

DELIVERING NOW!

INDUSTRIAL FLEX LUXURY WAREHOUSE

30,000 SF | FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- + Class A Industrial Warehouse
- + Proximity to Major Highways:
Directly off I-4 and near US Highway 98
- + Air Cargo Accessibility: Nearest airport is
Lakeland Linder Int'l Airport, approximately
14 miles away.

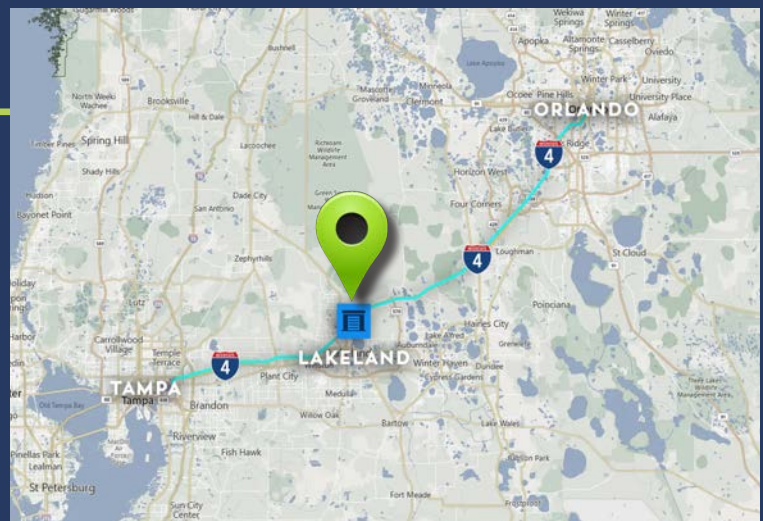
- + Intermodal Connectivity: Close to CSX rail service
- + Regional Market Access: Within 41 miles of Tampa
and Orlando, key industrial hubs in Florida
- + High visibility - Kathleen Rd frontage

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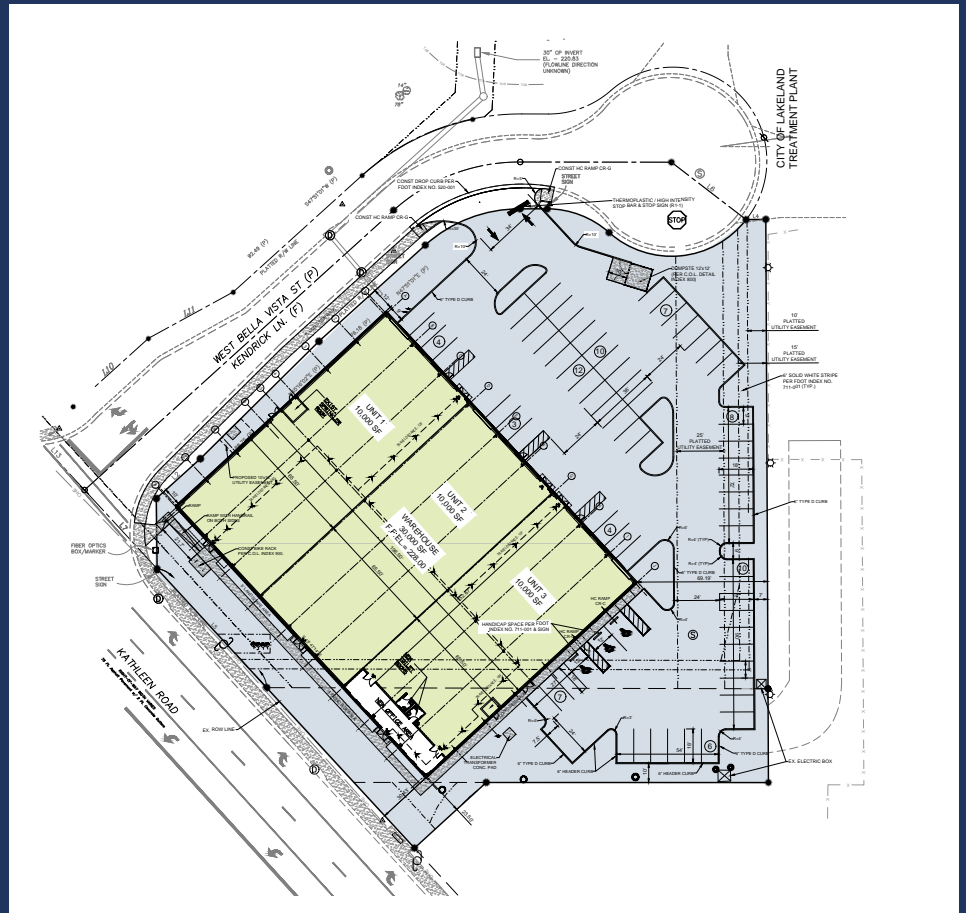
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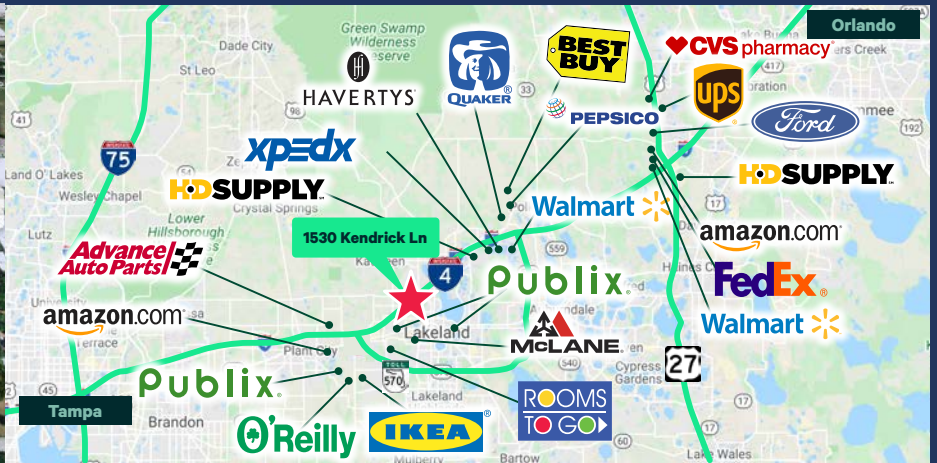
Buliding Details



