



VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located right off Interstate 4 at the County Line Road exit, this 10,000 SF free standing warehouse offers exceptional visibility and easy access in the heart of Central Florida's logistics corridor. Zoned M-1A (Light Industrial), it includes two dock-high doors (12'x10') with pit levelers, one drive-in bay (12'x10'), 16' clear height, 1,252 SF of office space, 10 parking spaces, with signage on the building and 146,000 cars per day on I-4.

Situated between Tampa and Orlando, this property is just 25 miles (27 minutes) from Tampa and about 62 miles (60 minutes) from Orlando, making it a prime location for businesses looking to serve both metro areas. Easy access to Polk Parkway, I-4, downtown Lakeland, and access a strong demographic and workforce. Join many corporate offices and well diversified corporations located near the property including Publix HQ, Amazon, Geico, Auto Owners Insurance, Draken, Lockheed Martin, Digarc and many others.

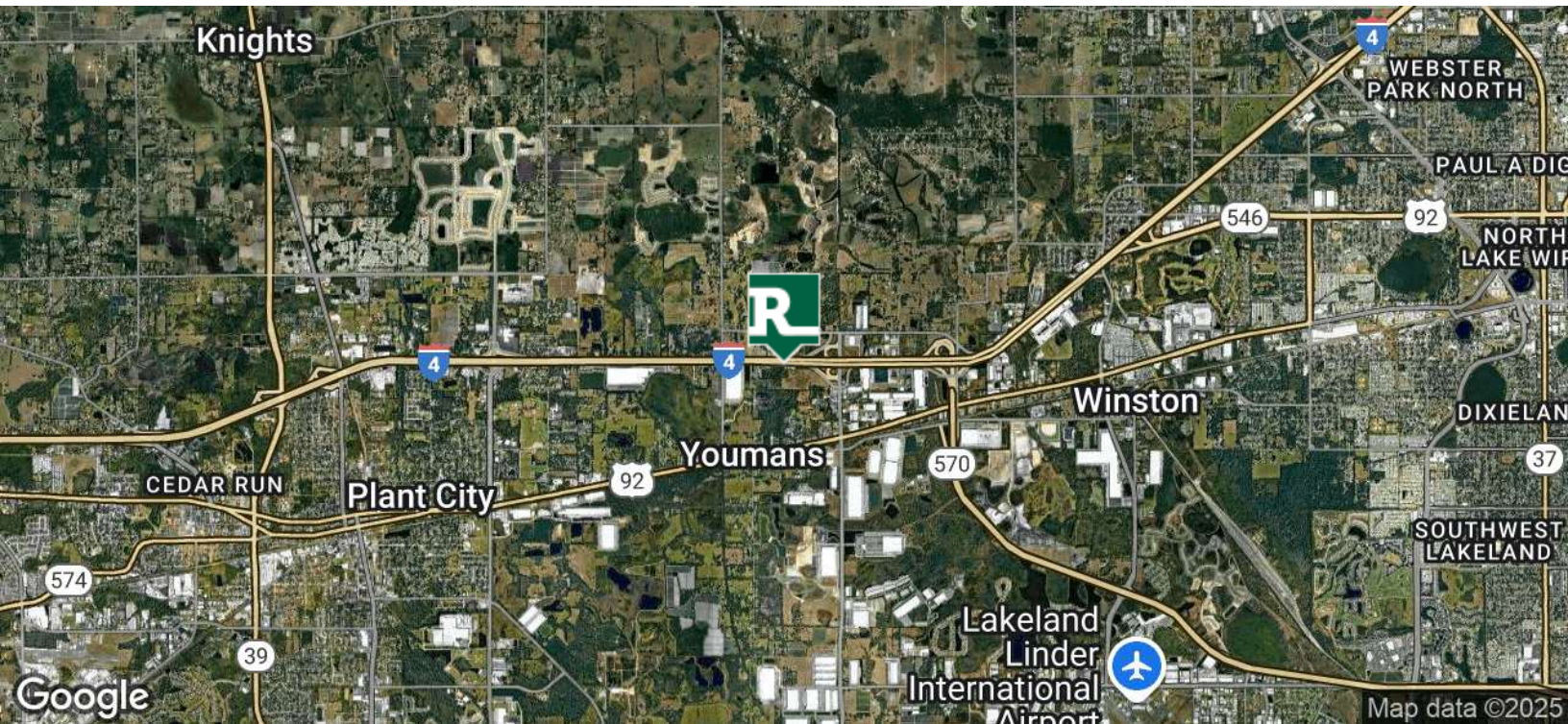
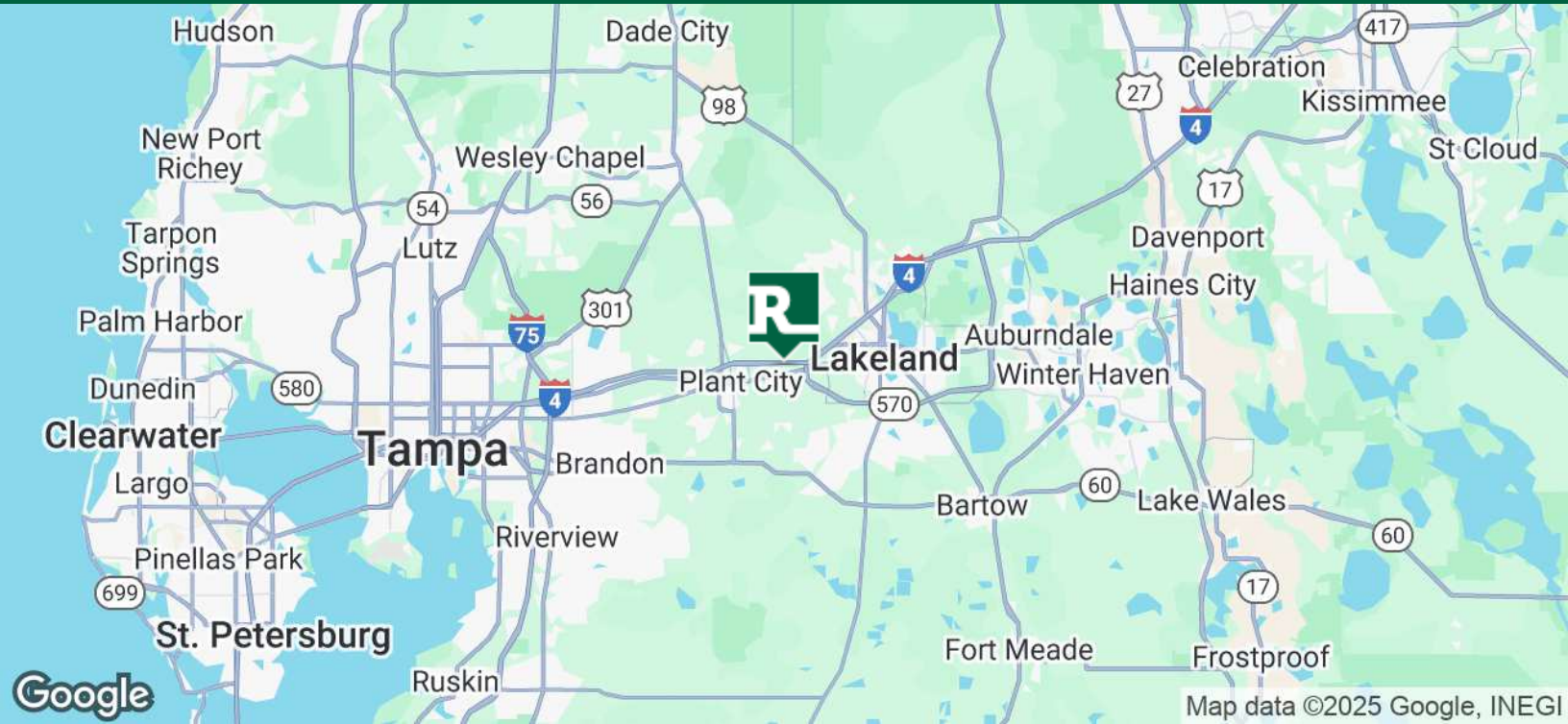
OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Available SF:	10,000 SF
Lot Size:	1.79 AC
Year Built / Renovated:	1979 / 2025
Office Space:	1,252 SF
Clear Height:	16'
Loading:	2 Dock High and 1 Drive-In Bay Doors
Zoning:	M-1A (Light Industrial)

DEMOGRAPHICS	20 MILES	40 MILES	60 MILES
Total Households	390,443	1,307,788	2,924,526
Total Population	1,041,653	3,389,117	7,344,236
Average HH Income	\$95,869	\$100,274	\$97,309

ALEX DELANNOY, SIOR

863.250.2502
adelannoy@ruthvens.com



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A THRIVING INDUSTRIAL HUB AND HOME OF THE FLORIDA STRAWBERRY FESTIVAL

Located between Tampa and Lakeland along I-4, is renowned as the "Winter Strawberry Capital of the World." Each year, it hosts the Florida Strawberry Festival, celebrating the region's rich agricultural heritage with fresh strawberries, entertainment, and local exhibits.

