

# Steel Reinforced Concrete Domes

4 Domes | 82,702 SF Total | 9.69 AC For Sale

 [Property Video](#)

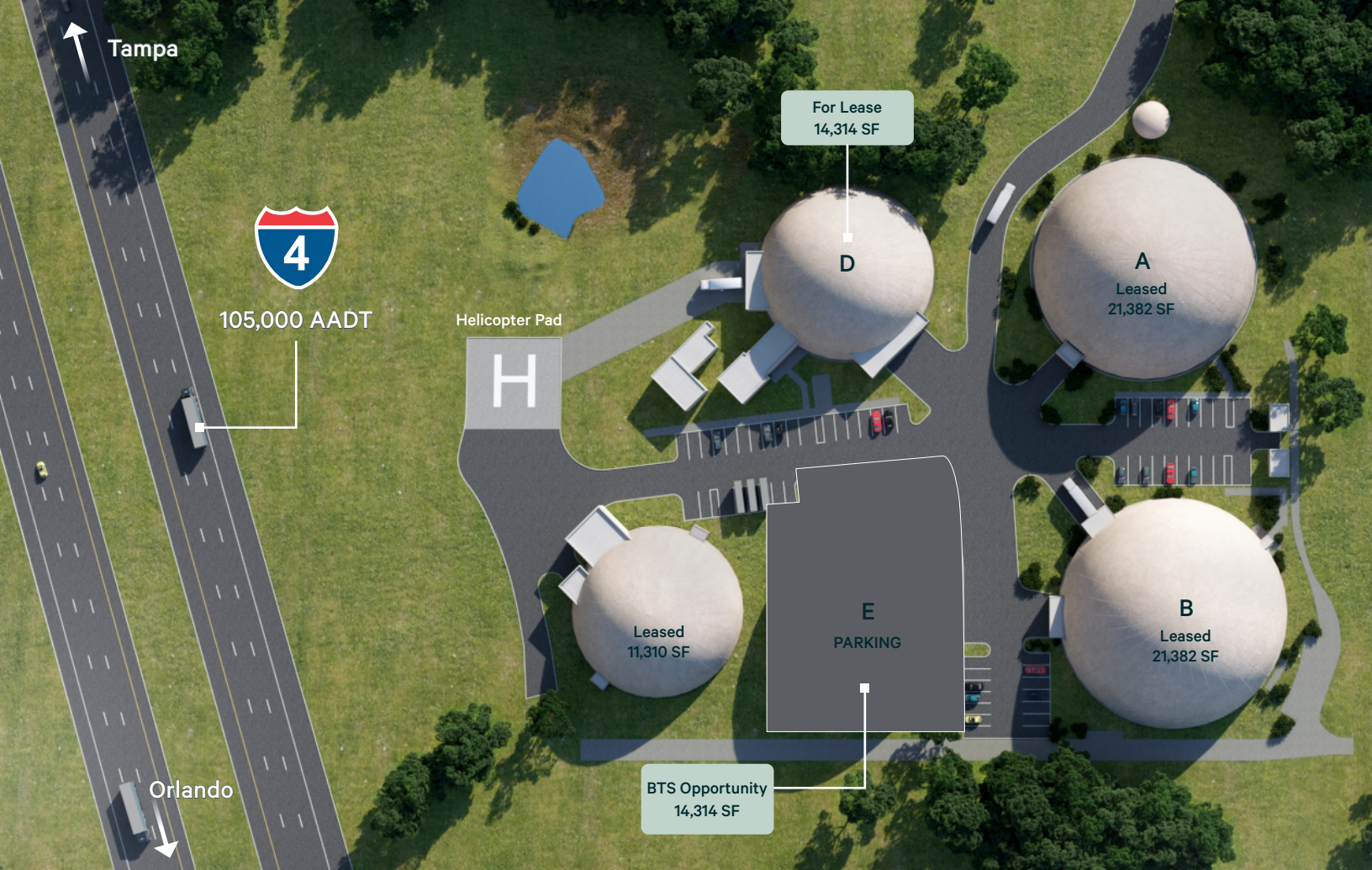


**8331**

State Rd 33 N  
Lakeland, FL 33809

Dome D - 14,314 SF Available For Lease





## ABC Domes | Lakeland, FL

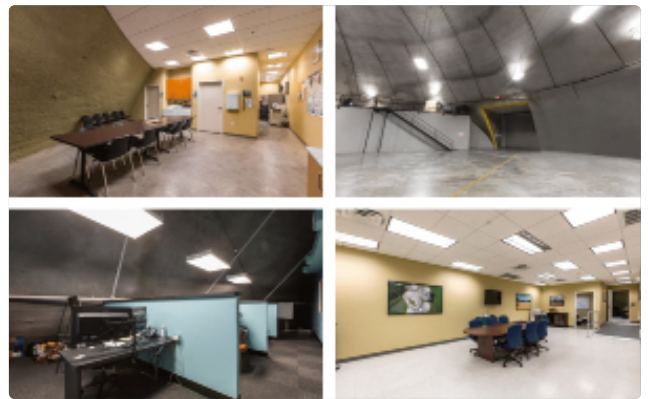
### Summary

Total SF	82,702 SF
For Lease	14,314 SF - Dome D
Office SF	Up To 8,000 SF W/ Receptions & Conference Rooms
Total Acres	9.69 AC
Clear Height	Up To 60'
Doors	Dock-High Doors, Grade Level Oversized Doors + Ramps
Zoning	BPC-1 (Polk)

### Specs:

- + ESFR Sprinkler System
- + Secure Access & Deliveries with Guardhouse, Fencing, Keycard Access & Web Based CCTV Surveillance
- + Satellite Communications
- + On Site Fuel Storage
- + Solar Lighting & Hot Water Heating

### Available For Lease



### Dome D ————— 14,314 SF

- 14,314 SF Total Storage Warehouse Space with Straightbuilding Walls
- 1,200 SF Total Office
- 47' Eave Height
- Conference Room + Reception
- 3 Restrooms
- Loading Dock and Grade Level Access





