

FOR LEASE  
**156,386 SF AVAILABLE**



**4210 SOUTH PIPKIN ROAD, LAKELAND, FL**

**DELIVERS IMMEDIATELY**

# PROPERTY HIGHLIGHTS

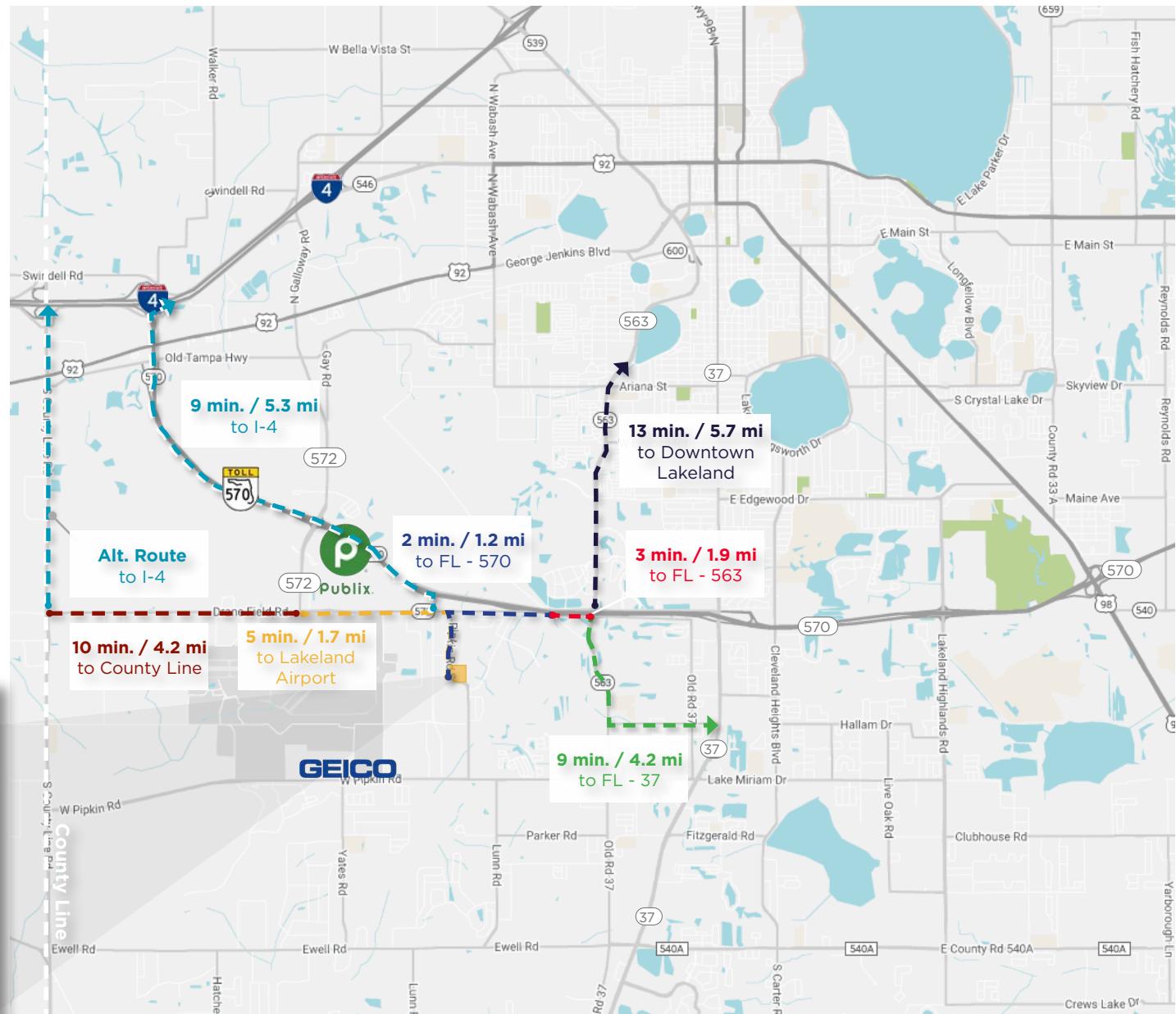
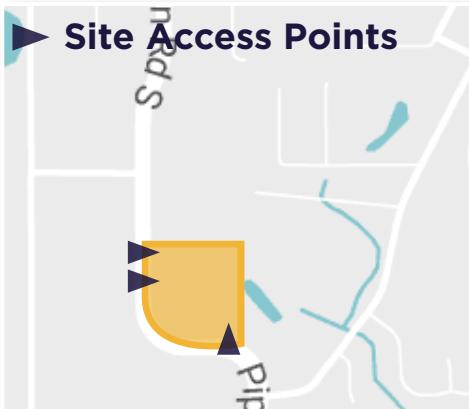
## Drive Times