Its prime location has fueled growth in logistics and manufacturing it a key player in the East Tampa industrial submarket. Vacancy rates have dropped from 5.8% in 2020 to 3.2% in 2024, driving job opportunities in manufacturing and distribution.

A DISTRIBUTION POWERHOUSE IN LAKELAND AND PLANT CITY

The area around the intersection of I-4 and County Line Road, between Lakeland and Plant City has become a significant hub for major distribution centers. Notable, Amazon operates a substantial fulfillment center, playing a crucial role in the company's logistics network.

CITY Furniture has established a massive distribution and showroom facility to enhance its delivery capabilities. Tesla also has a distribution presence in the area. These developments underscore the strategic importance of the I-4 corridor near County Line Rd as a central point for distribution and logistics operation in Central Florida.



A GROWING HUB FOR LOGISTICS AND RETAIL

County Line Road in Lakeland, FL is a growing commercial and industrial hub featuring major distribution centers, retail stores, and manufacturing facilities. Key businesses include Amazon Fulfillment Center, Publix Super Market, ACE Hardware and Lineage Logistics, which support supply chain operations in the region.

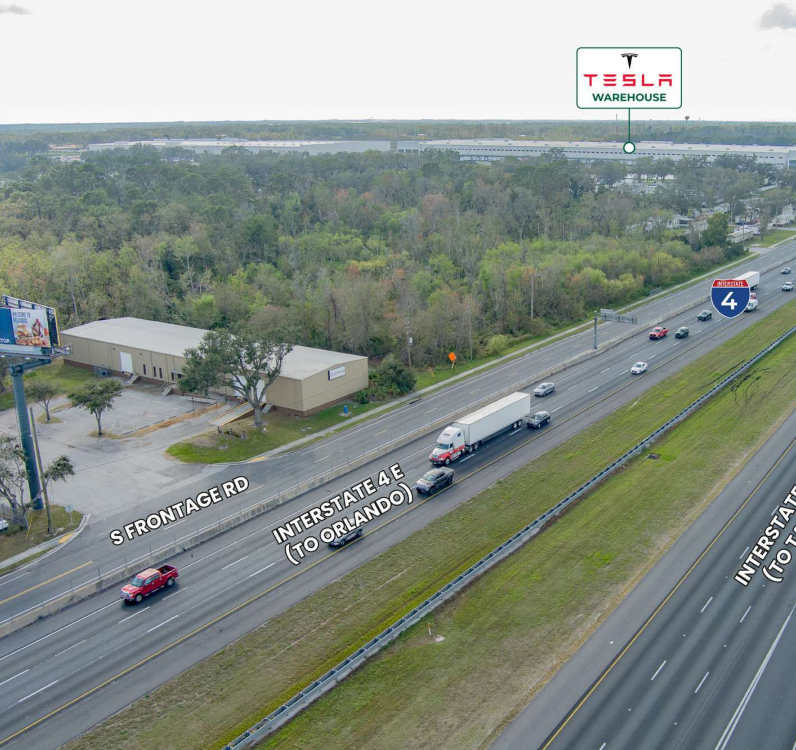
Beyond the logistics and retail, the area has a mix of service businesses catering to local workers and residents. With its strategic location and access to major highways, County Line Road remains a key driver of economic growth in Plant City and Lakeland, Florida.



