

CENTER STATE

LOGISTICS PARK

Put Your Operations
on the Center Stage in
Central Florida

480,939 SF Available
5,100' of Premier I-4 Frontage

8565 STATE ROAD 33 N LAKELAND, FL



CBRE

Take Center Stage On I-4

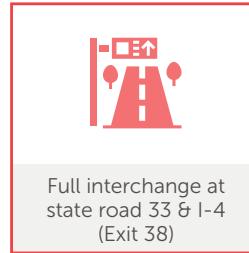
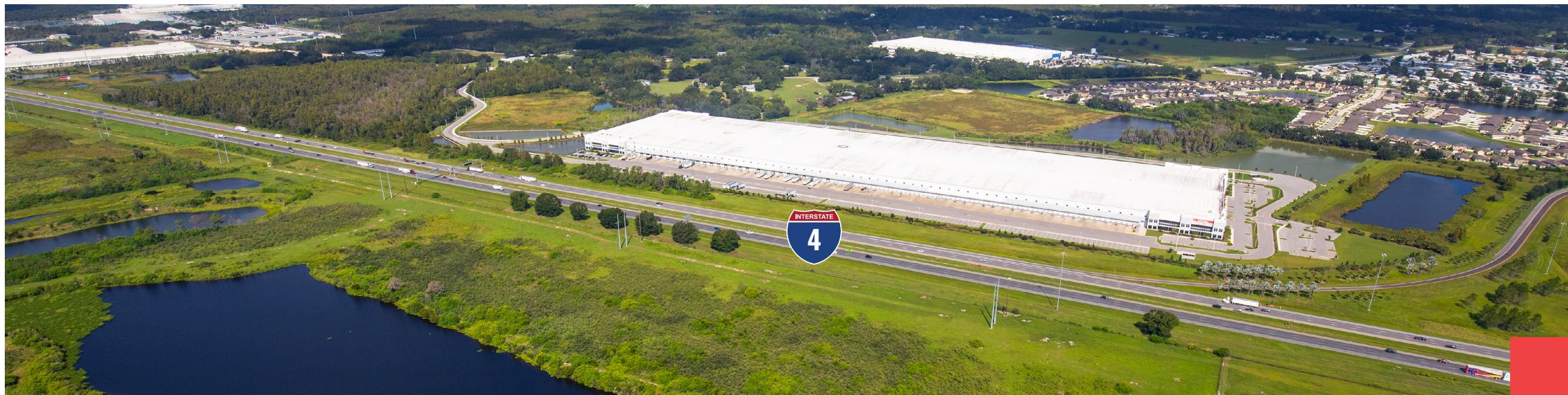
5,100± Feet of Interstate Frontage Between Orlando and Tampa

Strategically positioned half-way between Orlando and Tampa, CenterState Logistics Park offers unmatched visibility, access, and scale in Central Florida's booming industrial corridor. With over 480K square feet of cross-dock logistics space, direct I-4 frontage, and proximity to major transit and a booming labor pool, this is more than a location—it's a launchpad.

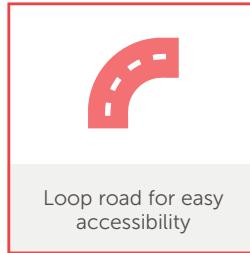
Currently the **largest industrial opportunity in Central Florida**, CenterState puts your operations in the spotlight.



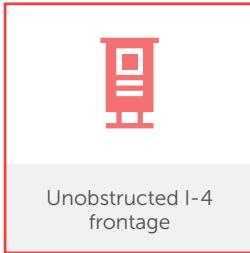
TAKE A VIRTUAL TOUR



Full interchange at
state road 33 & I-4
(Exit 38)



