

FOR LEASE

156,386 SF AVAILABLE



4210 SOUTH PIPKIN ROAD, LAKELAND, FL

DELIVERS IMMEDIATELY



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

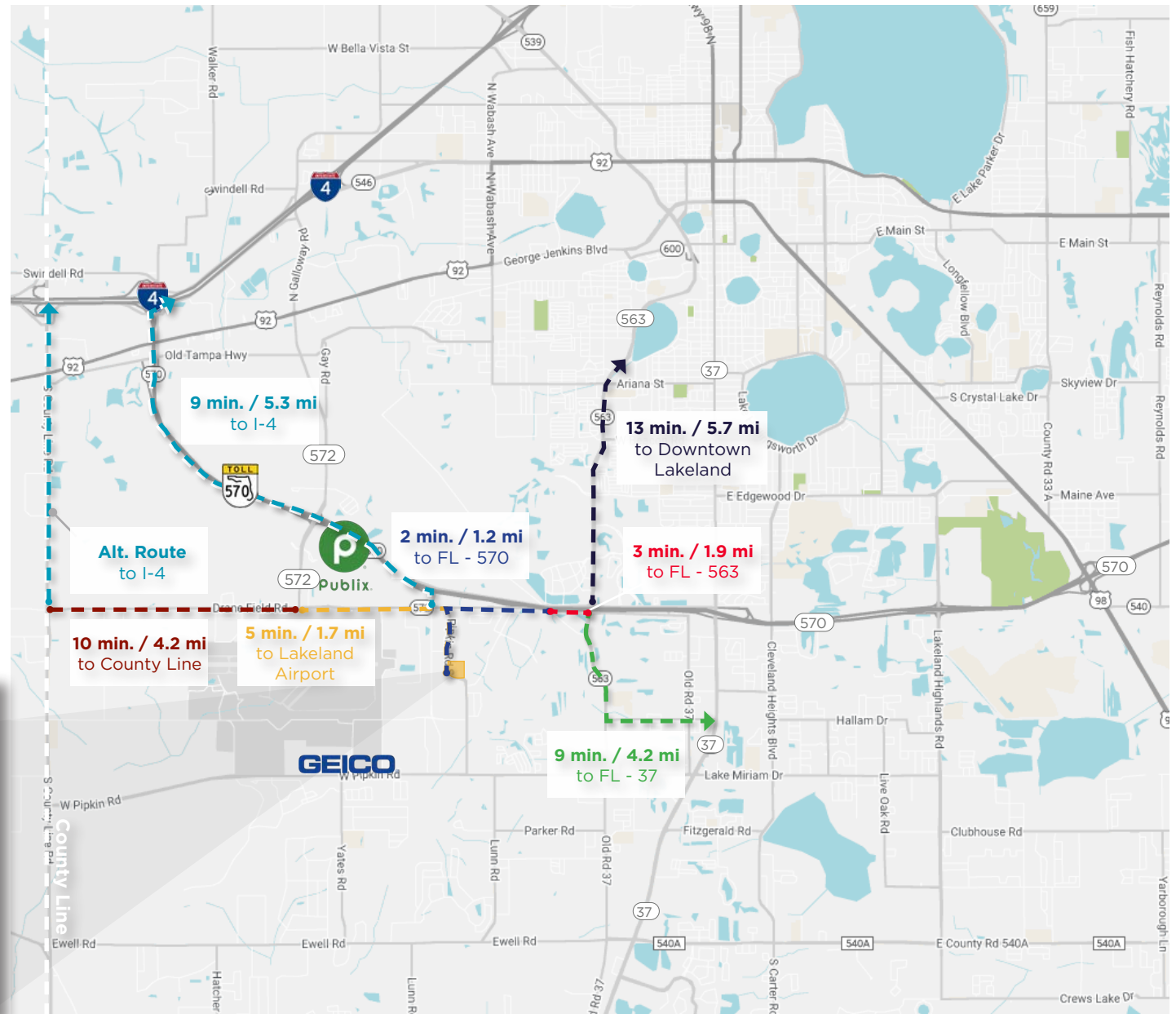
Drive Times

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

Corporate HQs Nearby

GEICO	2 mi
Publix	2.8 mi

Site Access Points



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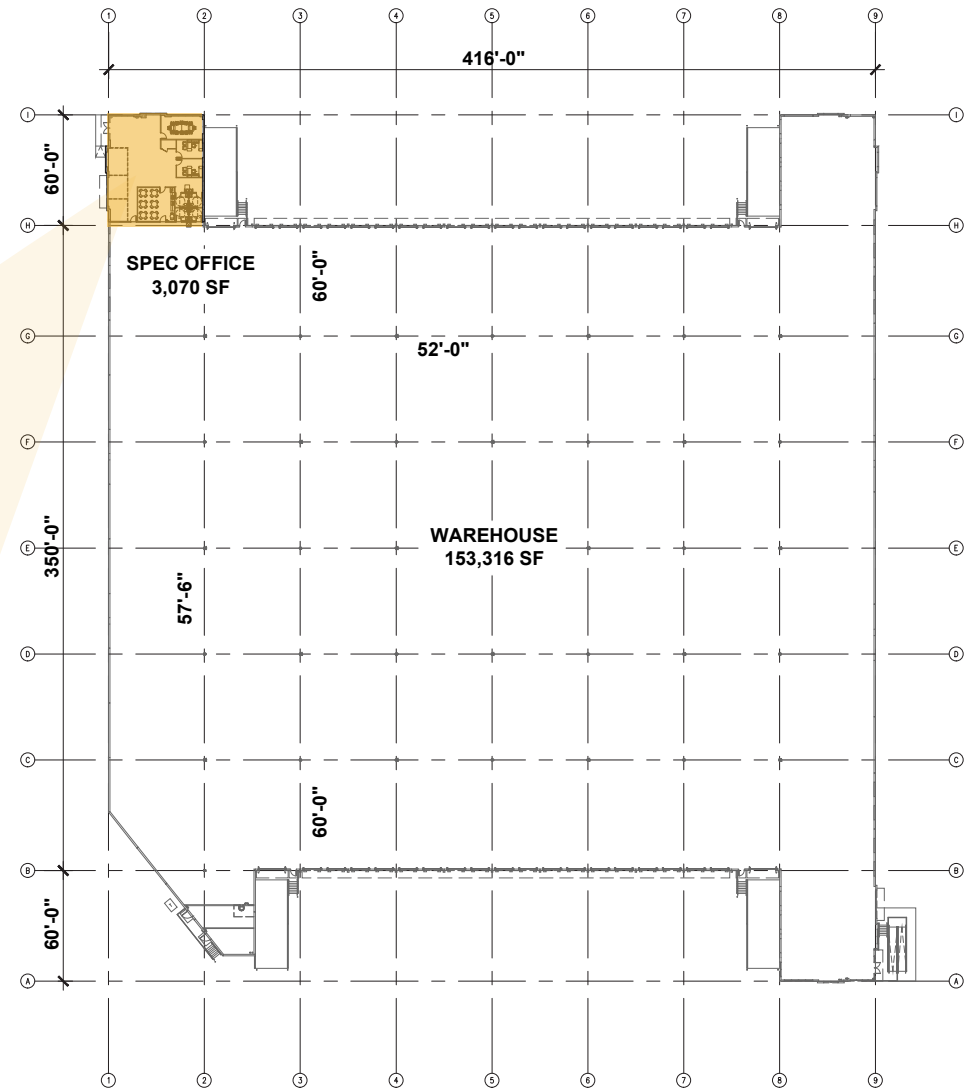
TOTAL BUILDING SF	156,386 SF
BUILDING CONFIGURATION	Cross Dock
OFFICE SF	3,070 SF
CLEAR HEIGHT	36'
DOCK DOORS	(38) 9'x10'
DOCK PACKAGES	(8) 7'x8' 45K lb mechanical pit levelers
DRIVE-IN DOORS	(4) 14'x16'
COLUMN SPACING	52' x 57.5' with 60' speed bays
AUTO PARKING	114
TRAILER STALLS/FLEX LOT	5
ROOF	60-mil 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 addt'l capacity



This architectural floor plan, titled "ENLARGED OFFICE FLOOR PLAN", depicts a detailed office layout with various functional areas and precise dimensions. The plan is oriented with a north arrow pointing towards the upper right corner.

Key Features and Dimensions:

- Overall Dimensions:** The total width of the plan is 51'-3", and the total depth is 86'-3".
- Meeting Room:** Located in the upper right, it contains a large conference table and 12 chairs. Dimensions: 22'-5" (width) x 12'-2" (depth).