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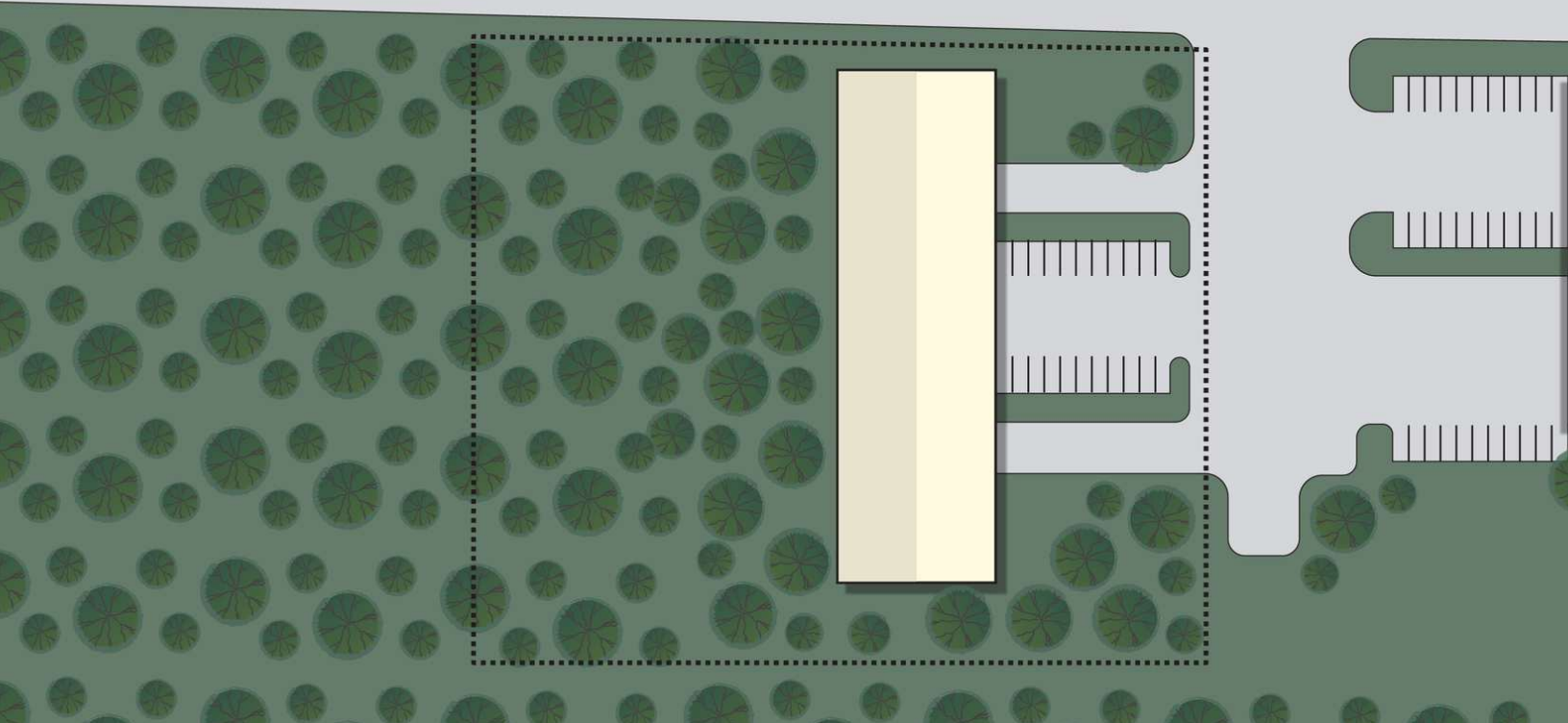
adelannoy@ruthvens.com

