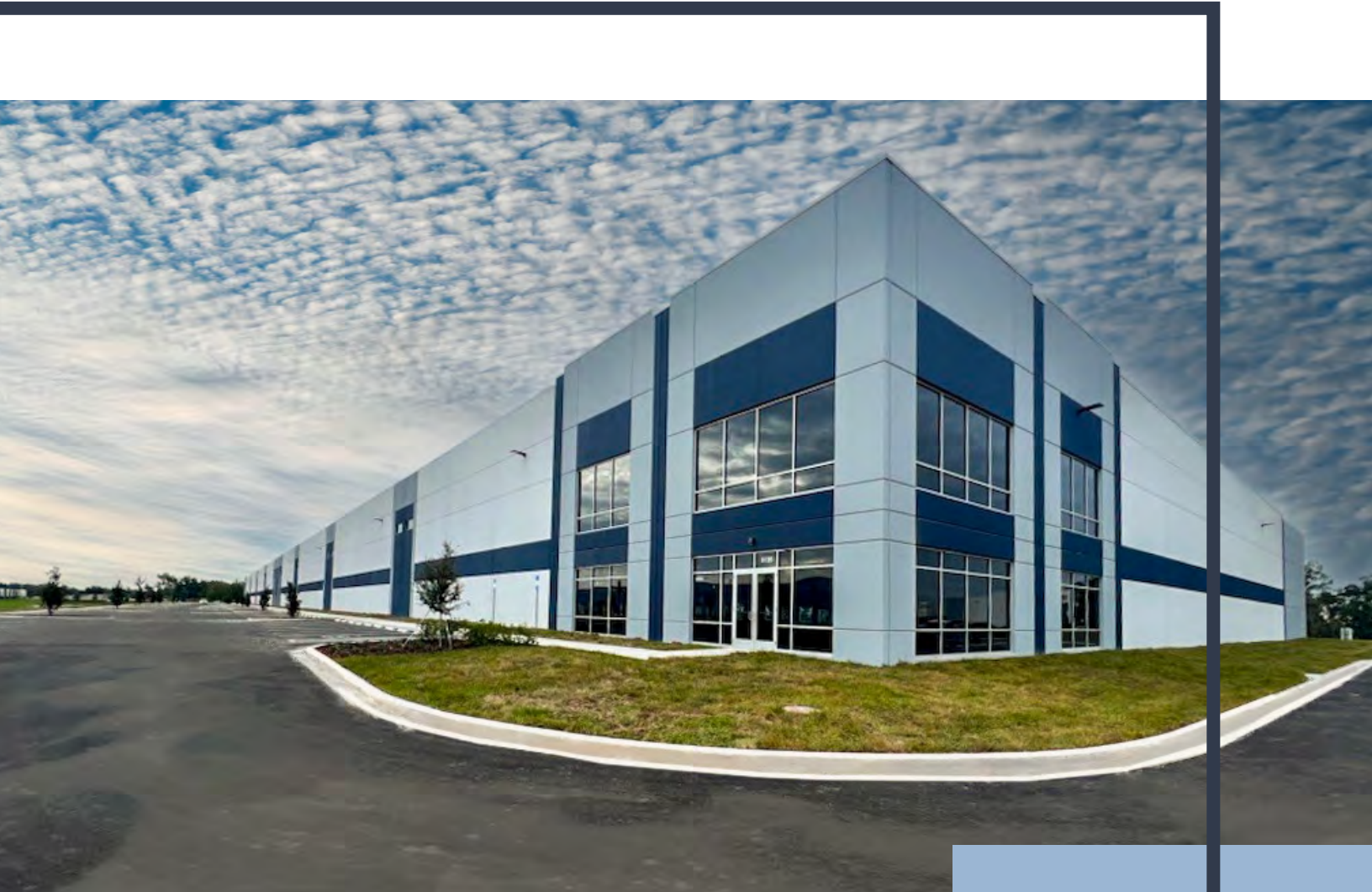




# LAKELAND COMMERCE CENTER @COUNTY LINE



**444,940 SF AVAILABLE FOR LEASE IN ONE OF THE  
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**



County Line Road & Drane Field Road  
Lakeland, FL 33811

Scan QR to visit the website



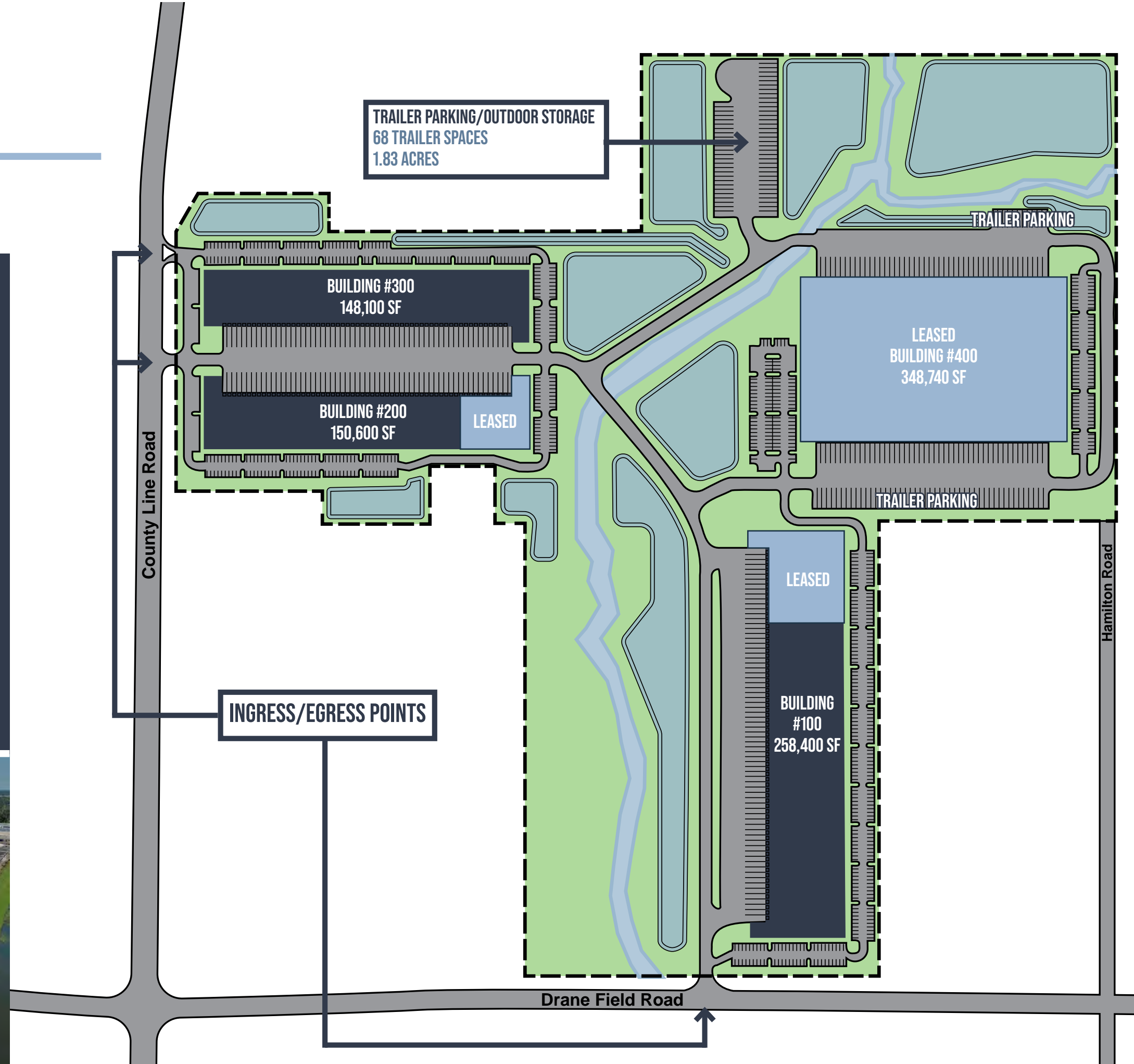
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# PROJECT OVERVIEW

Introducing Lakeland Commerce Center at County Line – a premier destination with 4 modern tilt-wall buildings, offering a total of 905,840 SF. This dynamic industrial park is strategically located at the intersection of County Line Road and Drane Field Road, ensuring easy access to major transportation routes. The buildings feature rear-load and cross-dock configurations, providing flexibility for businesses of all sizes.