## Property Highlights



**Reinforced Insulated Concrete, Foam, & Kevlar Covering**



**Immediate Access To Interstate 4 & The Polk Parkway**



**Within 2 Hours of 9 Million People In The Middle Of It All!**



**State-Of-The-Art Design: Cat-5 Hurricane & Ef5 Tornado Resistant**



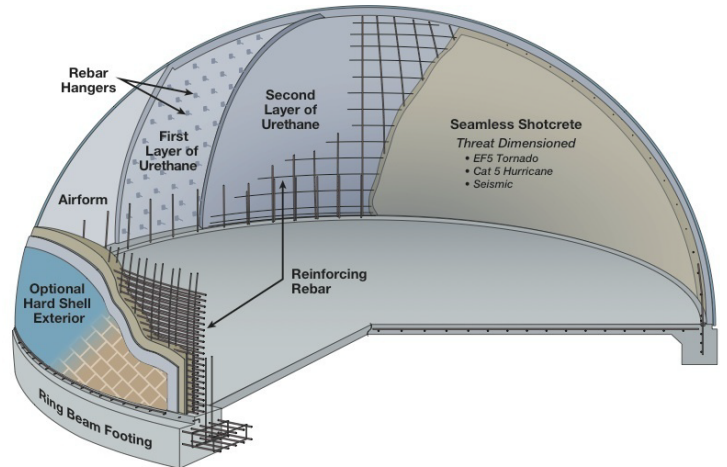
**Energy Efficient Backup Generator System with Auto-Transfer Switch**



**Climate & Humidity Controlled Environment**



**The Only FAA Approved Helicopter Landing Pad along I-4 Corridor + Aviation Doors To Garage Helicopters**



### WHEN IT COMES TO WAREHOUSING, DOME-SHAPED STRUCTURES OFFER UNIQUE ADVANTAGES THAT TRADITIONAL WAREHOUSES CANNOT MATCH:

- Dome-shaped structures provide efficient use of space, with a larger volume of usable space in less surface area.
- Domes are durable, sustainable, and energy-efficient, with superior resistance to natural disasters and better air circulation.
- Dome structures are highly customizable and adaptable, accommodating various storage needs and industrial uses.

