



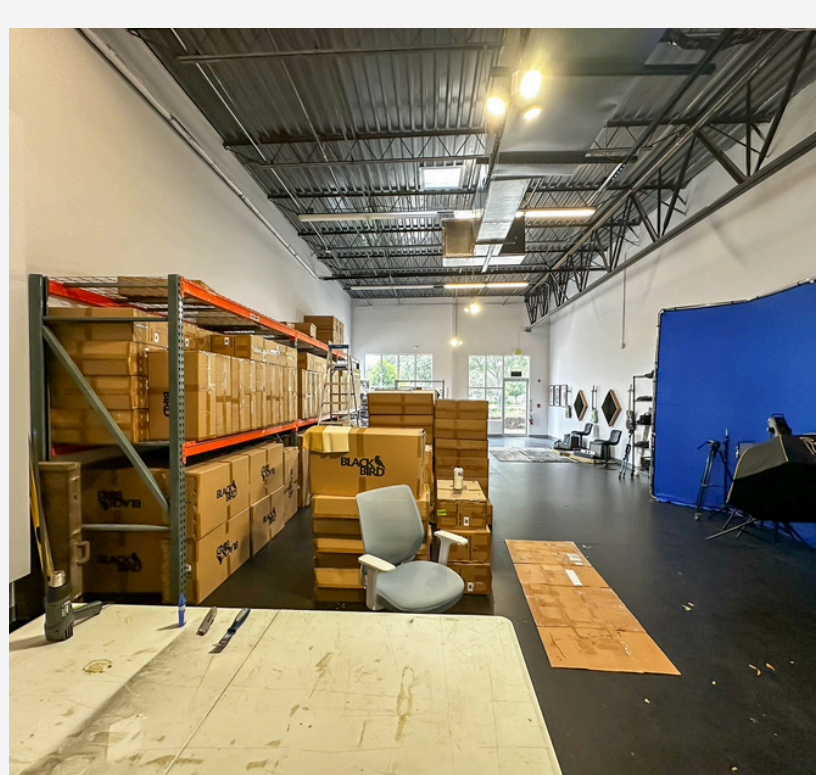
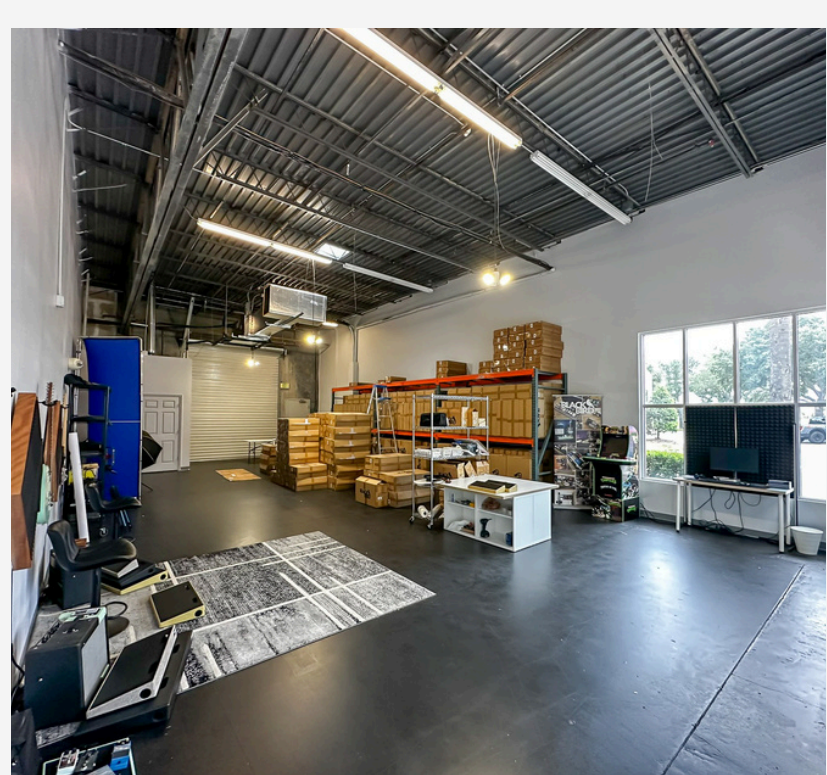
COMMERCIAL SPACE FOR LEASE

2500 Drane Field Rd, Suite 115
Lakeland FL 33811

Size: 1,250 SF
Lease Type: Gross Lease
Rate: \$21.00 PSF / \$2,200 per month
Zoning: I-1 (Light Industrial)



