

P4RK

AT LAKELAND

Unlock the Power of Industrial
Excellence in Lakeland, Florida

1,143,508 SF Delivering in Phases

Phase 1 Delivering Q3 2026

Building 100: 3430 University Blvd

Building 200: 3450 University Blvd

Lakeland, FL 33805



Premier Location

Introducing Park 4 at Lakeland a prime industrial park with unbeatable exposure to Florida's bustling I-4 highway. With a traffic volume of 98,000 AADT, businesses seeking visibility won't find a better location.

- Convenient access via University Boulevard and two I-4 interchanges: SR 33 & Auburndale.
- Future access improvements via the FDOT's \$197M SR 33/I-4 interchange project.
- Close proximity to the prestigious Florida Polytechnic University.
- Business friendly environment within the Central Florida Innovation District.

Discover excellence at Park 4, where connectivity, accessibility, and potential meet.



Building Specifications

	Building 100	Building 200
BUILDING SIZE	198,754 SF	198,754 SF
BUILDING TYPE	Rear load	Rear load
BUILDING DIMENSIONS	200' deep x 988' long	200' deep x 988' long
CLEAR HEIGHT	32'	32'
TRUCK COURT	122' deep	122' deep
OVERFLOW TRAILER PARKING	78 lined trailer spots	80 lined trailer spots
CAR PARKING SPACES	181 car spaces	181 car spaces
CONCRETE SLAB-ON-GRADE	6" thick; 4,000 psi	6" thick; 4,000 psi
COLUMN SPACING	Interior bays: 52' x 50', 52' x 45'; Speed bay: 52' x 60'	Interior bays: 52' x 50', 52' x 45'; Speed bay: 52' x 60'
DOCK CANOPY	Pre-engineered metal dock canopy	Pre-engineered metal dock canopy
DOCK DOORS	Sixty two (62) 9' x 10' overhead doors	Sixty two (62) 9' x 10' overhead doors
DRIVE-IN DOORS	4, 12' x 14'	4, 12' x 14'
FIRE PROTECTION	ESFR	ESFR
ELECTRIC SERVICE	3 Phase, 480 V, 2000 amps	3 Phase, 480 V, 2000 amps
OFFICE	BTS	BTS

Positioned for Excellence



Corporate Neighbors

1. Lakeland Supply
2. HCA Lakeland Supply Chain
3. Walmart Sortation Center - FL9
4. Havertys Distribution Center
5. XGS - Lakeland
6. Amazon Warehouse - Polk City
7. Quaker Distribution Warehouse
8. DFL7 - Amazon Delivery Station (Lakeland)
9. Saddle Creek Logistics Services
10. Amazon Supplemental Fulfillment Site PFL2
11. First Choice Mini Storage
12. R+L Carriers
13. Ruthven I-4 Industrial Park
14. Best Buy Distribution Center
15. Amazon TPA3 Warehouse
16. Hyundai
17. Amazon
18. Mobile Modular Auburndale
19. Suntrax Test Facility Toll Operations
20. Leslie (Semi) Trailer Sales & Rentals
21. Mersino Dewatering
22. Florida Utility Trailers Inc.
23. Florida Polytechnic University



