

FOR LEASE
246,002 SF



KEY LOGISTICS CENTER

5360 ALLEN K. BREED HIGHWAY, LAKELAND, FL 33811

BUILDING 100 - SUITE 180

BUILDING HIGHLIGHTS

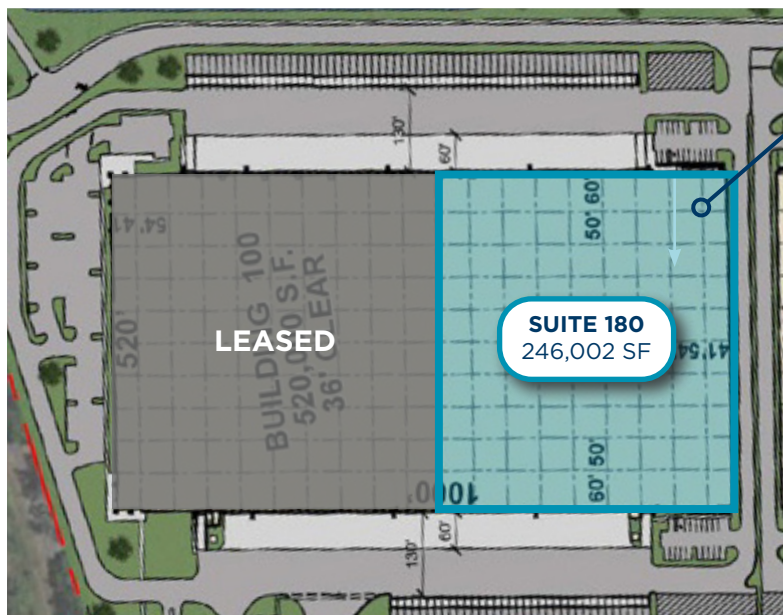
Move-in ready, Class A Warehouse featuring direct access to I-4, Polk Parkway (SR-570), SR-60 via County Line Road, Highway 92, and Allen K. Breed Highway.

BUILDING SIZE	520,042 SF
CLEAR HEIGHT	36'
COLUMN SPACING	54'W x 50'D with 60' Staging Bay
LOADING	Cross Dock
LOADING DOORS	93 (9'x10') Overhead Doors 4 (12'x14') Doors with Ramps
PARKING	± 284 Car Parks
TRAILER STORAGE	± 106 Spaces
TRUCK APRON	60' Concrete
TRUCK COURT	130' Deep with 55' Trailer Spaces
BUILDING DEPTH	520'
POWER	3 Phase 480V 5,000 Amps
SPRINKLERS	ESFR
LIGHTING	T-5 OR LED

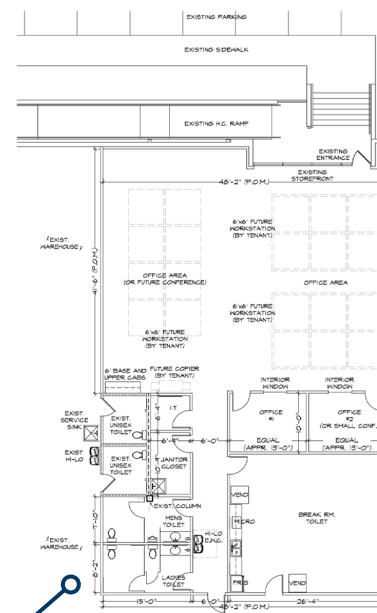


SPACE AVAILABLE

SUITE 180	
AVAILABILITY	Available Now
SIZE	246,002 SF
OFFICE	3,675 SF
LOADING DOORS	35 (9'x10') Overhead Doors 2 (12'x14') Doors with Ramps
PARKING	± 86 Car Parks
TRAILER STORAGE	± 36 Spaces
POWER	1,000 Amps



3,675 SF OFFICE
SUITE 180





114,770
POPULATION
LAKELAND

10.3 MILLION
POPULATION
within 100 miles



\$75,181
AVG. INCOME
LAKELAND

\$92,065
AVG. INCOME
Within 100 Miles



40.5
AVG. AGE
LAKELAND

43.8
AVG. AGE
Within 100 Miles



40.4%
BLUE COLLAR & SERVICES JOBS
LAKELAND

38.1%
BLUE COLLAR & SERVICES JOBS
Within 100 Miles

LOCATION HIGHLIGHTS



1.0 MILE TO
I-4



0.3 MILES TO
POLK PKWAY



33 MILES TO
AIRPORT



CONTACT INFORMATION

TREY CARSWELL, SIOR
EXECUTIVE DIRECTOR
+1 813 230 6131
trey.carswell@cushwake.com

LISA ROSS, SIOR
EXECUTIVE DIRECTOR
+1 813 760 3209
lisa.ross@cushwake.com

SAM KOROLOS
DIRECTOR
+1 704-989-1327
sam.korolos@cushwake.com

MELISSA WATTERWORTH
SENIOR ASSOCIATE
+1 813 465 7942
melissa.watterworth@cushwake.com