- Manager's Office:** Situated below the meeting room, it includes a desk, chair, and a small sofa. Dimensions: 10'-0" (width) x 10'-0" (depth).
- Private Office:** Located to the left of the Manager's Office, it features a desk, chair, and a small sofa. Dimensions: 14'-0" (width) x 10'-0" (depth).
- IT Room:** A small room adjacent to the Meeting Room, labeled "I.T.". Dimensions: 4'-8" (width) x 10'-0" (depth).
- Open Office:** A large central area labeled "OPEN OFFICE".
- Future Office or Cubicles:** Three rectangular areas on the left side, each labeled "FUTURE OFFICE OR CUBICLES". Each is 19'-11" wide and 18'-4" deep.
- Break Room:** A central area labeled "BREAK" containing a circular table and chairs. Dimensions: 19'-11" (width) x 18'-4" (depth).
- RR (Restroom) Area:** A cluster of restrooms at the bottom right, labeled "RR". Dimensions: 7'-2" (width) x 7'-6" (depth).
- Entrance/Reception Area:** A small area at the bottom center, labeled "ENTRANCE". Dimensions: 7'-2" (width) x 7'-6" (depth).
- Other Dimensions:**
 - Top wall: 22'-5"
 - Right wall (top to bottom): 12'-2", 10'-0", 10'-0", 7'-9", 7'-11", 7'-3", 7'-6"
 - Bottom wall (left to right): 35'-9", 51'-3", 7'-2", 7'-6"
 - Left wall (top to bottom): 19'-11", 18'-4"



OVERALL FLOOR PLAN

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