

**FOR LEASE**

**±12,400 SF WAREHOUSE ON 5.85 ACRES OUTDOOR STORAGE | BRAND NEW CONSTRUCTION**

**3939 HAMILTON RD, LAKELAND, FL 33811**



**ROBBIE LOBER**, Managing Member

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LOBER  
REAL ESTATE

## PROPERTY OVERVIEW



±12,400 SF  
BUILDING SIZE



±5.85 AC  
OUTDOOR STORAGE



PROPERTY DETAILS

### LOCATION

ADDRESS	3939 Hamilton Rd, Lakeland, FL 33811 • Google Maps Link <a href="#">Here</a>
SUBMARKET / COUNTY	Lakeland / Polk

### BUILDING

BUILDING SIZE	12,400 SF New Construction Warehouse • Includes ±1,600 SF Class A Office and ± 2,400 SF Covered Wash Bay
LOADING	Eight (8) Oversized Grade Level Doors • 16ft H x 14ft W • Four (4) Drive Through Bays
CLEAR HEIGHT	20 FT
POWER	3 Phase   400 Amps   480 Volts

### SITE

OUTDOOR STORAGE	+/- 5.85 Usable Acres
ACCESS	One (1) Point of Ingress and Egress via Automatic Gated Access Point
FRONTAGE	± 450 ft Along Hamilton Road
FEATURES	Fully Fenced, Paved, Drained, Lit, and Secured

### ZONING & USE

ZONING	BPC (Business Park Center)
PERMITTED USES	Approved for Outdoor Storage, Manufacturing, Distribution, Logistics, Fleet Parking, Fleet Maintenance, Contractors, Construction, etc - See Additional Uses <a href="#">Here</a> .

### AVAILABILITY

DATE AVAILABLE	NOW!
LEASE TERMS	Call Broker for Pricing / Details

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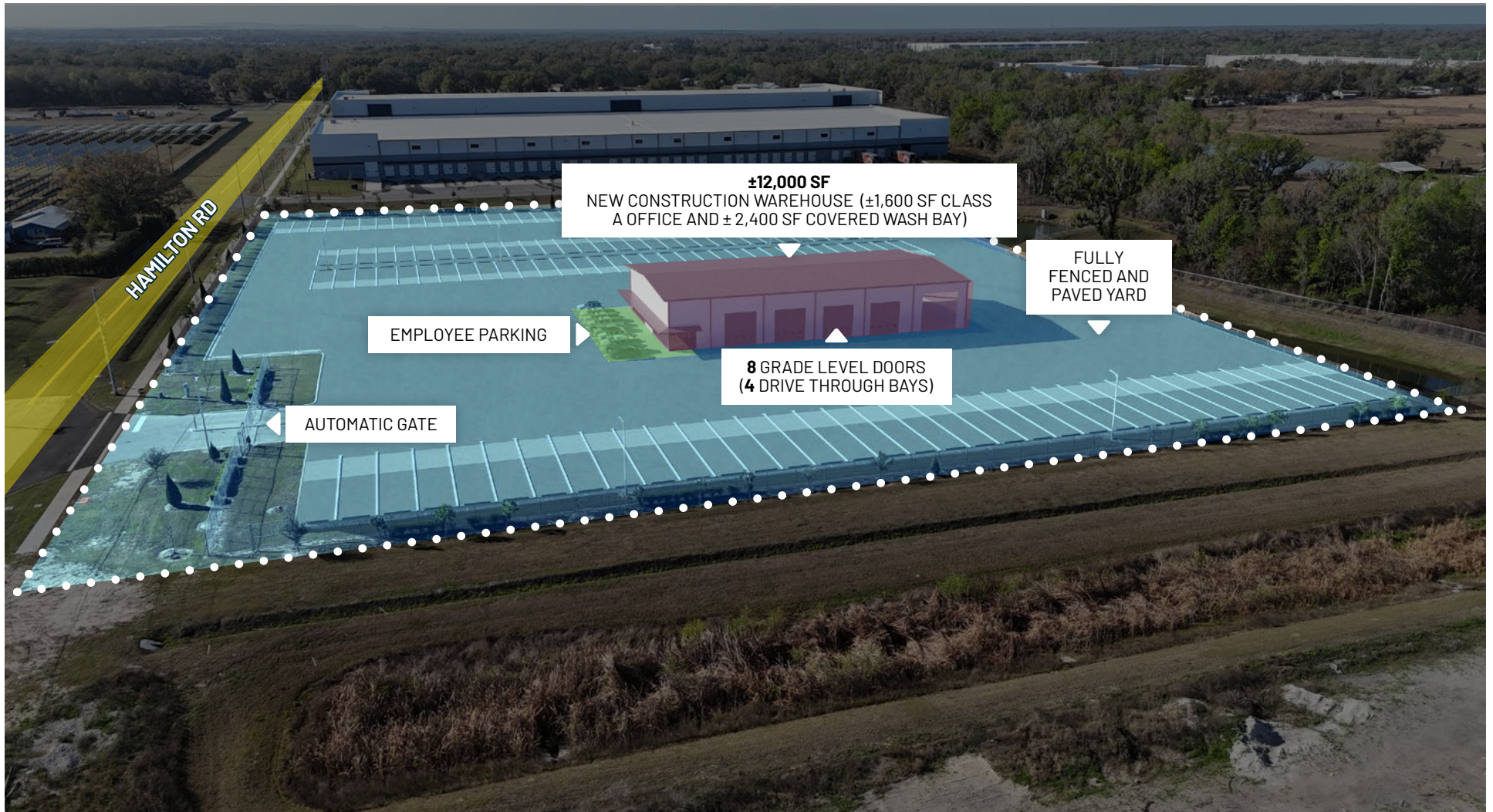
BLUE STEEL  
DEVELOPMENT