<b>FL-570</b>	2 min
<b>Lakeland Linder Int'l Airport &amp; Amazon Air Gateway</b>	5 min
<b>Access to I-4</b>	9 min
<b>Hillsborough / Polk County Line</b>	10 min
<b>Downtown Lakeland</b>	13 min
<b>Downtown Tampa</b>	34 Min
<b>Downtown Orlando</b>	60 min

## Corporate HQs Nearby

<b>GEICO</b>	2 mi
<b>Publix</b>	2.8 mi

## Site Access Points



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## DELIVERS IMMEDIATELY

**TOTAL BUILDING SF** 156,386 SF

**BUILDING CONFIGURATION** Cross Dock

**OFFICE SF** 3,070 SF

**CLEAR HEIGHT** 36'

**DOCK DOORS** (38) 9'x10'

**DOCK PACKAGES** (8) 7'x8' 45K lb mechanical pit levelers

**DRIVE-IN DOORS** (4) 14'x16'

**COLUMN SPACING** 52' x 57.5' with 60' speed bays

**AUTO PARKING** 114

**TRAILER STALLS/FLEX LOT** 5

**ROOF** 60-mil TPO with 20-year NDL Warranty

**FIRE PROTECTION** ESFR

**TRUCK COURT** 60' concrete apron / 130' truck court

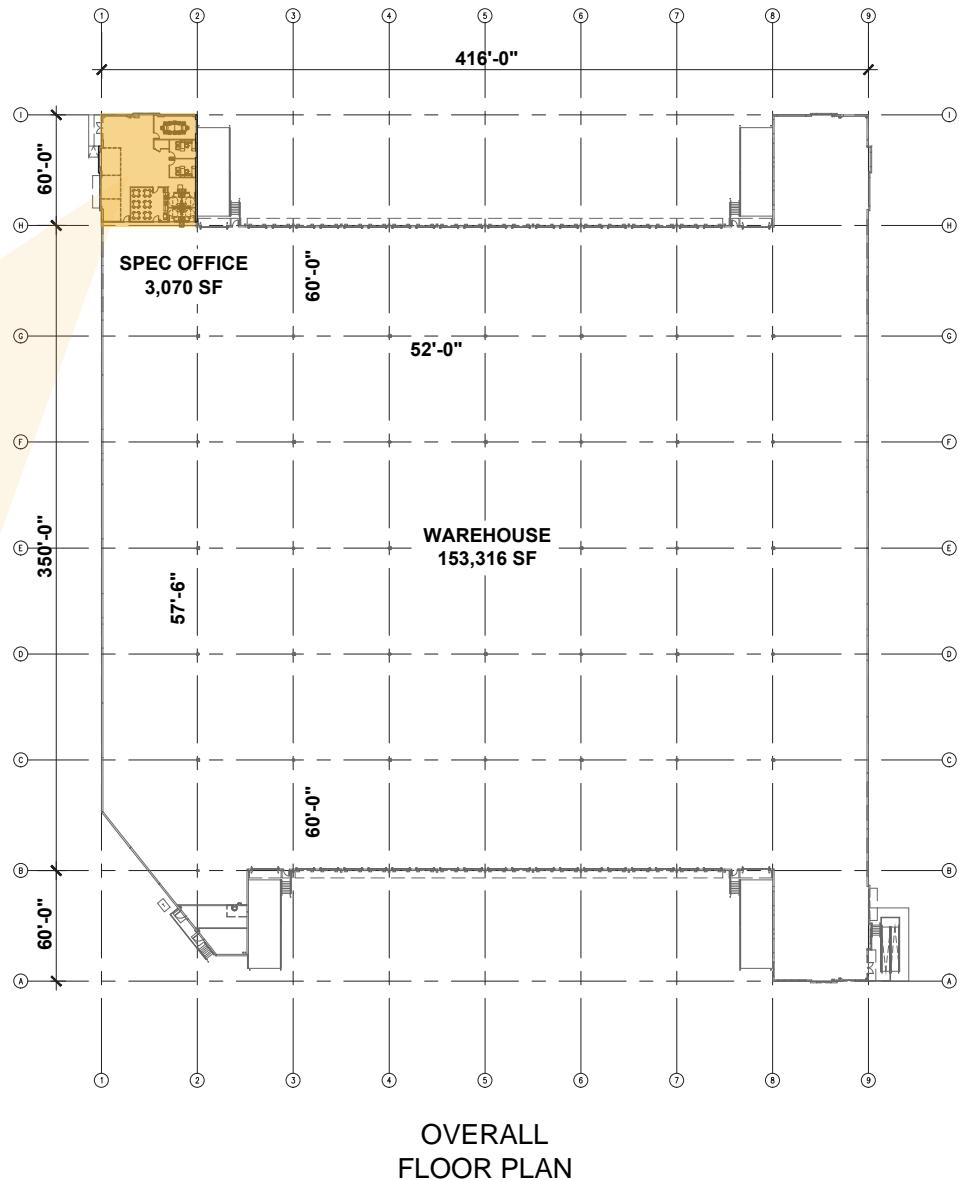
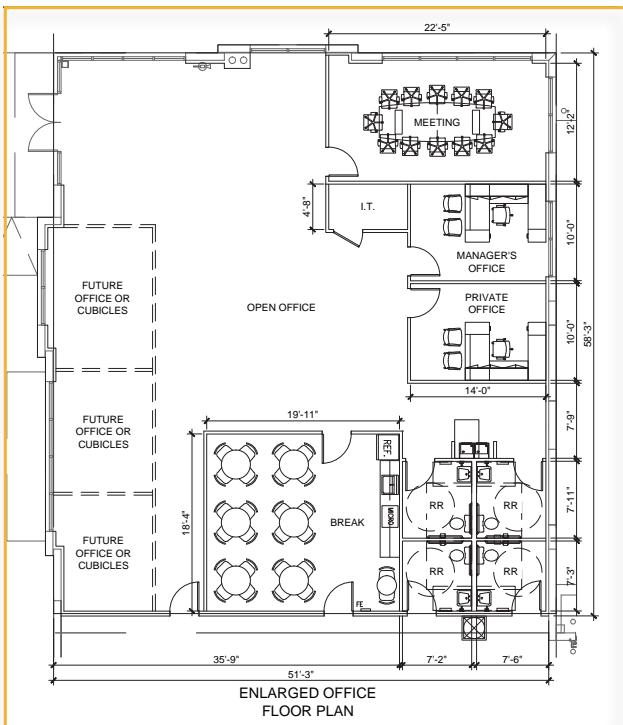
**BUILDING DIMENSIONS** 416'x350'

**POWER** 2000A 3-phase / 4-wire power w/ ability to add  
add'l capacity



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## 3,070 SF Spec Office



## FOR MORE INFORMATION, PLEASE CONTACT:

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