

FLEX INDUSTRIAL
FACILITY
FOR SALE
OR LEASE

2855
INTERSTATE

2855 INTERSTATE DRIVE, LAKELAND, FLORIDA 33805

Up to 57,000 SF



"New" State-of-the-
art construction



Fortified Code-Plus
Design



Both dock and
grade level space



PROPERTY HIGHLIGHTS

- 57,000 SF – divisible
- Institutional-quality construction in brand new condition
- Exceeds Florida Building Commission's Code Plus designation; fortified above of Class 3 standards, in all structural respects
- Extremely flexible design to accommodate multiple uses
- Redundant power capability via separate troughs; ample 480 3-phase service capacity available
- 26' clear height
- Typical 40'x40' bay sizes
- 10 Dock doors and 13 grade-level doors (1 oversized)
- Isolated rear truck court area designed for added security
- Abundant parking with potential for up to 4.5/1000 SF



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Directly off I-4 in
Lakeland



Heart of Florida's
High Tech Corridor



Diverse labor force
and high
concentration of
retail



LOCATION HIGHLIGHTS

- Located just off I-4 in Lakeland Interstate Business Park (LIBP)
- 25 minutes to I-75 and 45 minutes to Florida Center Orlando
- Relentless fiber infrastructure available in the heart of Florida's High Tech Corridor
- Direct access, within a 2-mile radius of diverse labor force and high concentration of retail
- Almost 9 million people within 10 mile radius



★ = 2855 Interstate Drive, Lakeland, Florida



ROBERT ALTER
RALTER@REDSTONECOMMERCIAL.COM

(P) 813.254.6200 (C) 404.307.1320
1501 WEST CLEVELAND STREET, SUITE 200
TAMPA, FLORIDA 33606
REDSTONECOMMERCIAL.COM