TOTAL ACRES	±1.84 Acres
TOTAL SF	30,000 SF 3 x 10,000 SF units
OFFICE SF	Built to spec
CLEAR HEIGHT	24.5'
COLUMN SPACING	22'
BUILDING DEPTH	153' 2"
TRUCK COURT DEPTH	120'
DOCK DOORS	3 Grade level 14'
PARKING	71 Spaces
BUILDING	Dimensions 196.5' x 152.67'
POWER	3 Phase power
SPRINKLER	To spec
UTILITIES	Public Sewer & Water Lakeland Electric
ZONING	PUD (Light Industrial)



REGIONAL DISTRIBUTION CENTERS



Companies in Proximity

- + Amazon
- + Publix Super Markets
- + Lakeland Regional Health
- + Walmart
- + Target
- + Lowe's
- + Home Depot
- + McDonald's
- + Chick-fil-A
- + Dunkin'



Industrial Market

POLK COUNTY

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a “To Florida, From Florida” strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County has become one of the hottest secondary industrial markets in the country. It is truly “in the middle of it all” with its location on the Interstate 4 corridor between these two growing metro areas.

Demographics

POPULATION



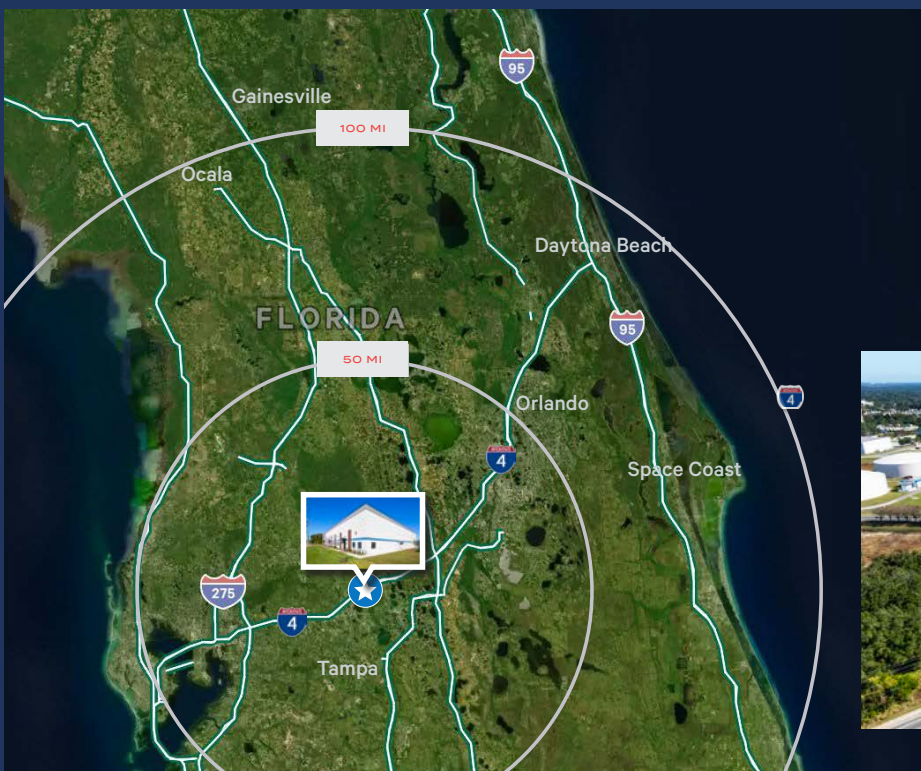
MEDIAN
Hourly Wage
\$14.65 - \$16.19



TOTAL
Warehouse & Storage
Employment
6,900



10-YR TOTAL
Warehouse & Storage
Projected Employment
8,300





Key Distances

- | | | |
|---------------------------------------|--|-------------------------------|
| + 8-hour drive to 43.6 million people | + 14 miles to Lake Lakeland Linder Int'l Airport | + 193 miles to Jacksonville |
| + Immediate access to I-4 interchange | + 41 miles to Tampa | + 445 miles to Atlanta, GA |
| + Adjacent to Florida State Hwy 98 | + 57 miles to Orlando Int'l Airport | + 430 miles to Charleston, SC |
| + 5 miles to the Polk Parkway/570 | + 53 miles to Downtown Orlando | + 88 miles to Space Coast |
| + 3 miles to Downtown Lakeland | + 248 miles to Miami | + Fronting Kathleen Rd |

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