

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.

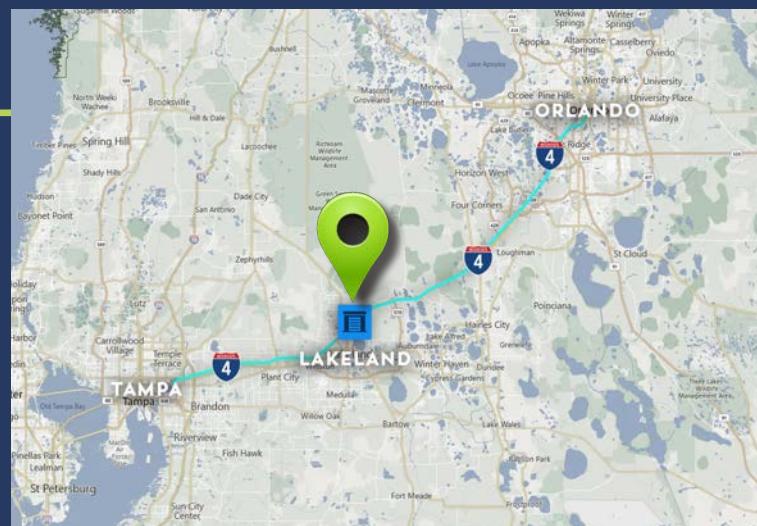
- + Intermodal Connectivity: Close to CSX rail service
- + Regional Market Access: Within 41 miles of Tampa and Orlando, key industrial hubs in Florida
- + High visibility - Kathleen Rd frontage

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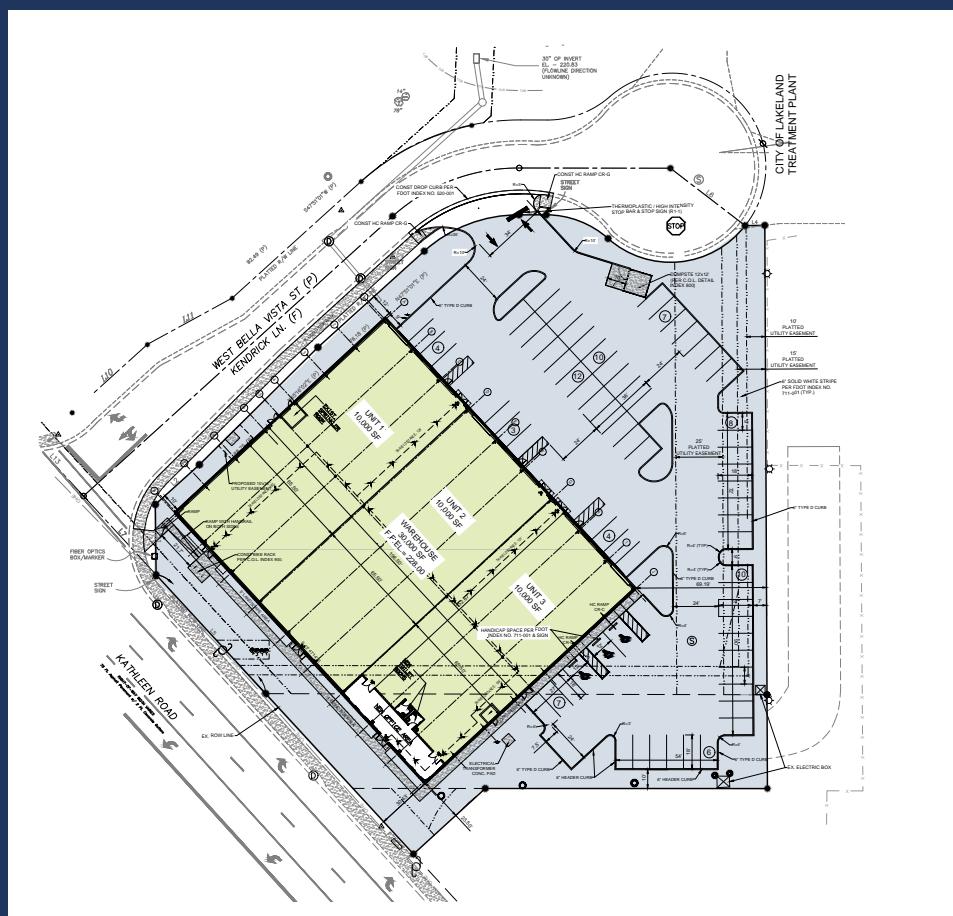
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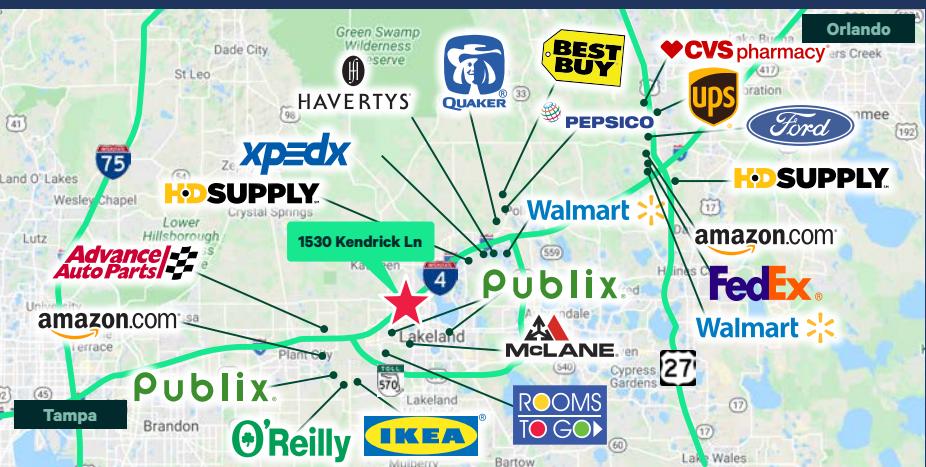
Buliding Details