# Polk County Industrial Market

## Q3 2023

### Overview:

- + In similar fashion to the previous quarter deliveries outweighed net absorption as 897,000 square feet delivered in East Polk County, as a result vacancy rose by 150 basis points.
- + The construction pipeline was mostly unreplenished as only a single 80,000 square foot rear load building broke ground.
- + Rent growth continued its upward trajectory, rising by 9% year-over-year.

Despite muted activity over the course of the year Polk County's industrial market displayed signs of resilience as average asking rents continued their upward climb. In fact, average asking rents grew at a rate that bested most quarters over the past three years and have averaged 8.5% year-over-year growth over the course of 2023. A combination of macro-economic headwinds and tight market conditions have seen 2023 experience a slowdown in comparison to the activity in previous years. However, a maturing assortment of space options should allow a bounce back in coming quarters as industrial users now have more choices than ever to meet their space needs in one of Florida's burgeoning industrial markets.

6.9% ▲  
Vacancy Rate

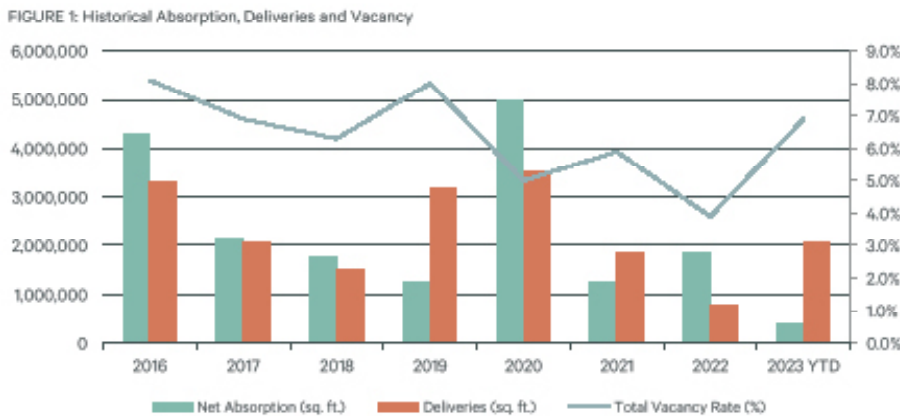
5,967 ▼  
SF Net Absorption

2.2M ▼  
SF Under Construction

896K ▲  
SF Deliveries

\$6.75 ▲  
Triple Net/Lease Rate

FIGURE 1: Historical Absorption, Deliveries and Vacancy





# Prime Location For Statewide Distribution

The property's location provides high visibility from Interstate 4, which is a major transportation artery in Florida. This makes it easily accessible for businesses that need to transport goods and materials across the state or beyond.

Additionally, the property is situated in an industrial area with other businesses and amenities nearby, making it convenient for employees and customers.

The five domes provide ample space for storage, manufacturing, and other industrial activities, while the flex space allows for customization to meet the specific needs of businesses.

The property's helicopter pad also offers a unique logistical advantage, providing a quick and efficient mode of transportation for executives, clients, and cargo.



## Location Highlights

- + 8-hour drive to 45.5 million people
- + Immediate access to SR-33
- + 5 miles to the Polk Parkway (SR- 570)
- + 3 mile to the Interstate 4 interchange
- + 16 miles to Lake Lakeland Linder International Airport
- + 40 miles to Interstate 75 (via Interstate 4)
- + 40 miles to Tampa
- + 56 miles to Orlando