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## PROPERTY FEATURES



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## PROPERTY PHOTOS



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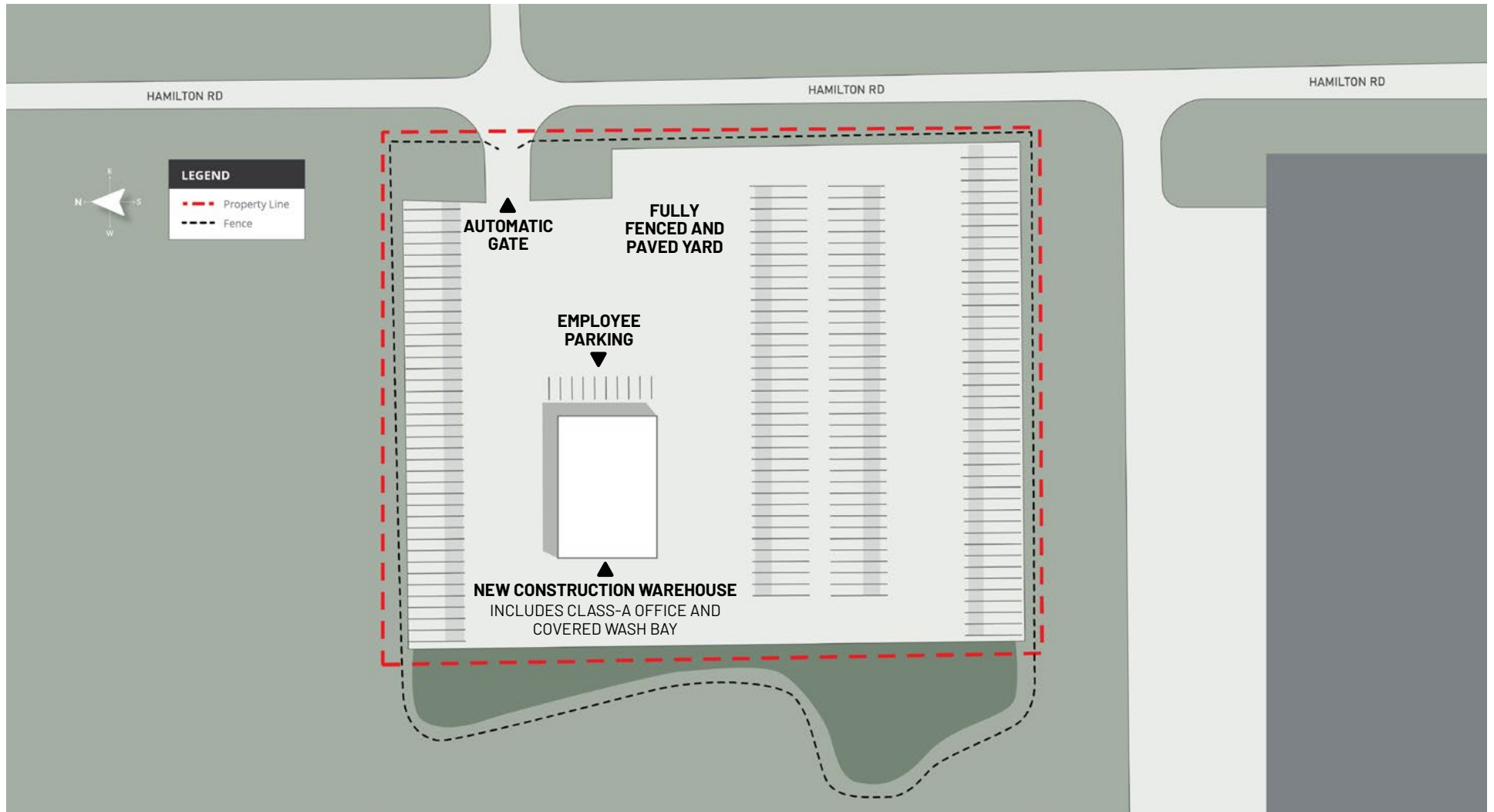
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## SITE PLAN



