

**±11.62 AC | FOR SALE**  
**FULLY ENTITLED INDUSTRIAL LAND**

**1472**

AIRPORT ROAD  
LAKELAND, FL



## INDUSTRIAL OPPORTUNITY LAKELAND, FLORIDA



±11.62  
AC



Fully entitled  
zoned: PUD  
Industrial



3 minutes to  
Polk Pkwy



60 miles to  
Orlando

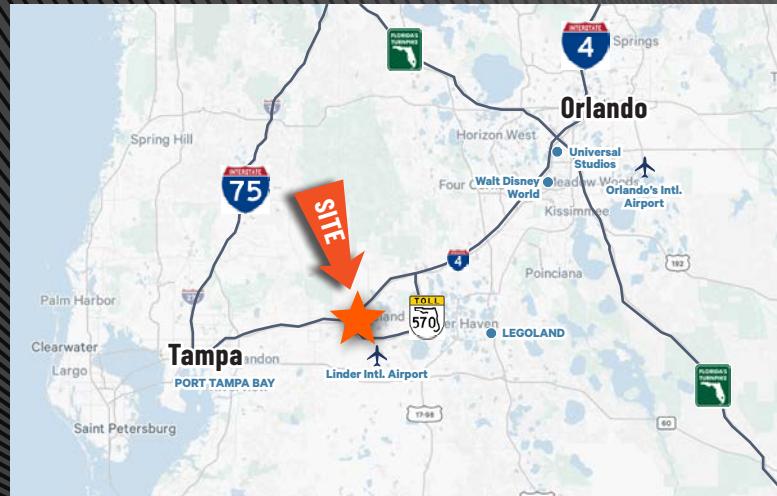


Annexed into  
City of Lakeland  
utilities to site

### PROPERTY DESCRIPTION

Unlock the potential of this 11.62-acre site located in Lakeland, FL—strategically positioned between Orlando and Tampa, with direct access to Interstate-4 and Polk Parkway. This location places you on the door step to Rooms to Go's 1.75MM SF facility and the heart of Florida's logistics and distribution corridor, surrounded by other major players like Publix, Amazon, and Home Depot.

Zoned PUD and approved for both light (I-1) and medium (I-2) industrial uses, the property allows for up to 117,000 SF of industrial space. Whether you're planning warehousing, distribution, or other industrial operations, the zoning provides the flexibility to align with your vision while supporting the city's infrastructure and planning goals.



### CONTACT US

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**CBRE**

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CONCEPTUAL  
RENDERING

## SITE PLAN OPTION ONE

CONCEPTUAL CONCEPT

OPTION 1	BUILDING 1
<b>TOTAL SF</b>	117,000 SF
<b>CLEAR HEIGHT</b>	28'
<b>BUILDING DEPTH</b>	180'
<b>COLUMN SPACE</b>	52' x 60'
<b>LOADING</b>	DOCK HIGH
<b>TRUCK COURT</b>	150'
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	1,200 amp main service at 277/480v



### WHY THIS SITE STANDS OUT:

- + Zoned PUD with approvals for up to 117,000 SF of industrial space
- + Supports I-1 (light industrial/limited commercial) and I-2 (medium industrial) uses
- + Ideal for warehousing, distribution, manufacturing, and other industrial operations
- + Annexed into the City of Lakeland with full utility access
- + Ready for engineering and permit submission—accelerate your development timeline

OPTION 2	BUILDING 1	BUILDING 2	BUILDING 3
SPACE AVAILABLE	30,000 SF	48,000 SF	39,000 SF
BUILDING DEPTH	100'	100'	100'
PARKING SPACES	3 PER 1,000 SF FOR EACH BUILDING		
LAYDOWN YARD	$\pm 0.34$ YARD		
LOADING	DOCK HIGH		