## PARK HIGHLIGHTS

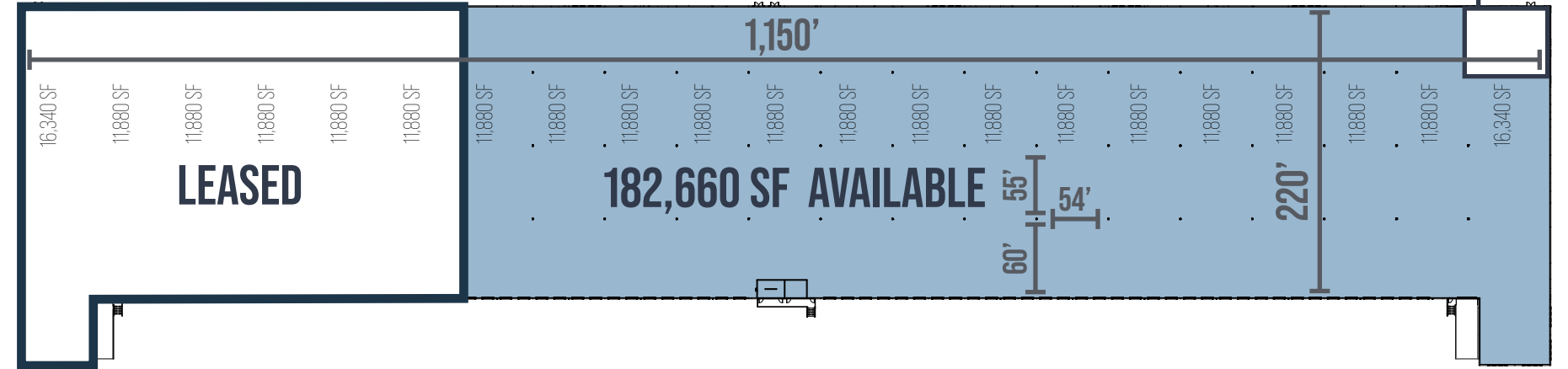
- 905,840 SF total
- 90.41 acres
- Tilt-wall construction
- ESFR sprinkler system
- 32'-36' clear height
- 130'-190' truck courts
- Rear-load and cross-dock configurations
- 7" reinforced concrete slab
- Ample trailer parking