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## NEIGHBORING TENANTS



**3939 Hamilton Rd**  
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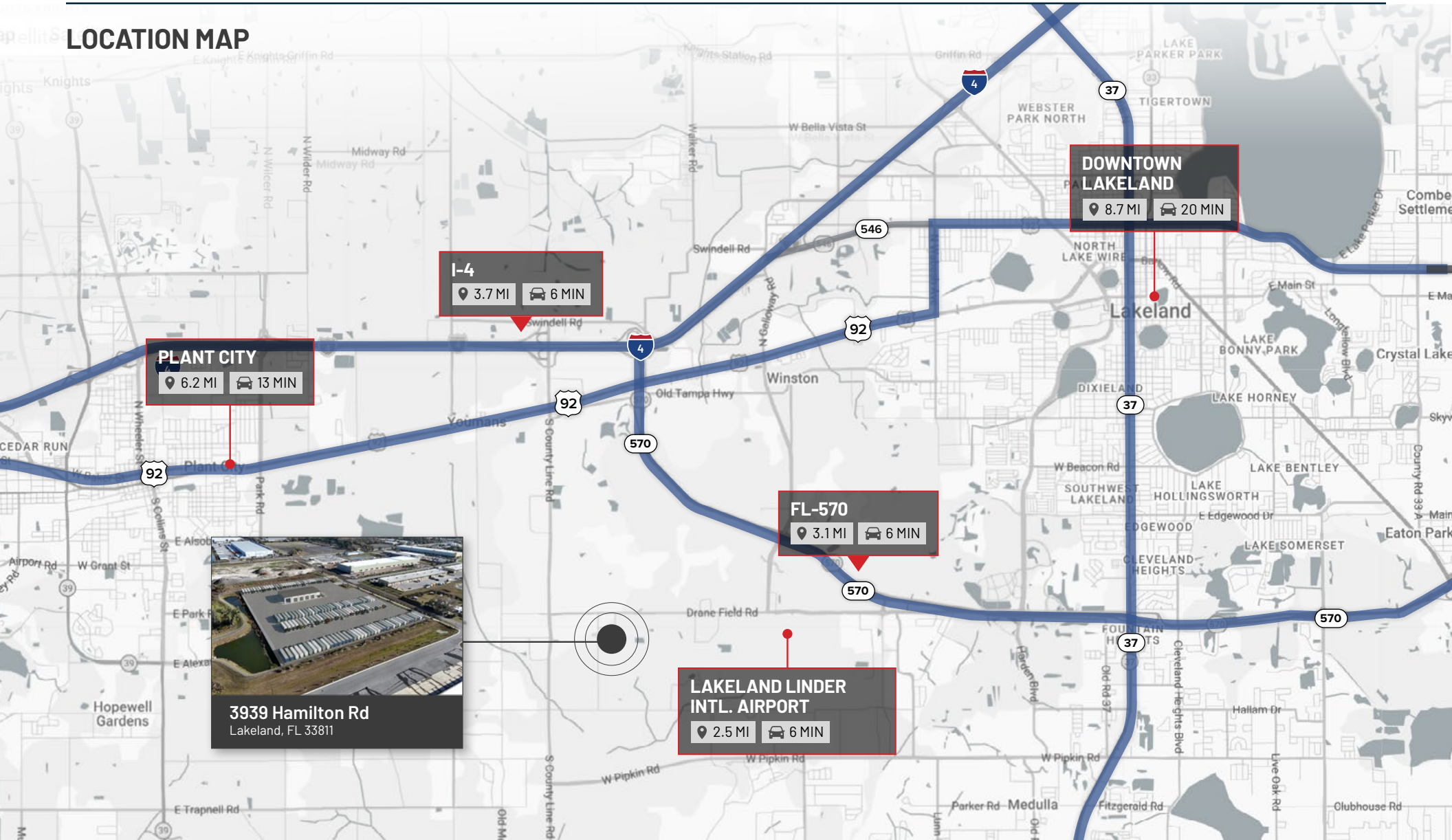
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## LOCATION MAP



