

±11.62 AC | FOR SALE
FULLY ENTITLED INDUSTRIAL LAND

1472

**AIRPORT ROAD
LAKELAND, FL**

INDUSTRIAL OPPORTUNITY LAKELAND, FLORIDA

CONCEPTUAL
RENDERING



±11.62
AC



Fully entitled
zoned: PUD
Industrial



3 minutes to
Polk Pkwy



60 miles to
Orlando

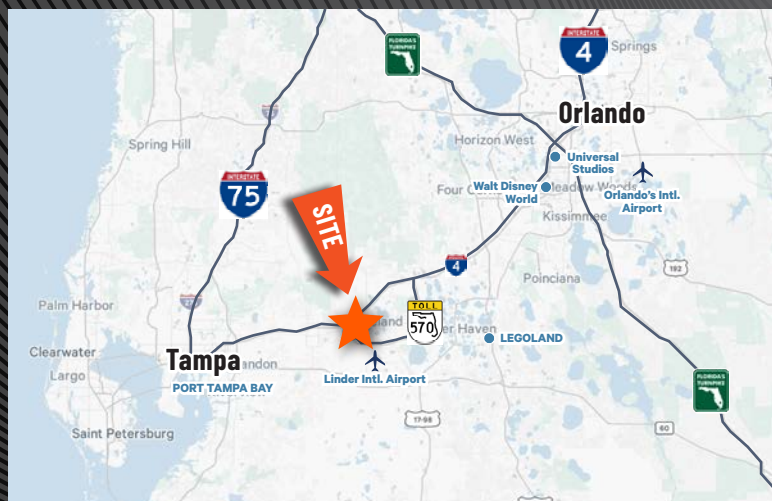


Annexed into
City of Lakeland
utilities to site

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

1472

AIRPORT ROAD
LAKELAND, FL

CONCEPTUAL
RENDERING

SITE PLAN OPTION ONE CONCEPTUAL CONCEPT

OPTION 1	BUILDING 1
TOTAL SF	117,000 SF
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACE	52' x 60'
LOADING	DOCK HIGH
TRUCK COURT	150'
SPRINKLERS	ESFR
POWER	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	±0.34 YARD		
LOADING	DOCK HIGH		

SITE PLAN OPTION TWO CONCEPTUAL CONCEPT 3 BUILDINGS

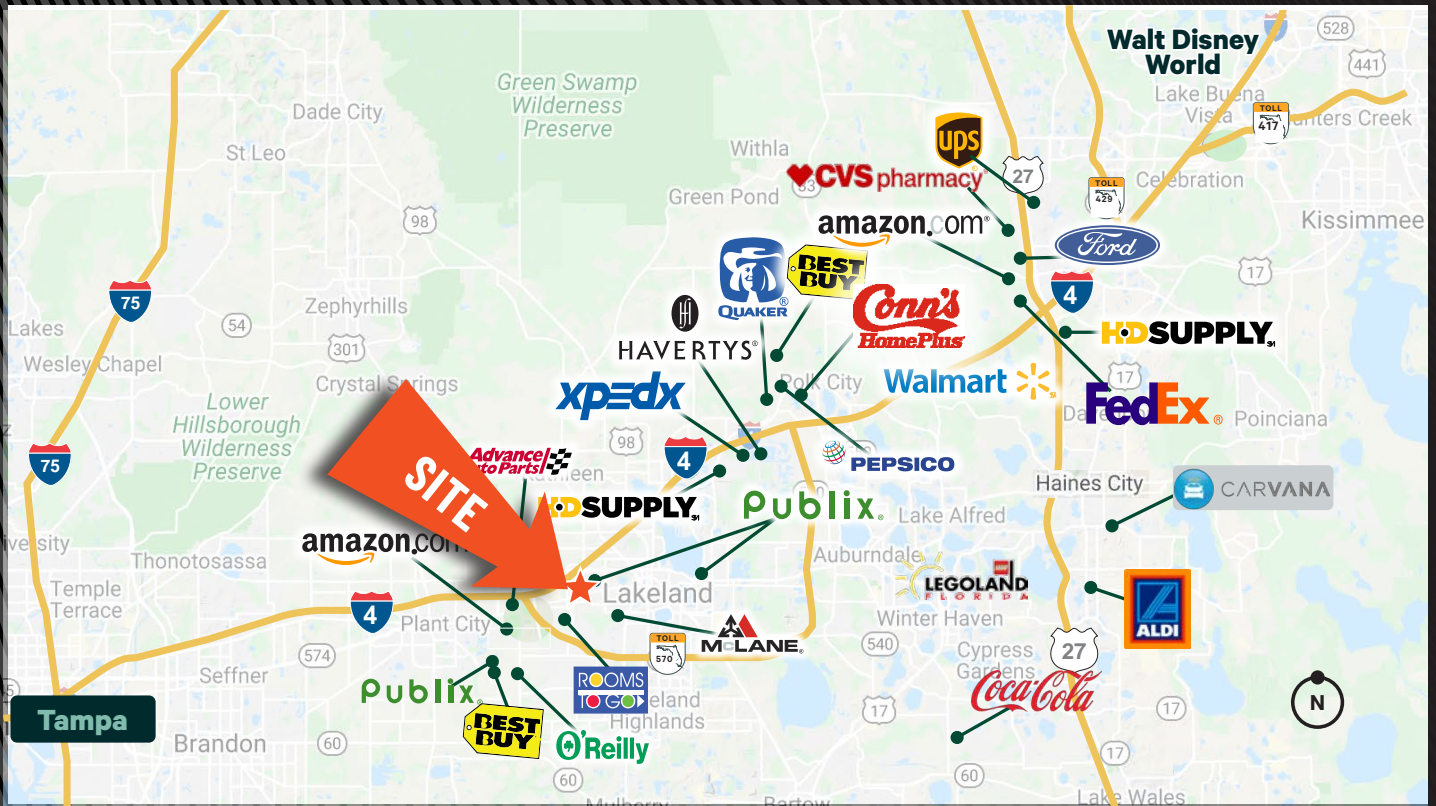


SITE PLAN OPTION THREE CONCEPTUAL CONCEPT - 5 BUILDINGS

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	±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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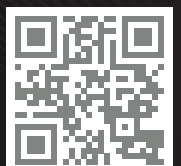
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