## BUILDING 100

5135 DRANE FIELD ROAD, LAKELAND, FL 33811

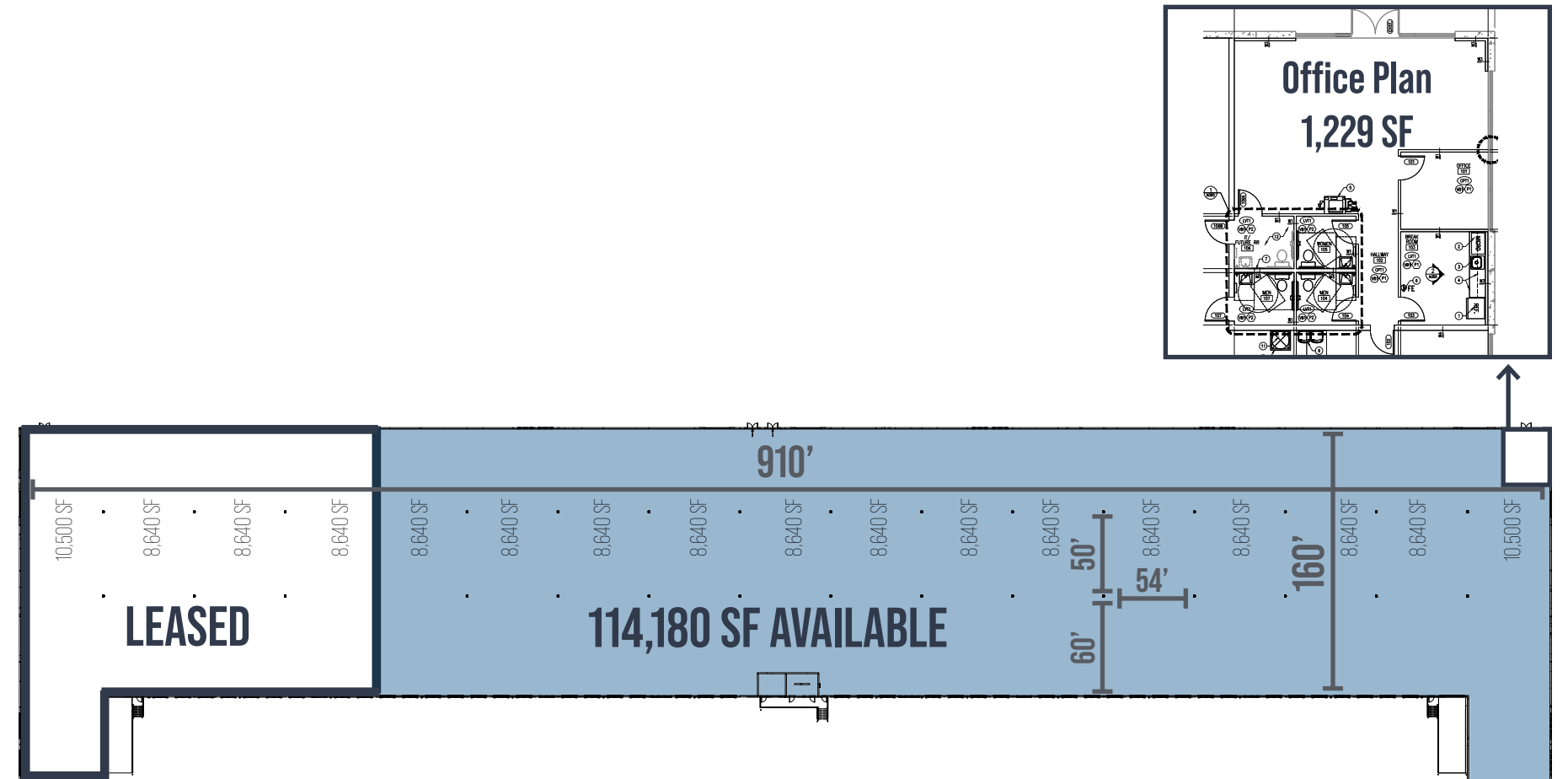
Building Size:	258,400 SF
Available SF:	182,660
Office Size:	3,227 SF
Building Dimensions:	1,150' x 220'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	66 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 55', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	130'
Car Parking:	253 spaces



## BUILDING 200

3400 COUNTY LINE ROAD, LAKELAND, FL 33811

Building Size:	150,600 SF
Available SF:	114,180 SF
Office Size:	1,229 SF
Building Dimensions:	910' x 160'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	46 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 50', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	190' (shared)
Car Parking:	157 spaces