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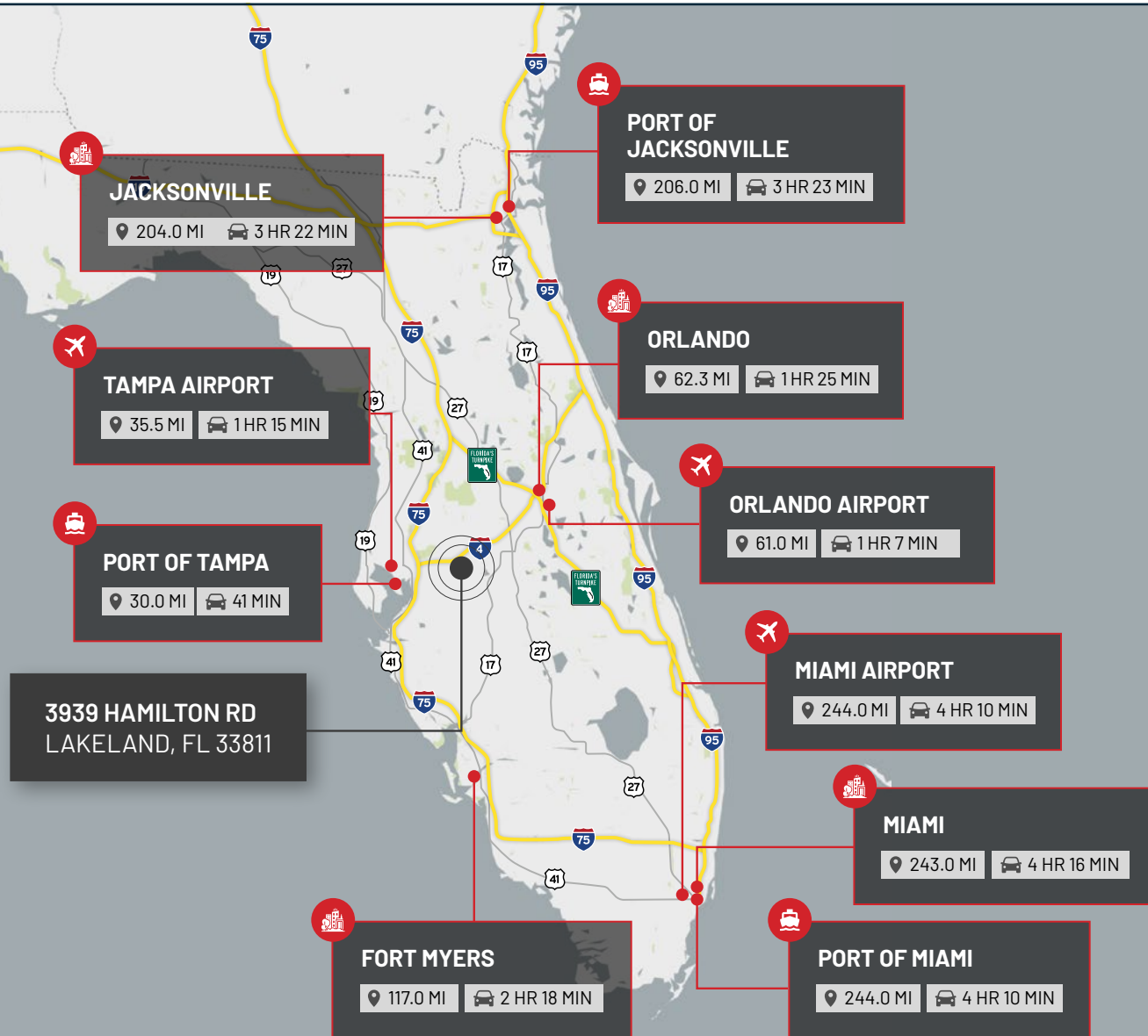
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## KEY DISTANCES



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