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INTERSTATE 4 W

INTERSTATE 4 E

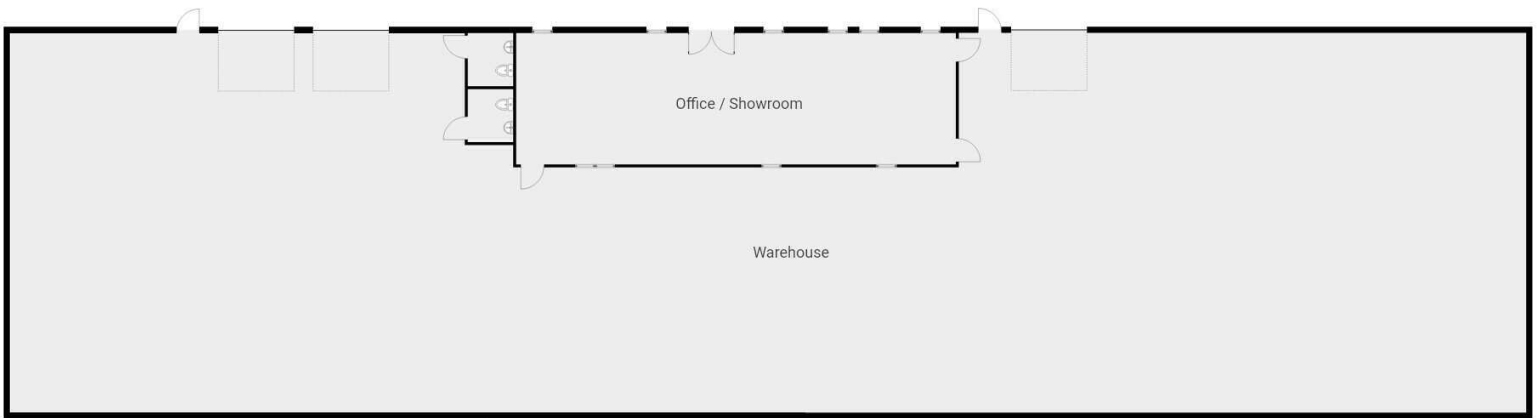
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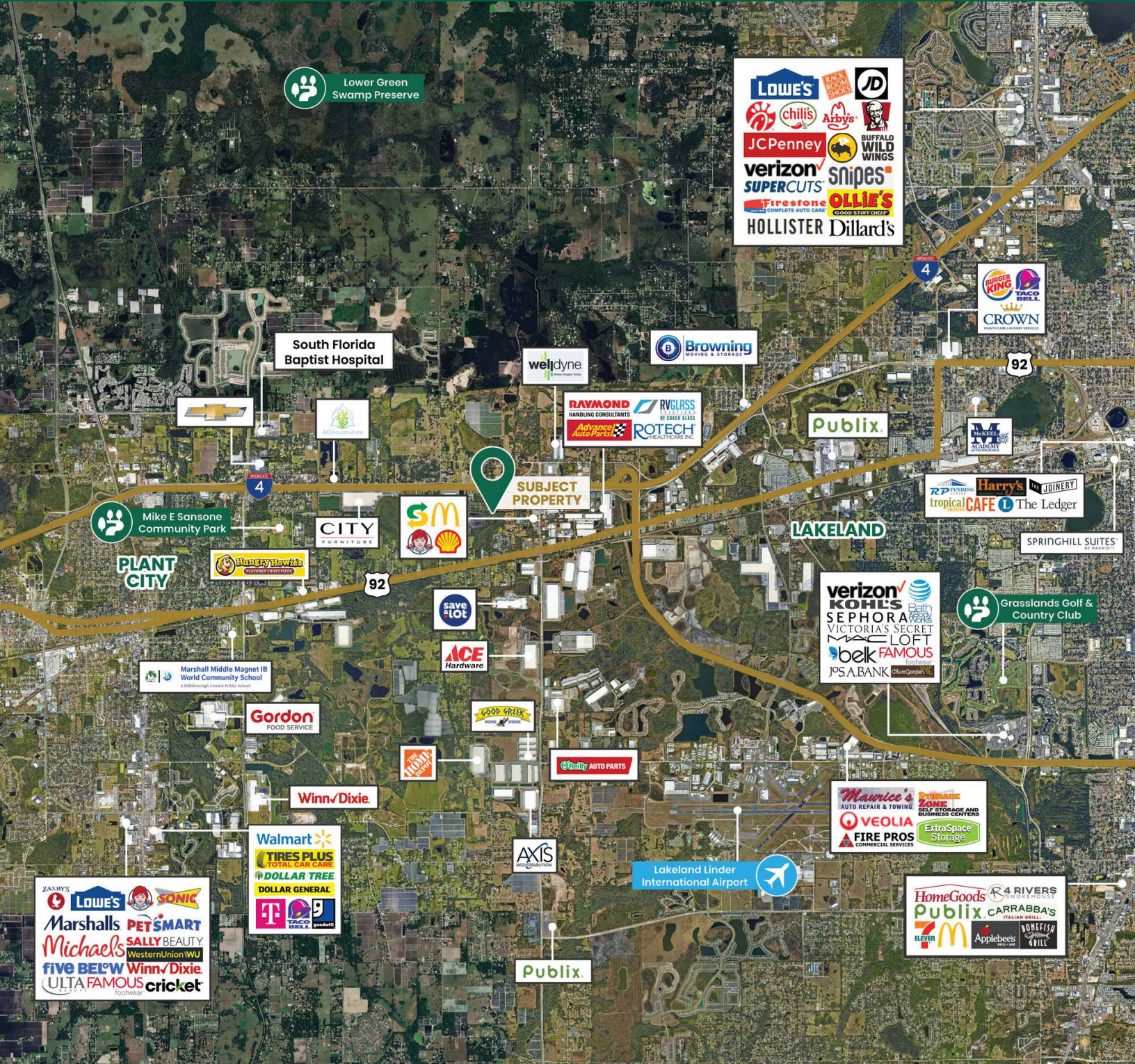
adelannoy@ruthvens.com



