

FOR LEASE

19,125 SF WAREHOUSE | ±4 ACRES OUTDOOR STORAGE | LAKELAND, FL

3306 WATERFIELD RD, LAKELAND, FL 33803



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LOBER
REAL ESTATE

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PROPERTY OVERVIEW



PROPERTY DETAILS:

- Building: 19,125 SF Total (3,025 SF Newly Renovated Office)
- Land: ±4.26 Total Gross Acres (3.5 Acres Usable)
- Loading: Two (2) Flow Through Oversized Grade Level Doors (14'X16') + Two (2) Future Door Knockout Positions
- Clear Height: 18-22 Feet
- Power: 400 Amps 480 Volts 3 Phase
- Amenities: Ample Outside Storage Space, Both Fenced & Secured, With Potential To Drop Asphalt Millings For Coverage
- Highway Exposure + Billboard Signage & Branding Visibility

ZONING:

- "BPC-1" Per Polk County, Which Allows Outside Storage, Fleet Parking, Truck Repairs & Maintenance, Manufacturing, Distribution, Ecommerce, and Logistics.

LOCATION:

- Located Just Off the Polk Parkway (FL-570), 3306 Waterfield Rd 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 Contractor Yards.

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PROPERTY PHOTOS



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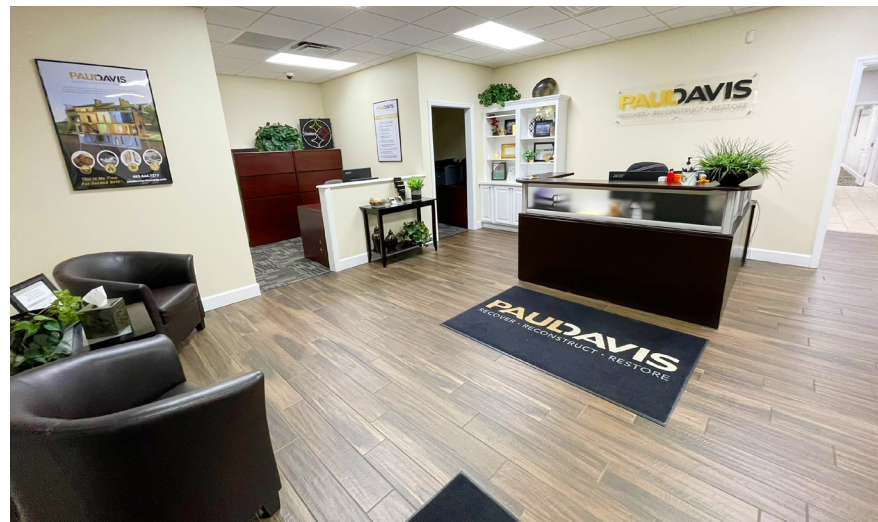
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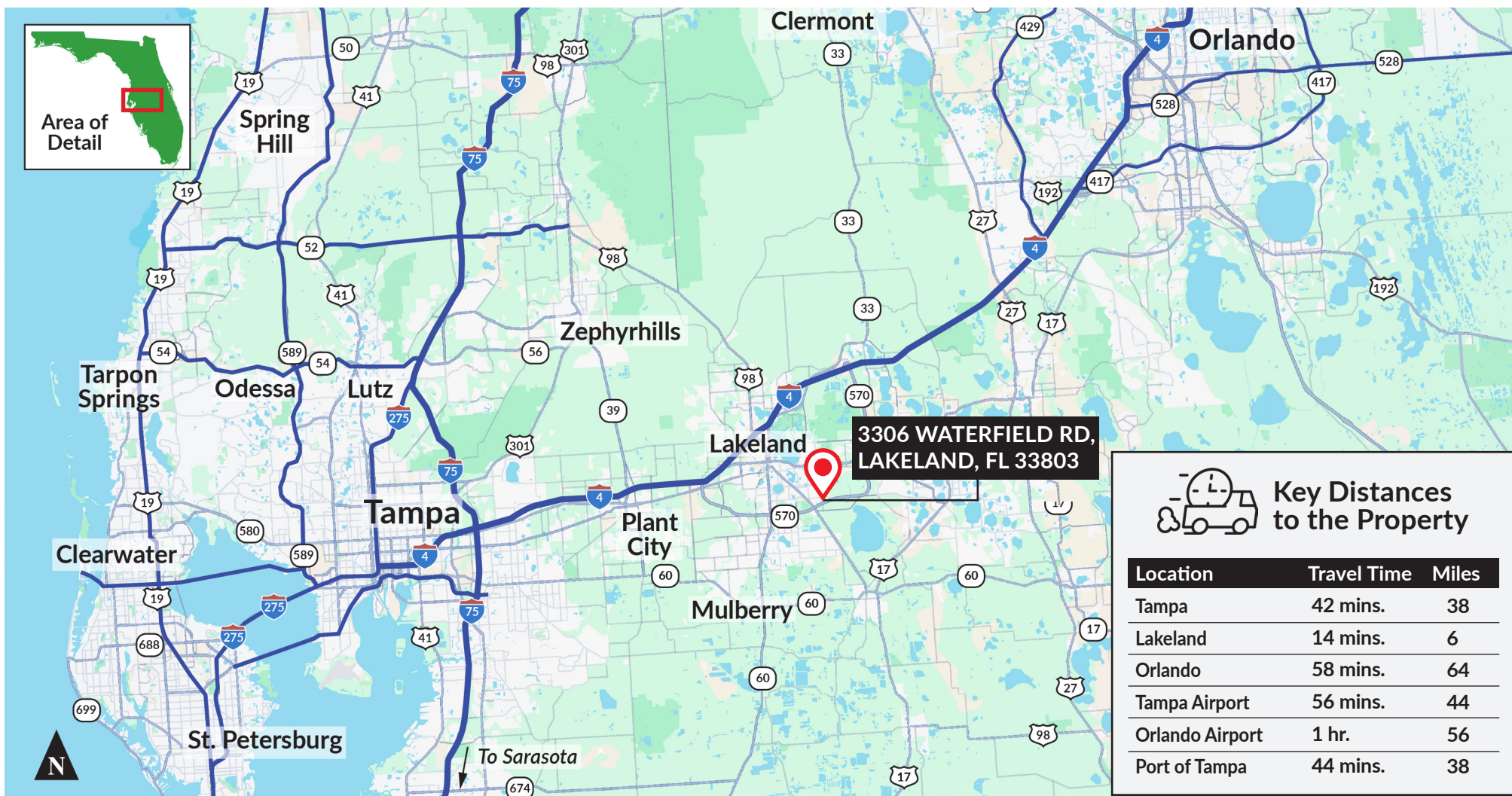
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LOCATION MAP



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