



# 3825 HAMILTON ROAD

OUTDOOR STORAGE OPPORTUNITY



5.58 AC AVAILABLE  
LAKELAND, FL

# 200+

OFF-DOCK, FENCED  
TRAILER SPOTS

5.58 AC | PAVED & SECURED



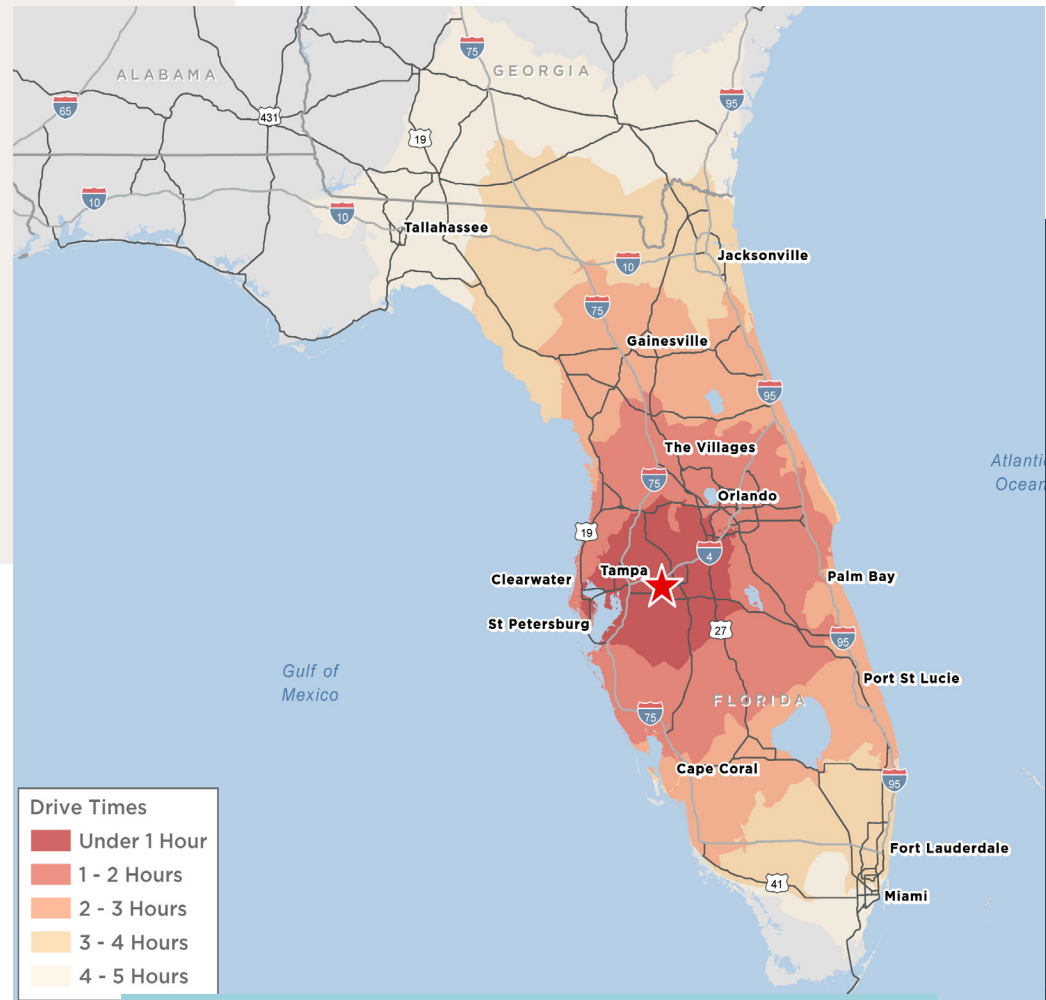
# UNMATCHED ACCESSIBILITY

## PROXIMITY TO CENTRAL FLORIDA & MAJOR THOROUGHFARES

Businesses here have ample space to build large distribution or manufacturing facilities while still enjoying a direct route and strategic proximity to the entire state of Florida. From there, the entire southeast region is within easy reach.

## STRATEGIC LOCATION

- + More than 40 million consumers within a 4-hour truck drive
- + Lakeland and the State of Florida have a pro-business climate with a variety of competitive incentives
- + Access to Interstate 4, the Polk Parkway, State Road 60 and U.S. Highway 27 with easy access to Interstate 75 on the west and Interstate 95 on the east.



\*Sources: Polk County Economic Development Council  
<https://www.cfdc.org/do-business-here/why-central-florida/>

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**TREY CARSWELL, SIOR**  
Executive Director  
+1 813 230 6131  
trey.carswell@cushwake.com

**LISA ROSS, SIOR**  
Executive Director  
+1 813 760 3209  
lisa.ross@cushwake.com

**SAM KOROLOS**  
Director  
+1 704 989 1327  
sam.korolos@cushwake.com

**MELISSA WATTERWORTH**  
Senior Associate  
+1 813 599 2190  
melissa.watterworth@cushwake.com

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