## BUILDING 300

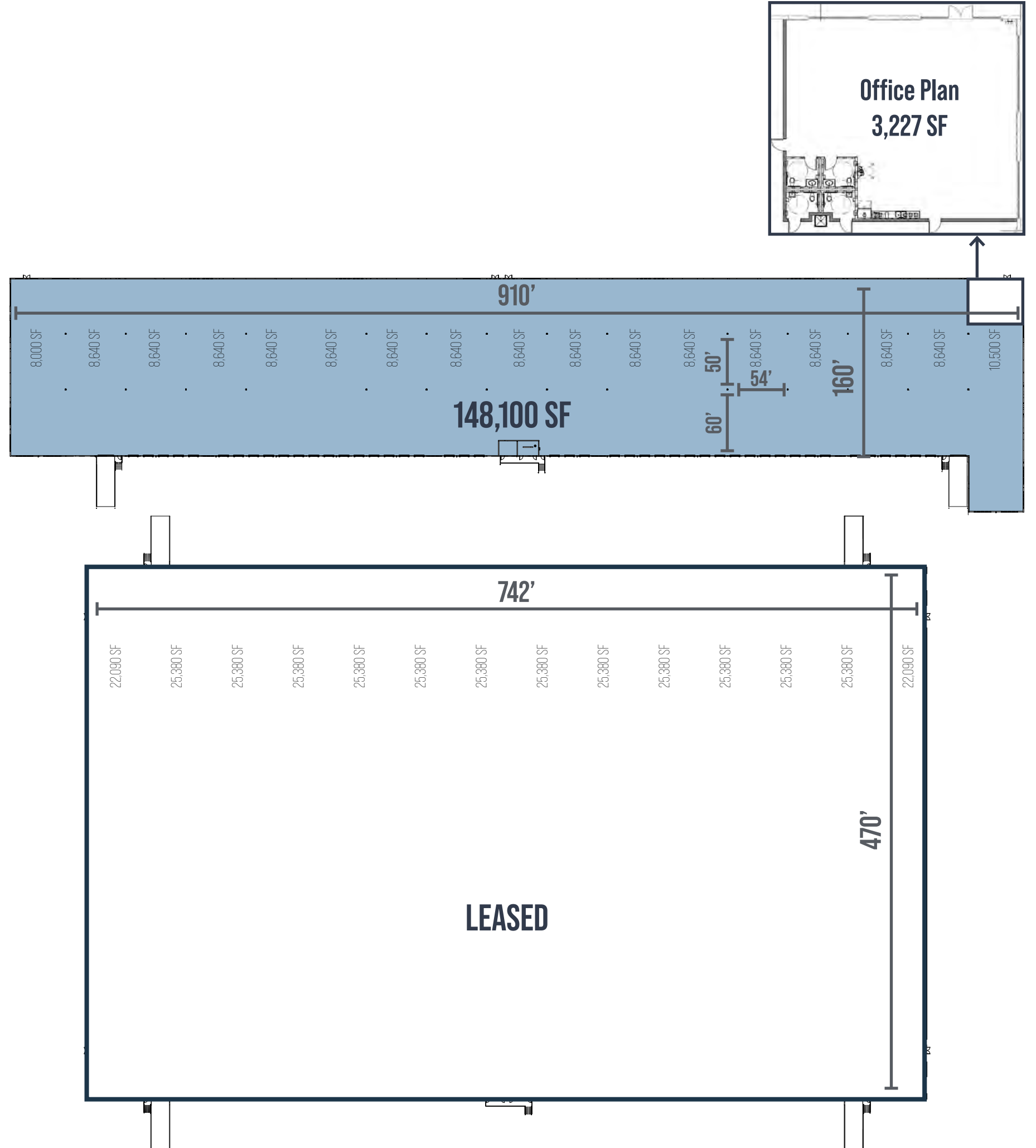
3490 COUNTY LINE ROAD, LAKELAND, FL 33811