105,000 AADT

Helicopter Pad



Le  
11,3



For Lease  
14,314 SF

D

A  
Leased  
21,382 SF

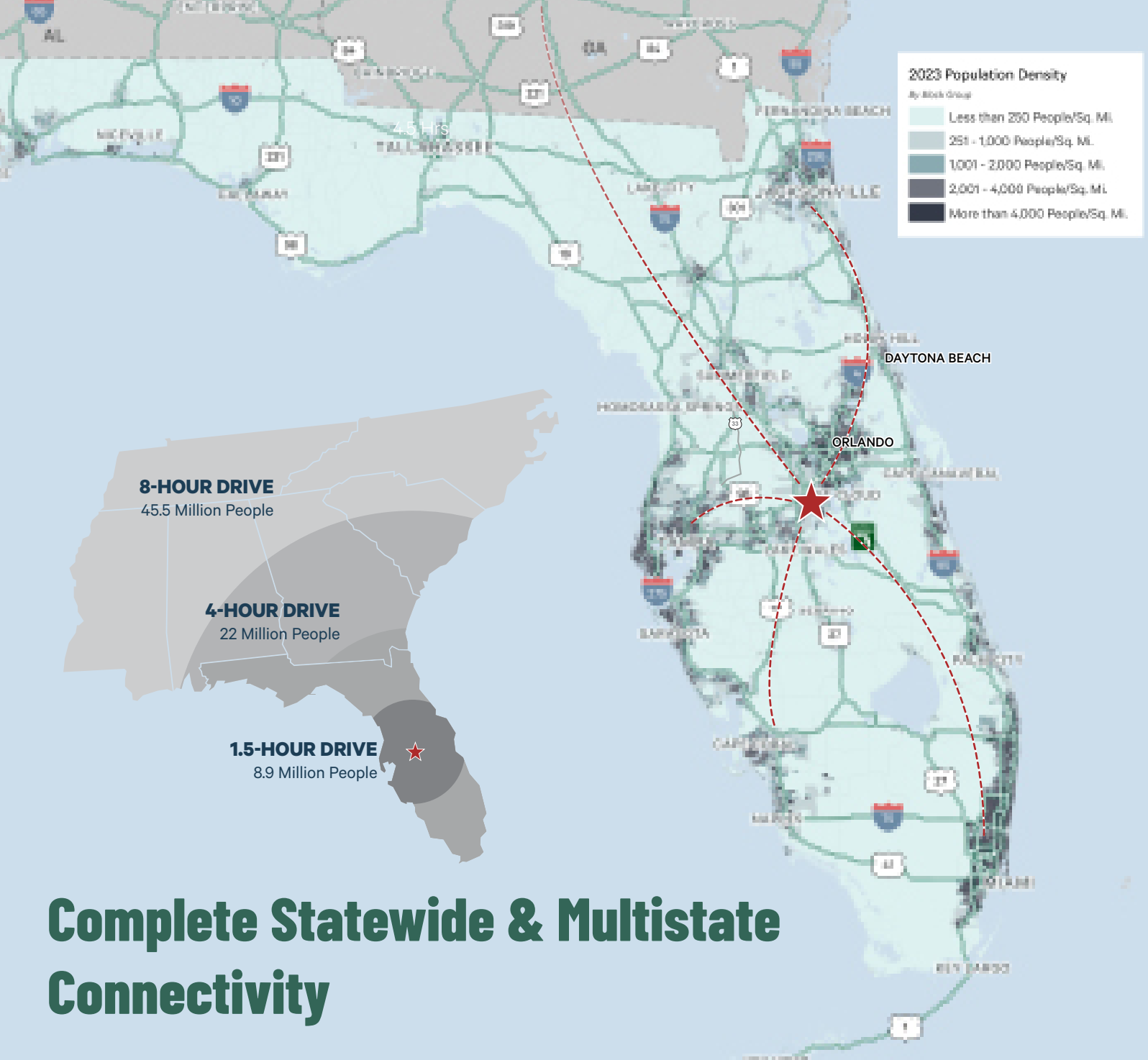
C  
Leased  
21,310 SF

E  
PARKING

B  
Leased  
24,382 SF

BTS Opportunity  
14,314 SF





# Complete Statewide & Multistate Connectivity

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