

**FOR LEASE OR SALE** 3,450 SF WAREHOUSE |  $\pm$  0.75 ACRES OUTSIDE STORAGE | LAKELAND, FL

**2506 MINE AND MILL LANE, LAKELAND, FL 33801**





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3,450 SF WAREHOUSE W/±0.75 ACRES OUTSIDE STORAGE | LAKELAND

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## PROPERTY OVERVIEW AND IMPROVEMENTS UNDERWAY



### PROPERTY DETAILS

#### PROPERTY SIZE:

- BUILDING: 3,450 SF WAREHOUSE + OFFICE
- LAND: 0.75 ACRES TOTAL

#### OUTSIDE STORAGE (FULLY ROCKED):

- 0.75 ACRES USABLE – WITH NEW CRUSHED ROCK & ASPHALT MILLINGS
- NEW FULLY FENCED PERIMETER WITH NEW GATED ACCESS POINT

#### ZONING:

- “GI” GENERAL INDUSTRIAL WHICH PERMITS WHICH PERMITS OUTSIDE STORAGE, FLEET PARKING, TRUCK REPAIRS & MAINTENANCE, MANUFACTURING, DISTRIBUTION, ECOMMERCE, AND LOGISTICS

#### LOCATION:

- 1 MILE TO US 98, 3 MILES TO POLK PKWY SR 570, 8 MILES TO I4, AND SITUATED IN THE HEART OF LAKELAND’S SOUTHERN INDUSTRIAL MARKET

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## PROPERTY PHOTOS



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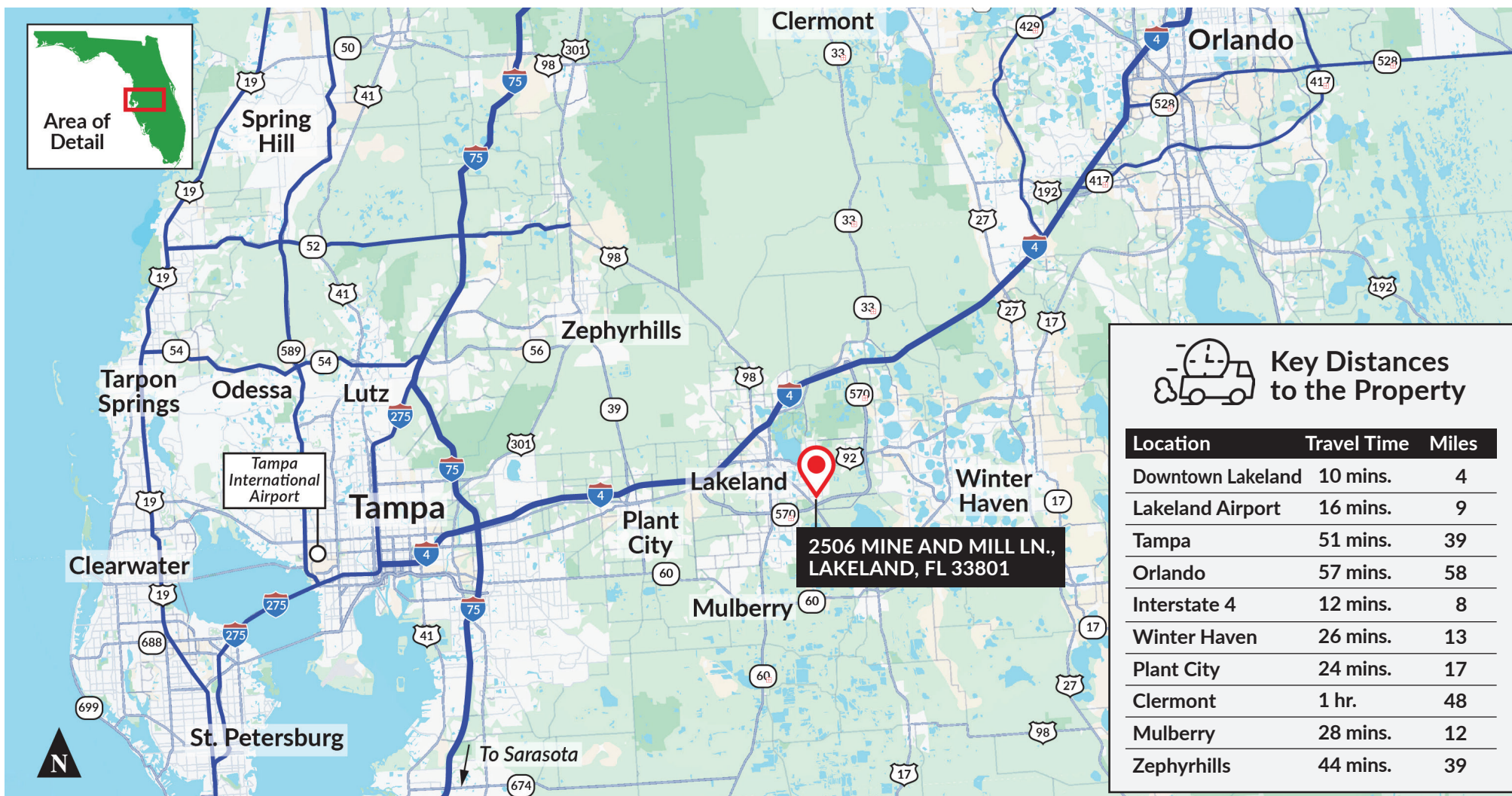
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## LOCATION MAP



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