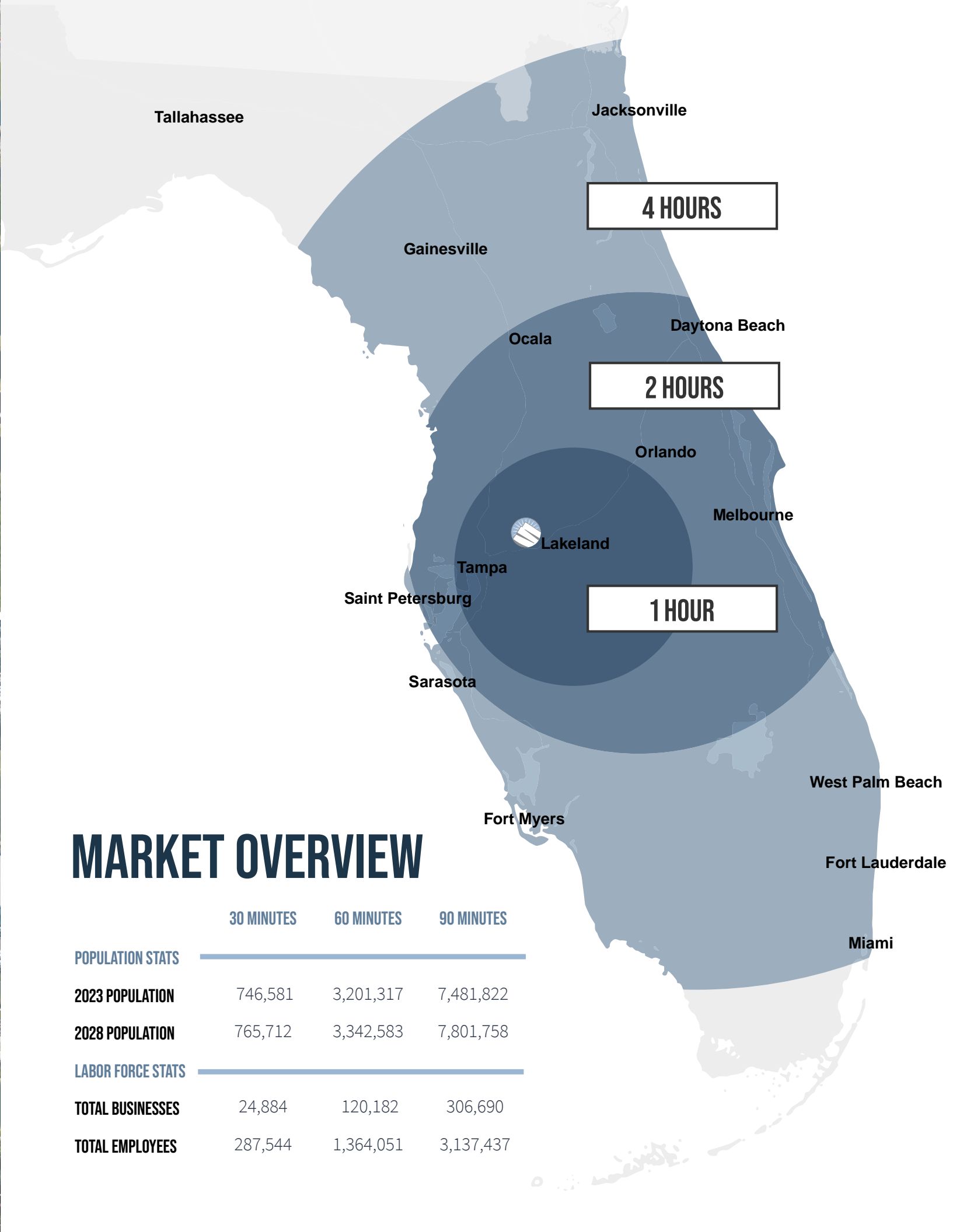
Building Size:	148,100 SF
Office Size:	3,227 SF
Building Dimensions:	910' x 160'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	50 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 50', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	190' (shared)
Car Parking:	178 spaces

## BUILDING 400

5205 DRANE FIELD ROAD, LAKELAND, FL 33811

Building Size:	348,740 SF
Building Dimensions:	742' x 470'
Clear Height:	36'
Loading:	Cross-dock
Dock-High Doors:	84 (9' x 10')
Drive-In Doors:	4 (14' x 16')
Column Spacing:	54' x 60'
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	185'
Car Parking:	206 spaces
Trailer Parking:	68 spaces





## MARKET OVERVIEW

	30 MINUTES	60 MINUTES	90 MINUTES
<b>POPULATION STATS</b>			
<b>2023 POPULATION</b>	746,581	3,201,317	7,481,822
<b>2028 POPULATION</b>	765,712	3,342,583	7,801,758
<b>LABOR FORCE STATS</b>			
<b>TOTAL BUSINESSES</b>	24,884	120,182	306,690
<b>TOTAL EMPLOYEES</b>	287,544	1,364,051	3,137,437



4.7 MILES TO I-4

3.9 MILES TO HWY 92

4.7 MILES TO TOLL 570

# LOCATION OVERVIEW

Conveniently located on County Line Road with quick access to I-4 (Exit 25), State Road 92 and Polk Parkway that provides incredible connectivity to Tampa, Lakeland and Orlando.

- 3 international airports within a 1 hour drive
- 2 ports within a 1 hour drive
- 3.1 million labor force within 90 minutes

I-4	3 MILES	LAKELAND AIRPORT	3 MILES
I-75	19 MILES	CSX Intermodal	26 MILES
TAMPA	30 MILES	PORT OF TAMPA	30 MILES
TAMPA AIRPORT	35 MILES	ORLANDO	60 MILES
Orlando Airport	62 MILES	I-95	90 MILES

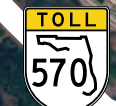
**LAKELAND**  
COMMERCE CENTER @COUNTY LINE



Lakeland Linder International Airport

CITY Furniture

Fairfield Inn & Suites by Marriott



S. COUNTY LINE ROAD

POLK PARKWAY

DRANE FIELD ROAD



# LAKELAND COMMERCE CENTER @COUNTY LINE



STONEMONT



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