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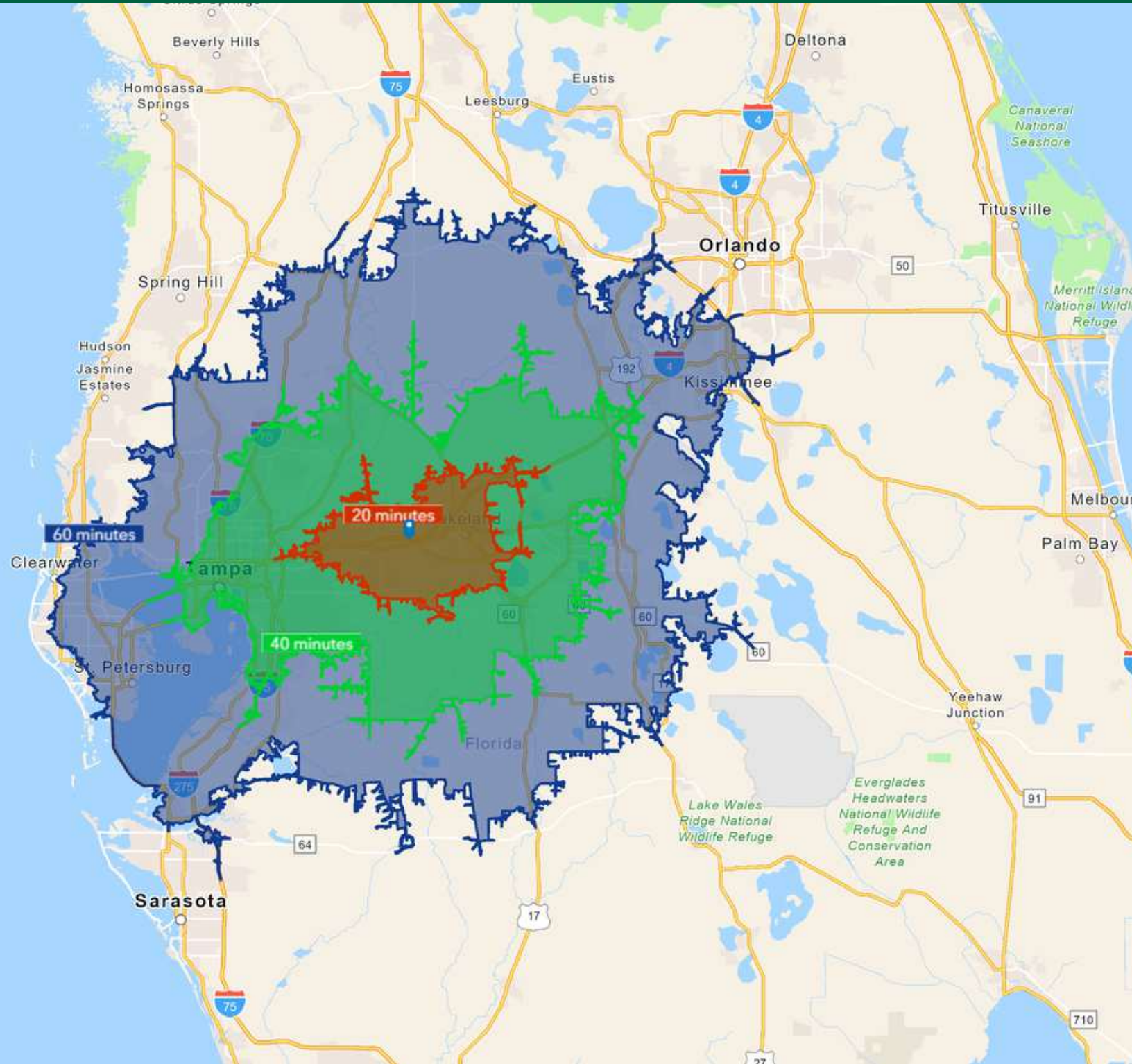
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POPULATION

	20 MILES	40 MILES	60 MILES
Total Population	1,041,653	3,389,117	7,344,236
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME

	20 MILES	40 MILES	60 MILES
Total Households	390,443	1,307,788	2,924,526
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$95,869	\$100,274	\$97,309
Average House Value	\$323,845	\$370,477	\$380,179

TRAFFIC COUNTS

Interstate 4	146,000/day
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Demographics data derived from AlphaMap

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Vice President of Brokerage

adelannoy@ruthvens.com

Direct: **863.250.2502** | Cell: **863.250.2502**

PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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