Commercial space for lease

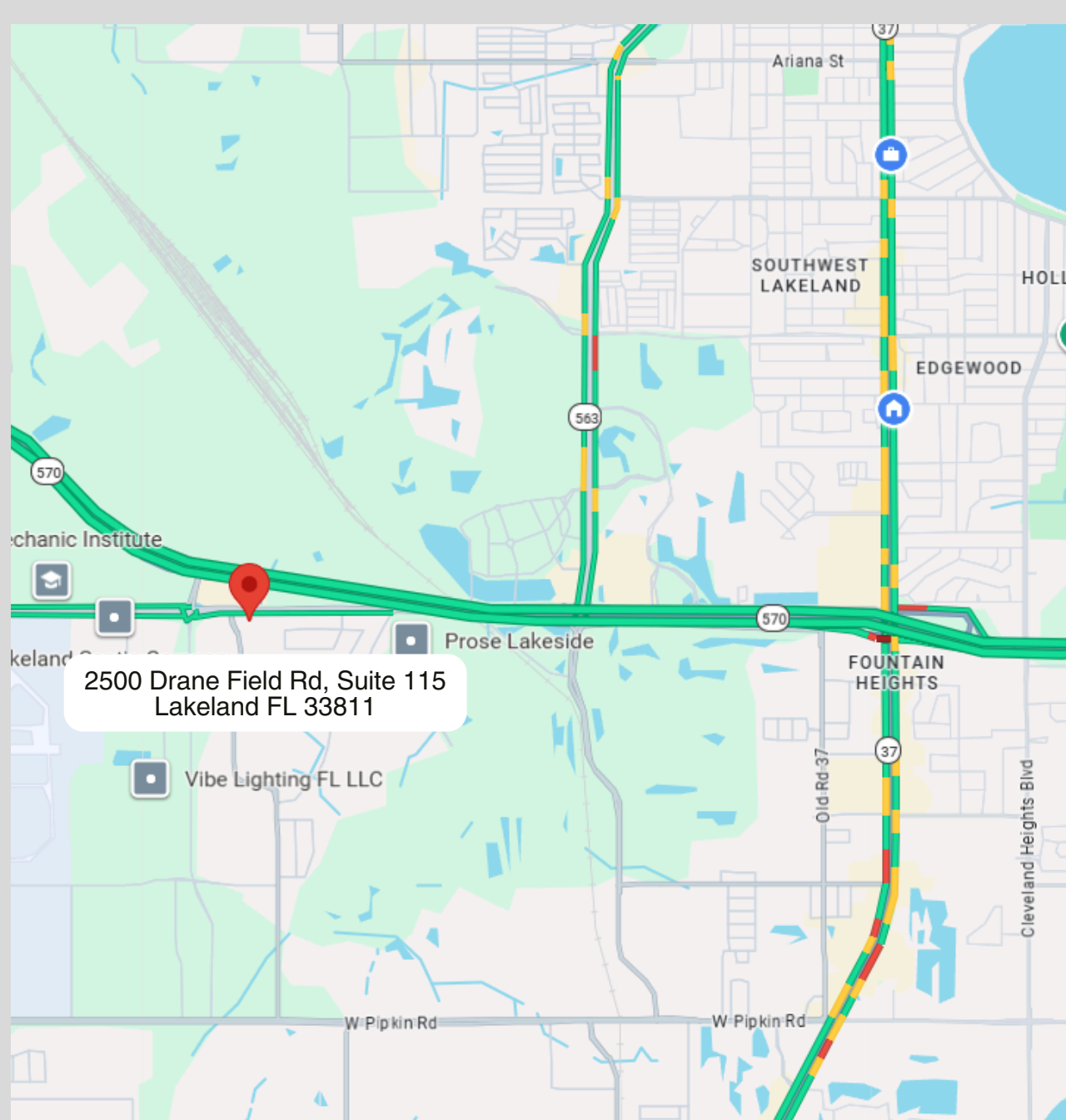


ABOUT THE LOCATION

A strategic opportunity for businesses seeking visibility, accessibility, and proximity to major logistics infrastructure.

Strategically Positioned for Business Growth

- **High Traffic Exposure:** Drane Field Road experiences approximately 15,800 vehicles per day, with easy connectivity to Polk Parkway, which carries over 36,000 vehicles daily.
- **Proximity to Lakeland Linder International Airport:** Minutes from a growing aviation and logistics hub, offering opportunities for business travel and cargo operations.
- **Established Commercial Corridor:** Surrounded by industrial, service, and logistics businesses, providing strong networking and operational synergy.
- **Excellent Regional Access:** Immediate access to Polk Parkway and quick connections to Interstate 4, Tampa, and Orlando, facilitating smooth distribution and employee commutes.
- **Growth Potential:** Located in an expanding business park area with increasing demand for flex industrial, office-warehouse, and service-oriented spaces.



What sets us apart

Lorio & Associates, Inc. is Lakeland's leading commercial real estate firm, specializing in property management, leasing, and sales. With over 36 years of local market expertise, we are the trusted authority for businesses and investors seeking the ideal location to grow and succeed.

Focused exclusively on commercial spaces, we provide unmatched insight, strategic guidance, and personalized service. Our deep understanding of Lakeland's evolving commercial landscape allows us to identify opportunities that align with your business goals and investment objectives. At Lorio & Associates, Inc., we don't just find properties, we help businesses thrive.

Client Feedback

Joe takes very good care of his properties and does a great job about his tenants. My interactions with him have been professional and insightful. He is a wealth of knowledge that only comes from years of experience. His staff are friendly, prompt and professional. I highly recommend working with Joe Lorio and Associates.

- John Conklin

Lorio and Associates has been nothing but excellent! Great communication, with Heather's prompt responsiveness to maintenance issues and Joe's overall professionalism its a winning team. Highly recommended!

- Raymond Wells

Absolutely the best group of property management agents I have ever worked with. I can trust Joe Lorio has my best interests. That is a hard business to please everyone, but hiring Joe to manage my properties 8 years ago was the best decision I could have made.

- Gayland Panko



Contact Us

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Business Hours

Monday to Friday
8:30 am to 4:30 pm

Saturday by
appointment only.

