Kersey Properties Real Estate Presents

Prime Development Opportunity

**30 Acres,
North Combee Rd, Lakeland, FL**

KERSEY PROPERTIES REAL ESTATE
KP
INDUSTRIAL & COMMERCIAL INVESTORS

Site Highlights

- 30 Acres
- BPC-2 Zoning
- Vacant and Cleared
- Exceptional Highway Accessibility
- Preliminary Diligence completed for favorable development conditions
- Ideal for: Manufacturing, Distribution, Warehousing, Transit, Logistics, and more

Preliminary Diligence

The following preliminary diligence was conducted. All reports indicated favorable site conditions for development:

- Boundary & Topographical Survey
- Environmental Phase I & II
- Wildlife Survey
- Wetland Survey and Delineation
- Artificial Pond on Site
- Polk County Zoning
- Soil Boring
- MAI Appraisal Report
- Water and sewer are available nearby at N Combee Road.

Strategic Location Advantages

Central Florida Hub:

Positioned in Lakeland, this site is ideally located between Tampa and Orlando, making it a key point in Central Florida's logistics network. This central positioning ensures easy access to major markets and distribution centers across the state.

FDOT Infrastructure Initiative:

This 186 million dollar project at I-4 and SR-33 will improve traffic flow to interstate access, enhancing logistical opportunities for the industrial sector.

Interstate Accessibility:

I-4 is just minutes away, providing a direct east-west connection through Florida. It links major cities like Tampa, Orlando, and Daytona Beach, and connects to I-75 and I-95 for seamless nationwide reach.

Rail and Port Accessibility:

The site's proximity to local freight rail lines and Florida's ports enhances multimodal transportation options, which are essential for industries reliant on imports and exports.

Growing Infrastructure:

Lakeland is part of Florida's growing commercial, industrial, and transportation infrastructure. The area attracts investment in logistics, manufacturing, and distribution, fostering a business-friendly environment.

Local Workforce:

The surrounding area offers access to a skilled workforce, providing commercial and industrial companies with an excellent talent pool to support operations.

Map Location

18 Mi Plant City
32 Mi Brandon
40 Mi Tampa/Port
50 Mi Orlando

+/- 1 Mile from Site
Hill Chemical
Stryten Energy
National Coatings and Supplies
CPF Flooring Distribution
Combee Insulation
Sharp Tree Cutting
Electrical Contracting

3 Mi I4

Florida Polytechnic University

Saddle Creek Logistics