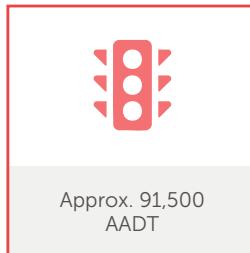
Loop road for easy
accessibility



Unobstructed I-4
frontage



Approx. 17.9M
people within a
4-hour drive



Approx. 91,500
AADT

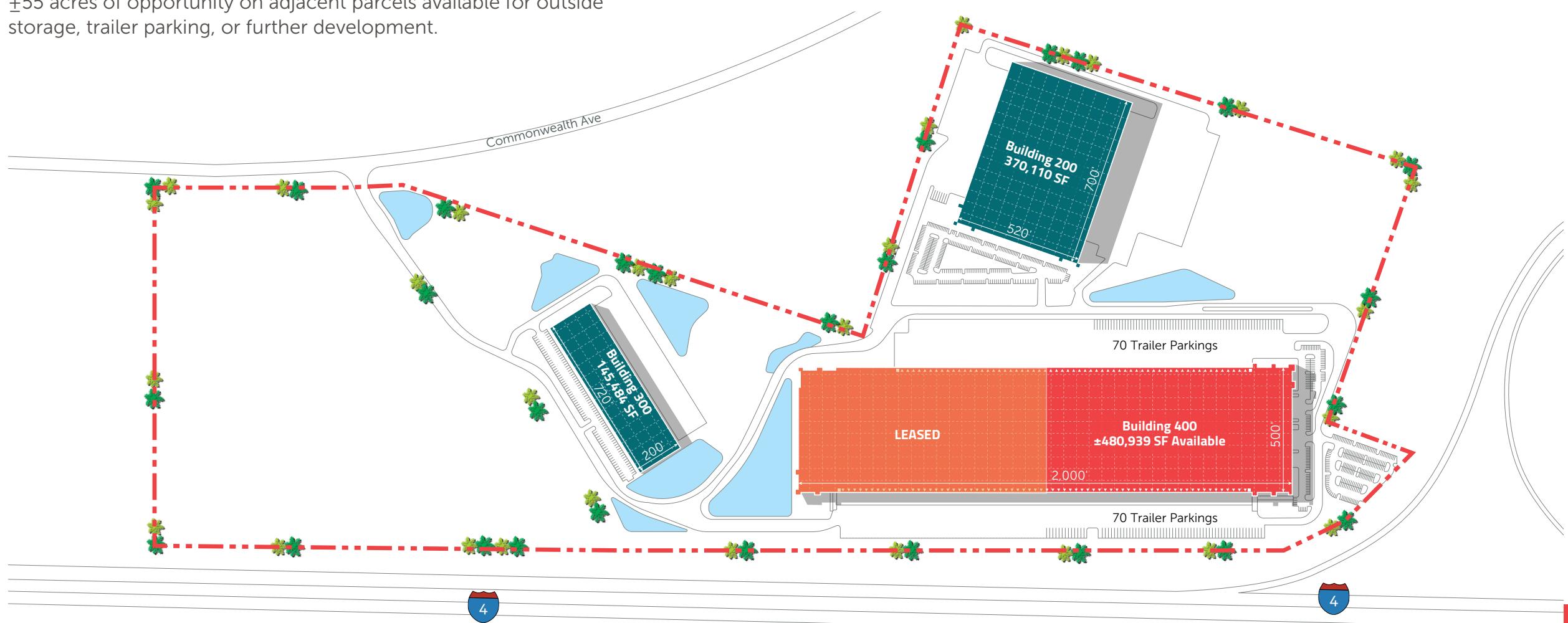
Built to Perform

±480K SF Cross-Dock Facility Designed for Scale and Speed

Looking for More Space?

±55 acres of opportunity on adjacent parcels available for outside storage, trailer parking, or further development.

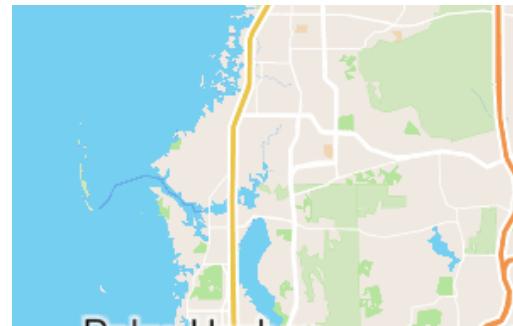
TOTAL AVAILABLE	±480,939 SF	DOCK-HIGH DOORS	160
SPEC OFFICE SPACE	±3,318 SF	DRIVE-IN DOORS	2
SITE SIZE	±164.85 acres	POWER	6,400 Amps, 227/480v, 3p
COLUMN SPACING	56' W x 54'3" D with 60' Speed Bay	SPRINKLERS	ESFR (fully sprinklered)
CLEAR HEIGHT	40'	TRAILER PARKING	140 Spaces
TRUCK COURT DEPTH	190'	CAR PARKING	253 Surface Spaces
LOADING TYPE	Cross-Dock	SLAB DESIGN	7" Slab on Grade, 4,000 PSI