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



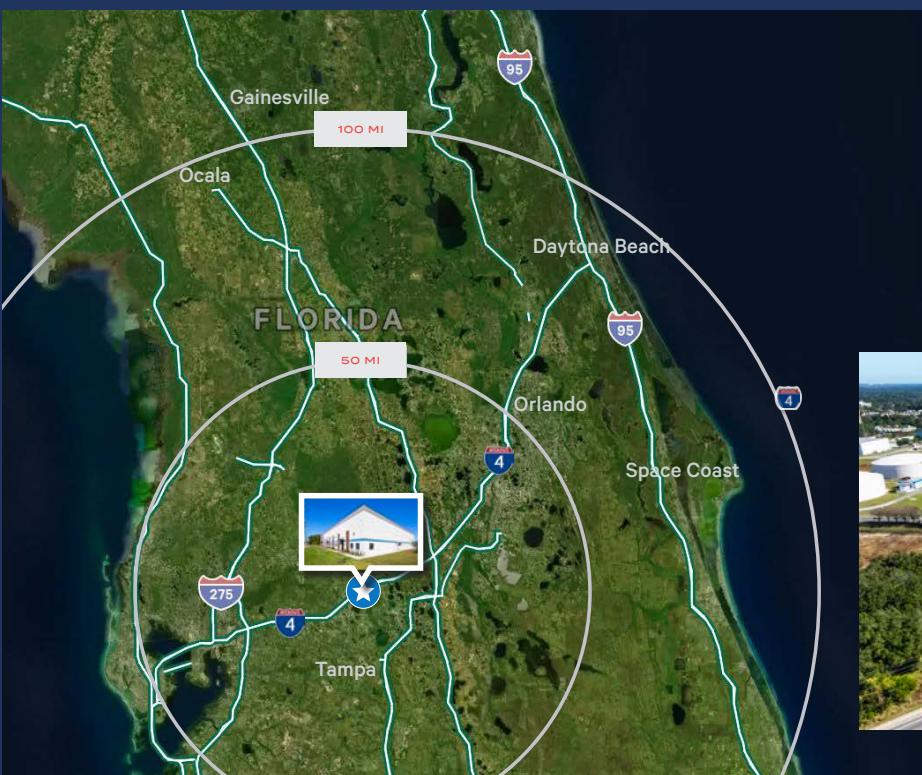
Companies in Proximity

- + 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

	325,186
	145,810
	31,897



**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
- + Immediate access to I-4 interchange
- + Adjacent to Florida State Hwy 98
- + 5 miles to the Polk Parkway/570
- + 3 miles to Downtown Lakeland
- + 14 miles to Lake Lakeland Linder Int'l Airport
- + 41 miles to Tampa
- + 57 miles to Orlando Int'l Airport
- + 53 miles to Downtown Orlando
- + 248 miles to Miami

- + 193 miles to Jacksonville
- + 445 miles to Atlanta, GA
- + 430 miles to Charleston, SC
- + 88 miles to Space Coast
- + Fronting Kathleen Rd

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