+23M SF OF INDUSTRIAL SPACE LOCATED IN LAKELAND, FL

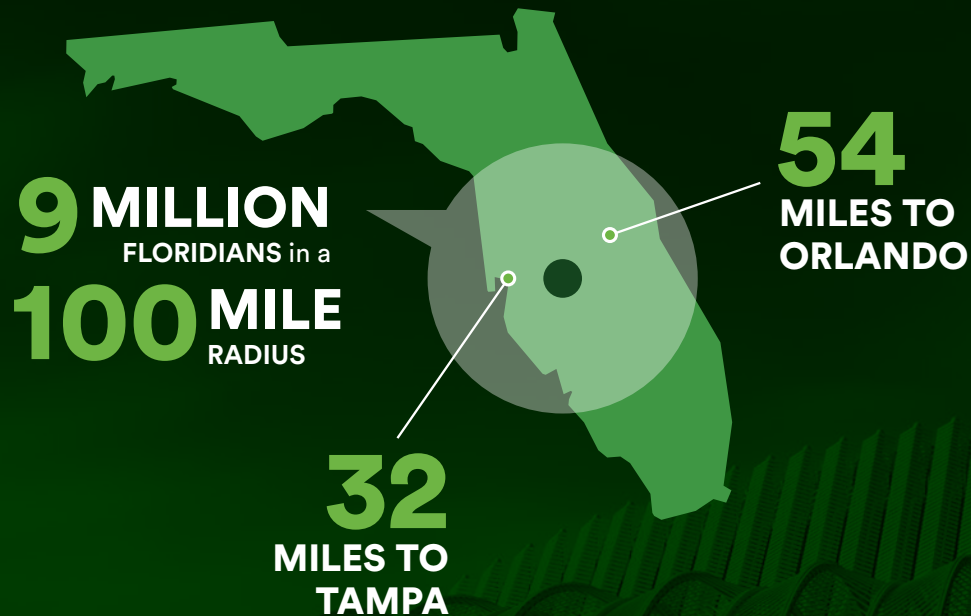
TOP 5 MAJOR DISTRIBUTION EMPLOYERS

Publix - Groceries
 Saddle Creek Logistics Services - Warehousing
 Amazon eCommerce - Retail
 Rooms To Go - Furniture
 Advanced Auto Parts - Auto Parts

TOP 5 MANUFACTURERS

Publix Bakery Plant - Bakery Products
 Midstate Machine & Fab - Fabrication & General Machining
 Publix Deli Plant - Deli Products
 Mission Foods - Tortilla Products
 Tampa Maid Foods - Seafood Processing & Packaging

Why Lakeland?



#4 FLORIDA RANKS #4 – STATE BUSINESS TAX CLIMATE INDEX
- Tax Foundation, 2023

2 INTERNATIONAL AIRPORTS
within a **ONE-HOUR DRIVE**

 **LOCATED CENTRALLY ALONG
FLORIDA'S HIGH TECH CORRIDOR**

POPULATION: **120,279**

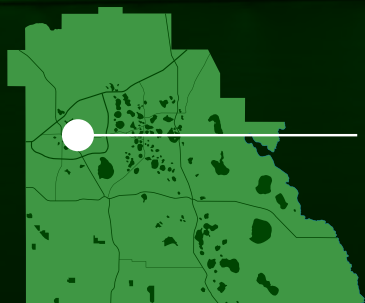
#3 TOP 10 BIGGEST BOOMTOWNS
- Lending Tree, LLC

#1 POLK COUNTY #1 IN THE US FOR 2023 POSITIVE
NET DOMESTIC MIGRATION – 26K TOTAL
POSITIVE MIGRATION IN 2023, EQUALING 71
PEOPLE MOVING TO POLK COUNTY EVERY DAY
- census.gov

POLK COUNTY BOASTS:

550 LAKES **1.5M** TOURISTS
ANNUALLY

90 MINUTES FROM BEACHES ON BOTH COASTS



LAKELAND
IS LOCATED IN POLK COUNTY
9th LARGEST
COUNTY IN FLORIDA

Lakeland by the Numbers



Total Number of Households:

46,562



Median Net Worth:

\$92,042



Median Household Income:

\$53,151



Lakeland Labor Force:

51,765



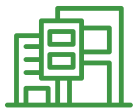
Employed:

50,000



Average Home Sales Price:

\$341,043



Multi-Family Permits:

458



Warehouse/Industrial SF Permitted:

113,419



Commercial/Office SF Permitted:

12,263

- 2023 City of Lakeland Demographic Guide

FLORIDA'S I-4 SNAPSHOT



Proximity to large national
businesses located in the area



Main corridor for tourists
and theme parks in Orlando



Access to affordable labor
+ no income tax for workers

FAST FACTS

1.5%

One-Year
Job Growth

42.5%

Projected 10-Year
Job Growth

7.0%

Sales
Taxes

0.0%

Income
Taxes

\$38,196

Per Capita
Personal Income



P4RK AT LAKELAND

Now Leasing

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