## SITE PLAN OPTION TWO CONCEPTUAL CONCEPT 3 BUILDINGS

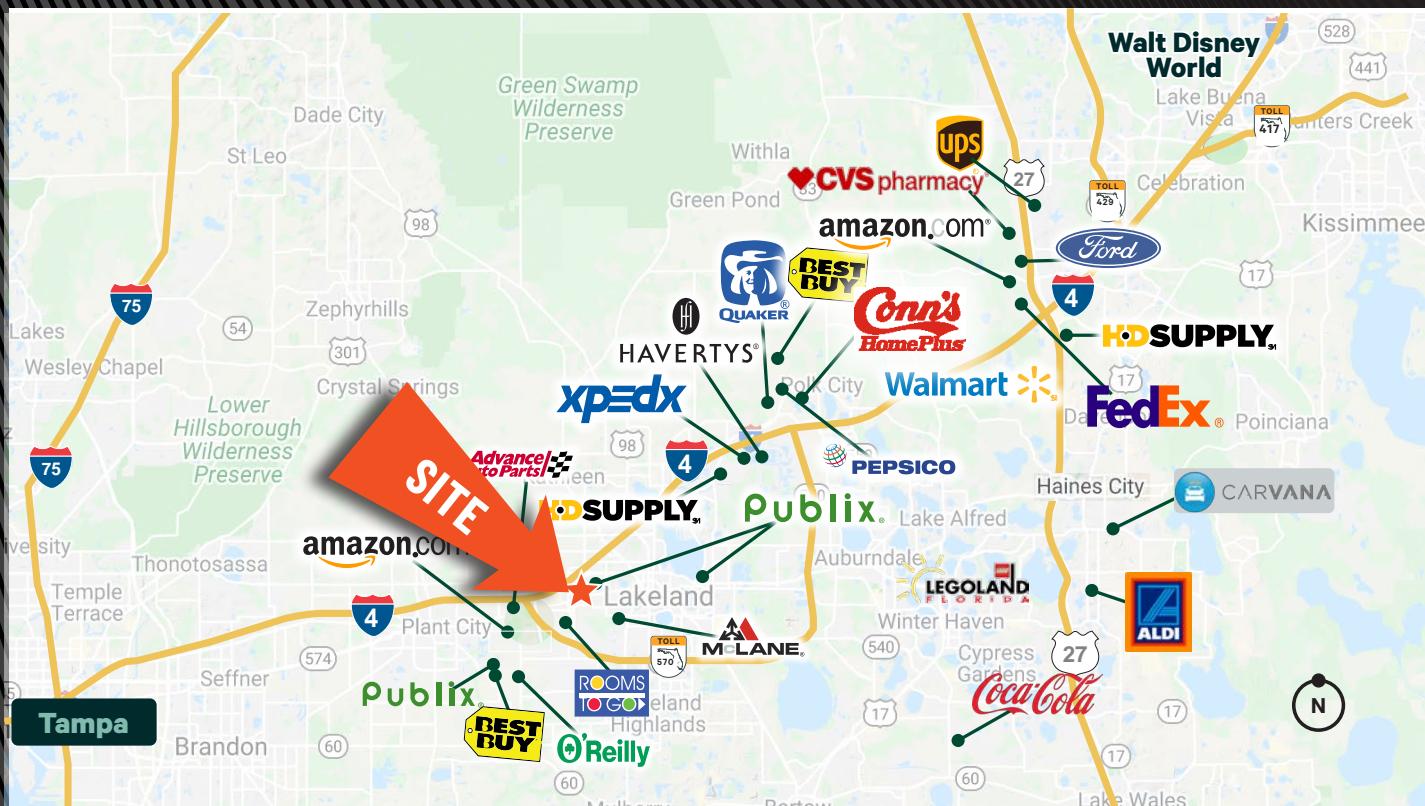


## SITE PLAN OPTION THREE CONCEPTUAL CONCEPT - 5 BUILDINGS

OPTION 3	BUILDING 1	BUILDING 2A	BUILDING 2B	BUILDING 3A	BUILDING 3B
SPACE AVAILABLE	30,000 SF	16,100 SF	16,100 SF	14,800 SF	14,800 SF
BUILDING DEPTH	100'	70'	70'	80'	80'
PARKING SPACES	3 PER 1,000 SF FOR EACH BUILDING				
DRIVE IN DOORS	24	10	10	8	8
LAYDOWN YARD	$\pm 0.59$ YARD				
LOADING	GRADE LEVEL				

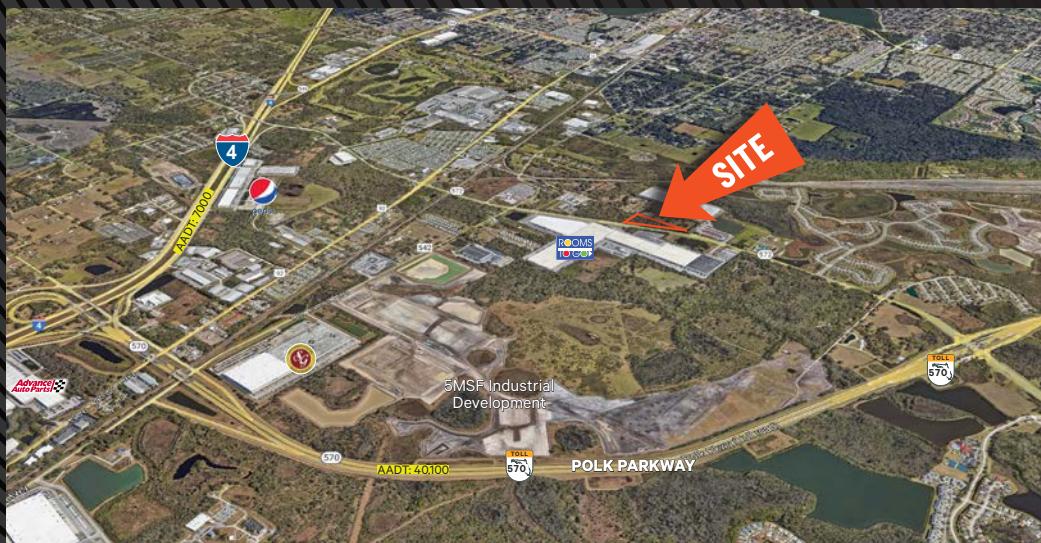


## LARGE SCALE INDUSTRIAL AREA MAP



### MAJOR ROADWAYS

- SR-570  
3 Minutes | Less than a mile
- Hwy 92  
3 Minutes | 1.2 Miles
- Interstate 4  
5 Minutes | 3.8 Miles
- Hwy 60  
14 Minutes | 9 Miles
- Interstate 75  
22 Minutes | 21.9 Miles



### DEMAND DRIVERS

Walt Disney World  
51 Minutes | 45 Miles

Orlando Int'l Airport  
80 Minutes | 64 Miles

Downtown Orlando  
75 Minutes | 60 Miles

Port of Tampa  
65 Minutes | 40 Miles

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