light Industrial)



## REGIONAL DISTRIBUTION CENTERS



### Companies in Proximity

- + Amazon
- + Publix Super Markets
- + Lakeland Regional Health
- + Walmart
- + Target
- + Lowe's
- + Home Depot
- + McDonald's
- + Chick-fil-A
- + Dunkin'





# Industrial Market

## POLK COUNTY

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a “To Florida, From Florida” strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County has become one of the hottest secondary industrial markets in the country. It is truly “in the middle of it all” with its location on the Interstate 4 corridor between these two growing metro areas.

## Demographics

### POPULATION



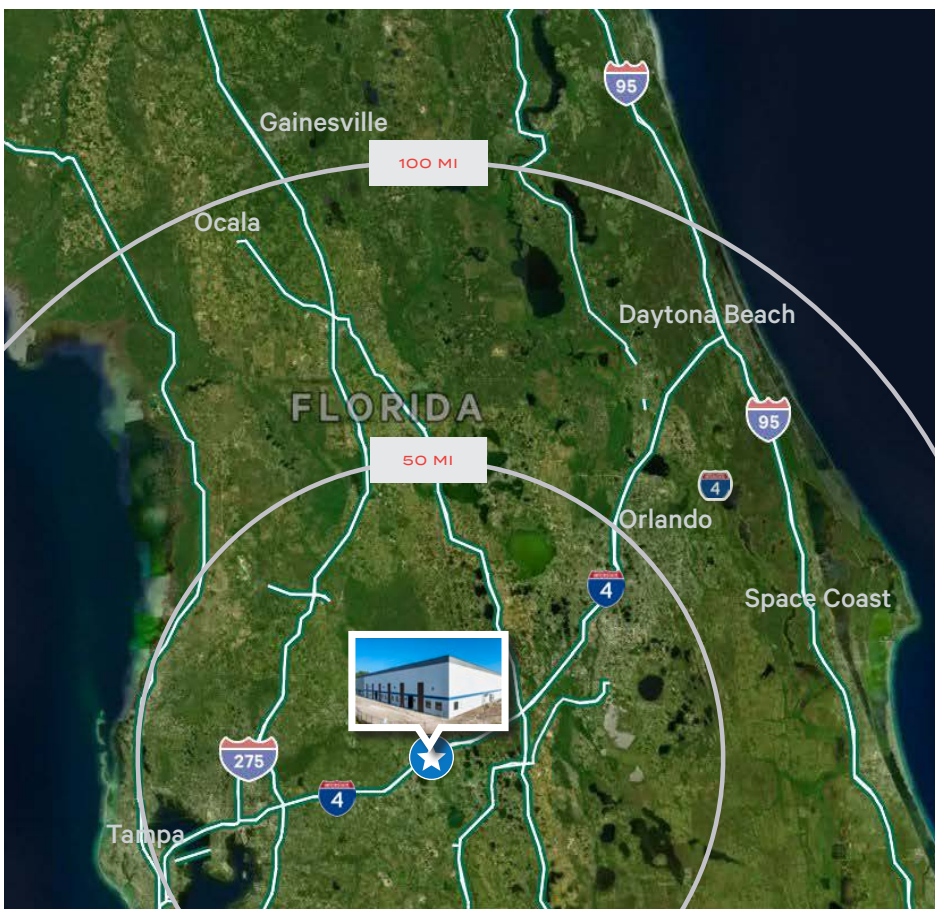
**MEDIAN**  
Hourly Wage  
**\$14.65 - \$16.19**



**TOTAL**  
Warehouse & Storage  
Employment  
**6,900**



**10-YR TOTAL**  
Warehouse & Storage  
Projected Employment  
**8,300**







## Key Distances

- + 8-hour drive to 43.6 million people
- + Immediate access to I-4 interchange
- + Adjacent to Florida State Hwy 98
- + 5 miles to the Polk Parkway/570
- + 3 miles to Downtown Lakeland

- + 14 miles to Lake Lakeland Linder Int'l Airport
- + 41 miles to Tampa
- + 57 miles to Orlando Int'l Airport
- + 53 miles to Downtown Orlando
- + 248 miles to Miami

- + 193 miles to Jacksonville
- + 445 miles to Atlanta, GA
- + 430 miles to Charleston, SC
- + 88 miles to Space Coast
- + Fronting Kathleen Rd

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