

FOR LEASE 5,500 SF WAREHOUSE | ± 4.5 ACRES INDUSTRIAL OUTDOOR STORAGE | LAKELAND, FL

3755 MAINE AVE, LAKELAND, FL 33801



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LOBER
REAL ESTATE
www.LoberRealEstate.com

3755 MAINE AVE, LAKELAND, FL 33801

PROPERTY OVERVIEW



PROPERTY DETAILS

PROPERTY INFO:

- LAND: 16.17 ACRES TOTAL (4.5 ACRES USABLE)
- BUILDING: 5,500 SF (1,000 SF OFFICE) - BUILT 2024
- LOADING: FOUR (4) FLOW THROUGH 14'X16' GRADE LEVEL DOORS
- CLEAR HEIGHT: 24 FT + POWER: 400 AMPS 480 VOLTS 3 PHASE
- AMPLE OUTSIDE STORAGE SPACE (FULLY PAVED, LIT, AND SECURED)
- NEW FULLY FENCED PERIMETER + NEW GATED ACCESS POINT + HIGHWAY EXPOSURE WITH SIGNAGE

ZONING:

- "GI" GENERAL INDUSTRIAL WHICH ALLOWS OUTSIDE STORAGE, FLEET PARKING, TRUCK REPAIRS & MAINTENANCE, MANUFACTURING, DISTRIBUTION, ECOMMERCE, AND LOGISTICS

LOCATION:

- LOCATED JUST OFF THE POLK PARKWAY (FL-570), 3755 MAINE AVENUE IN LAKELAND OFFERS EXCEPTIONAL CONNECTIVITY FOR LOGISTICS, FLEET OPERATIONS, AND STATEWIDE TRANSPORTATION. THE PROPERTY PROVIDES DIRECT ACCESS TO I-4, LINKING FLORIDA'S EAST AND WEST COASTS, AND SITS STRATEGICALLY BETWEEN TAMPA AND ORLANDO—TWO OF THE STATE'S LARGEST DISTRIBUTION HUBS. WITH AMPLE YARD SPACE, IT IS WELL-POSITIONED TO SUPPORT TRUCK PARKING, OUTSIDE STORAGE, AND HIGH-VOLUME FREIGHT FLOW

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PROPERTY PHOTOS



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