



PROPERTY DESCRIPTION

This property offers a build to suit opportunity for two Class A buildings of 11,400 SF each, up to 22,800 SF total on 10.91 acres of commercial land with PUD-5810 (industrial) zoning along Pipkin Creek Rd in Lakeland, great use for warehouse, flex, and office. Available size starts at 5,700 SF with custom Tenant Improvements and incentives available.

Exterior walls are tilt-up concrete, the floor is 5' thick, electrical service is 3 phase - 120/208v, total of 25 parking per building (2.19/1000 SF), total of 6 drive-in doors (12' x 14') per buildings (1/1,900 SF), with 20' clear height and column spacing of 36' x 50'.

The property is located in the office and industrial hub of the international airport of Lakeland. Easy access to Polk Parkway, I-4, 6 miles from downtown Lakeland, 2 miles from Lakeside Village and between County Line Rd and S Florida Ave to access a strong demographic and workforce. Join many corporate offices and well diversified corporations located near the property including Publix HQ, Amazon, Geico, Auto Owners Insurance, Draken, Lockheed Martin, Digarc and many others.

OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Lot Size:	10.916 Acres
Building Size:	11,400 SF each
Office Space:	Build-To-Suit
Power:	3 ph 120/208v
Parking:	25 spaces (2.19 / 1000 SF)
Access:	6 drive-in doors (12' x 14')
Clear Height:	20 ft
Zoning:	PUD-5810

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	188,676	790,650	2,771,675
Total Population	506,213	2,106,645	7,029,032
Average HH Income	\$86,856	\$94,340	\$97,983