Seamless Connections

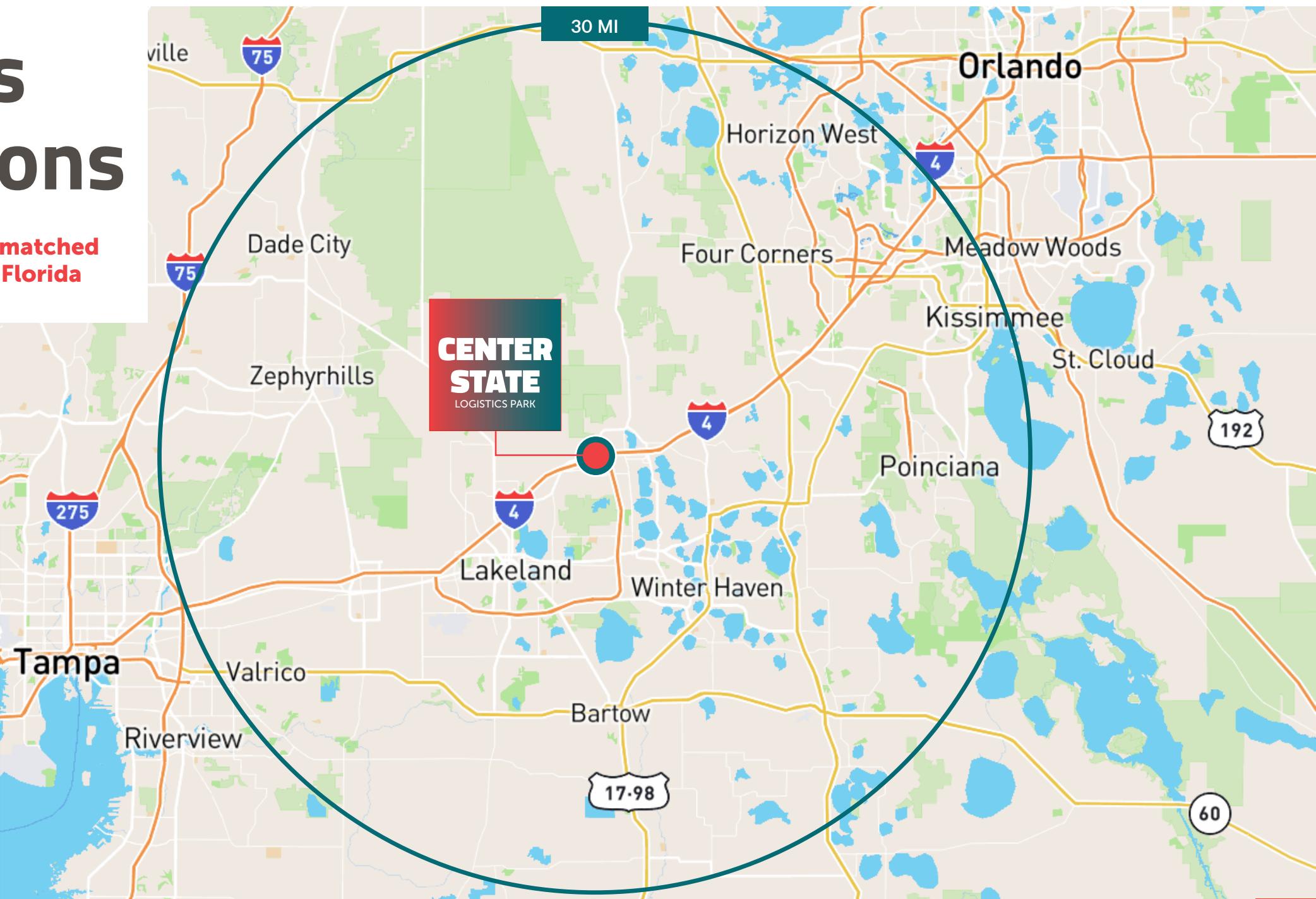
Scale Your Business with Unmatched Accessibility Across Central Florida



Distance to Major Highways

Within a 30 Mile Radius of 8565 State Rd 33 N

	Miles	Min
I-4	4.79 Miles	8.76 Min
FL-570	5.98 Miles	9.73 Min
US 98	8.60 Miles	8.67 Min
US 92	11.04 Miles	15.41 Min
US 17	13.30 Miles	29.90 Min
US 27	16.17 Miles	25.42 Min
US 192	24.98 Miles	42.89 Min
US 301	28.17 Miles	39.72 Min
FL-429	29.25 Miles	49.15 Min



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Contact Us

For leasing inquiries or more information, please reach out.

DAVID MURPHY

Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

MONICA WONUS

Executive Vice President
+1 407 404 5042
monica.wonus@cbre.com

GABY GISSY

Associate
+1 407 404 5012
gaby.gissy@cbre.com

LEE EARLE

Client Services Specialist
+1 407 404 5095
lee.earle@cbre.com

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