ALEX DELANNOY, SIOR

863.250.2502
adelannoy@ruthvens.com



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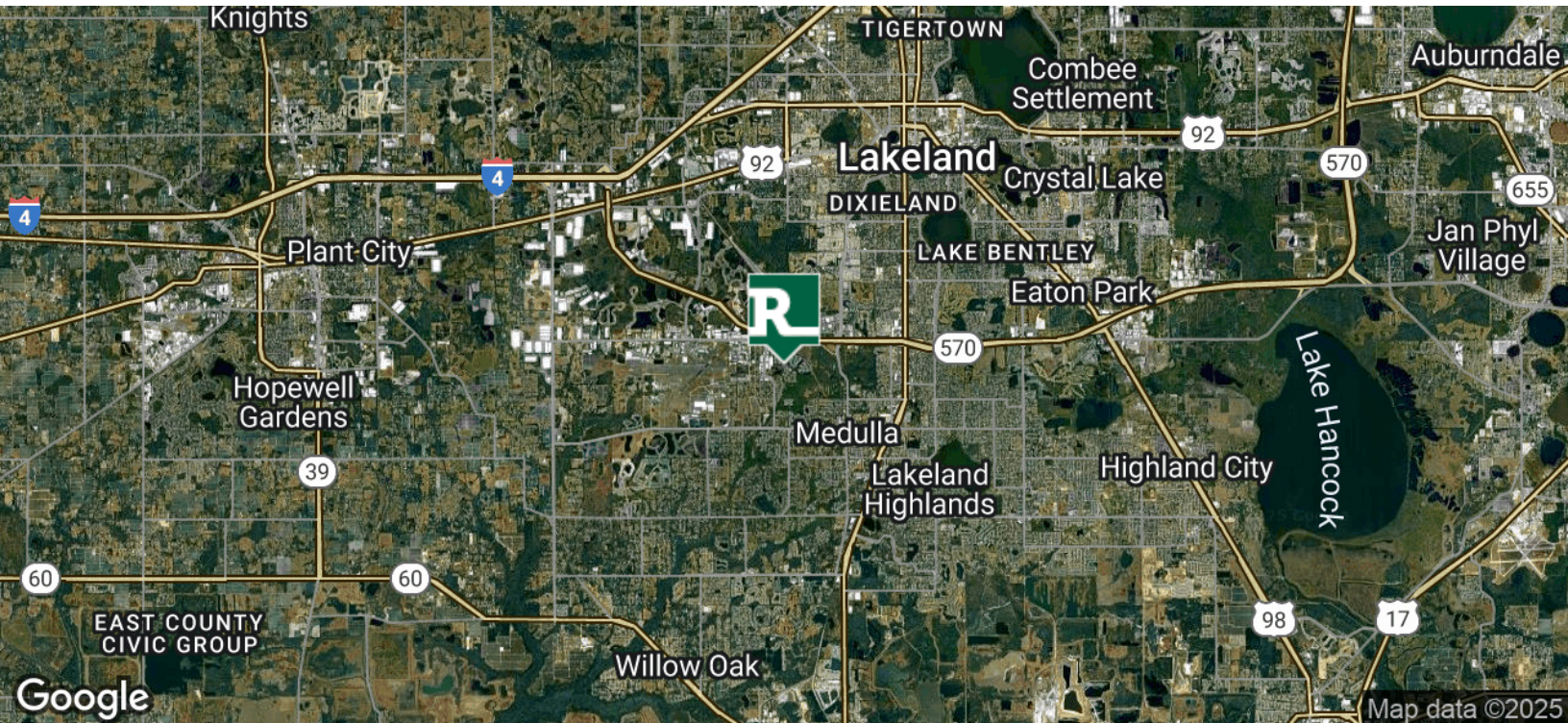
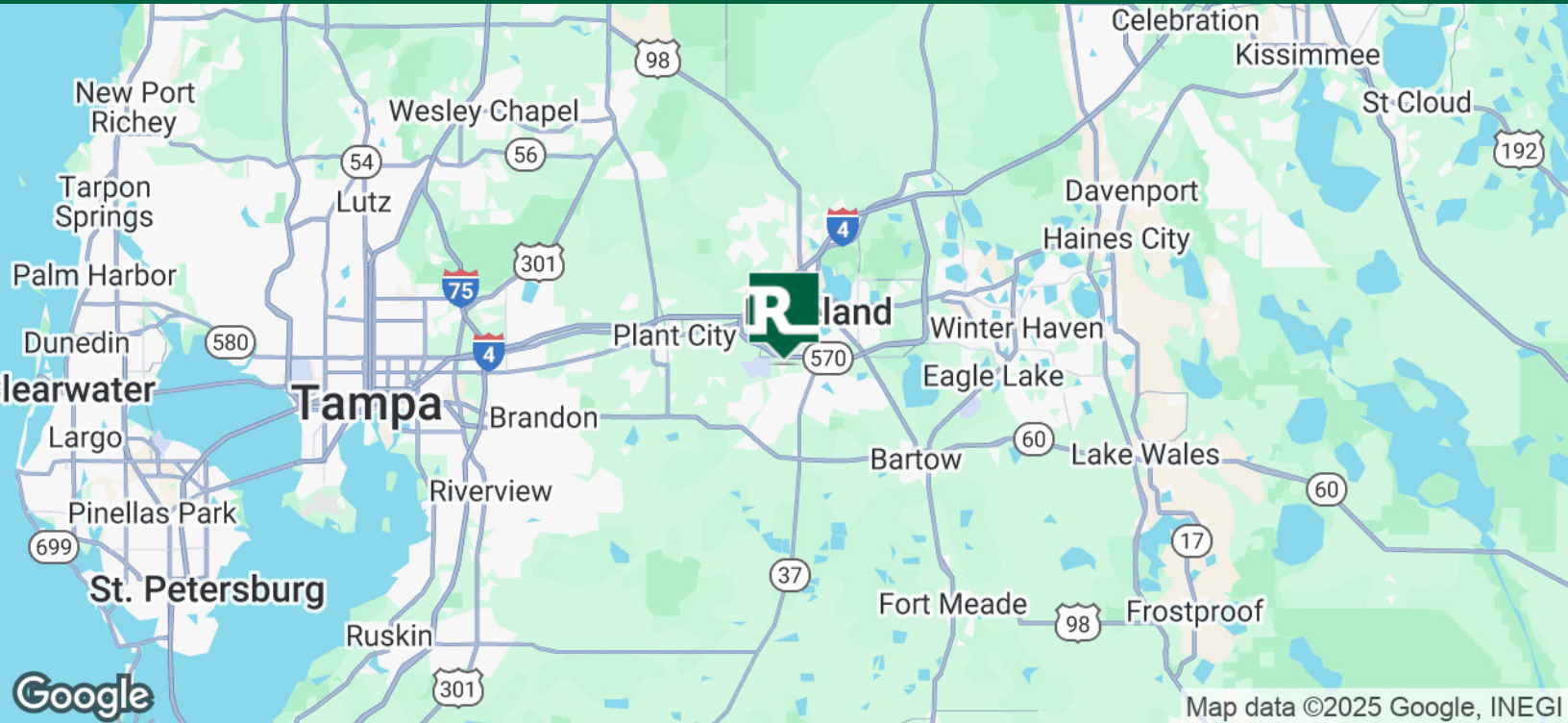


Central Florida's
Warehouse Specialist

WAREHOUSE / FLEX ON PIPKIN CREEK

0 PIPKIN CREEK RD, LAKELAND, FL 33811

FOR LEASE



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CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographical center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Amazon, Florida Southern College and is the winter home to the Detroit Tigers.



LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within 3 miles from the subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire 700 employees to fill their 190,000 square foot office, bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a few miles of the subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment of 500 new High-Skill, High-Wage jobs, bringing their Lakeland employment to 3,700.



AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on Country Line Road with 900+ employees, since Amazon continued to choose Lakeland and not only quadrupled their size in Polk County, but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square foot facility creating thousands of jobs.

In 2021, they announced an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs.

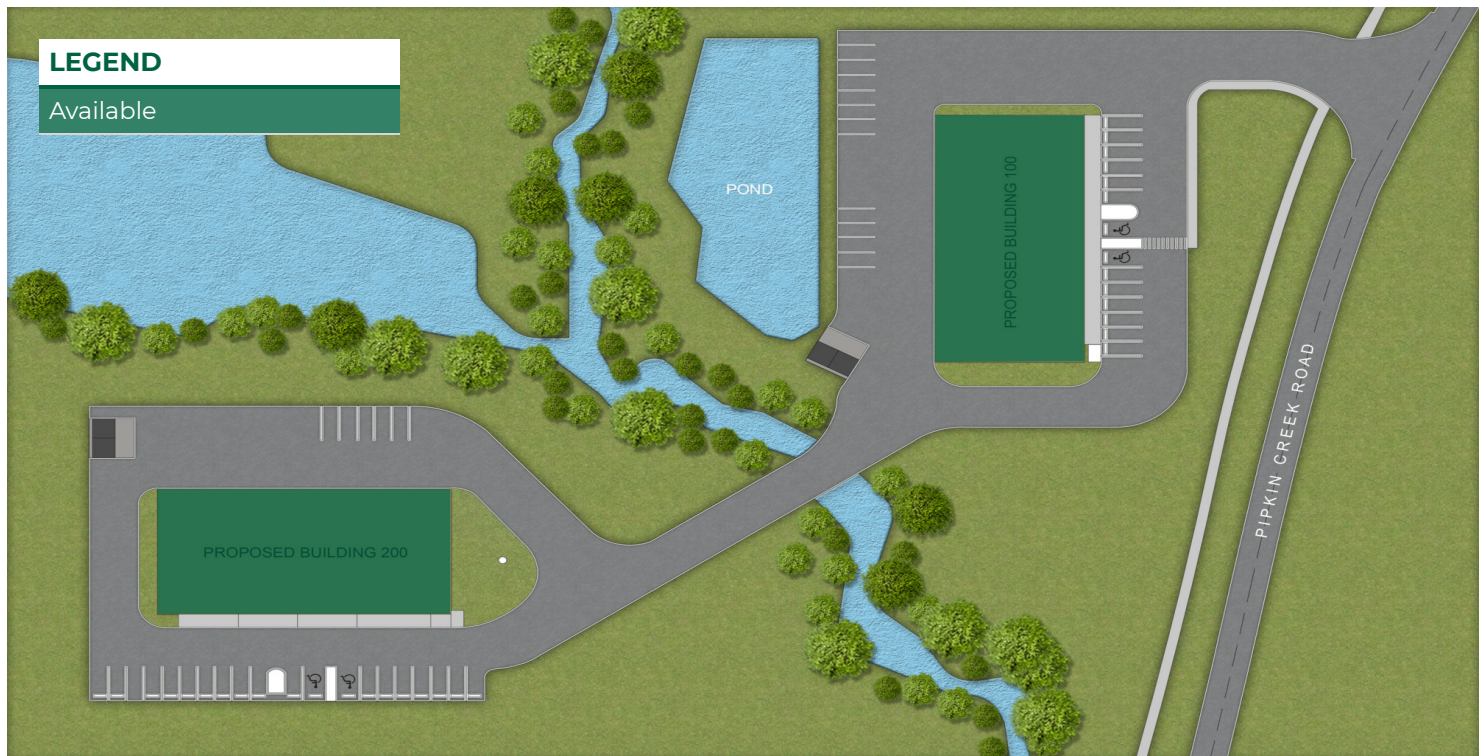
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,400 SF	Lease Rate:	Call 863-250-2502 for pricing

AVAILABLE SPACES

SUITE	SIZE	RATE	DESCRIPTION
Building 100	11,400 SF	Call 863-250-2502 for pricing	Exterior walls are tilt-up concrete, the floor is 5' thick, electrical service is 3 phase - 120/208v, total of 25 parking per building (2.19/1000 SF), total of 6 drive-in doors (12' x 14') per buildings (1/1,900 SF), with 20' clear height and column spacing of 36' x 50'.
Building 200	11,400 SF	Call 863-250-2502 for pricing	Exterior walls are tilt-up concrete, the floor is 5' thick, electrical service is 3 phase - 120/208v, total of 25 parking per building (2.19/1000 SF), total of 6 drive-in doors (12' x 14') per buildings (1/1,900 SF), with 20' clear height and column spacing of 36' x 50'.

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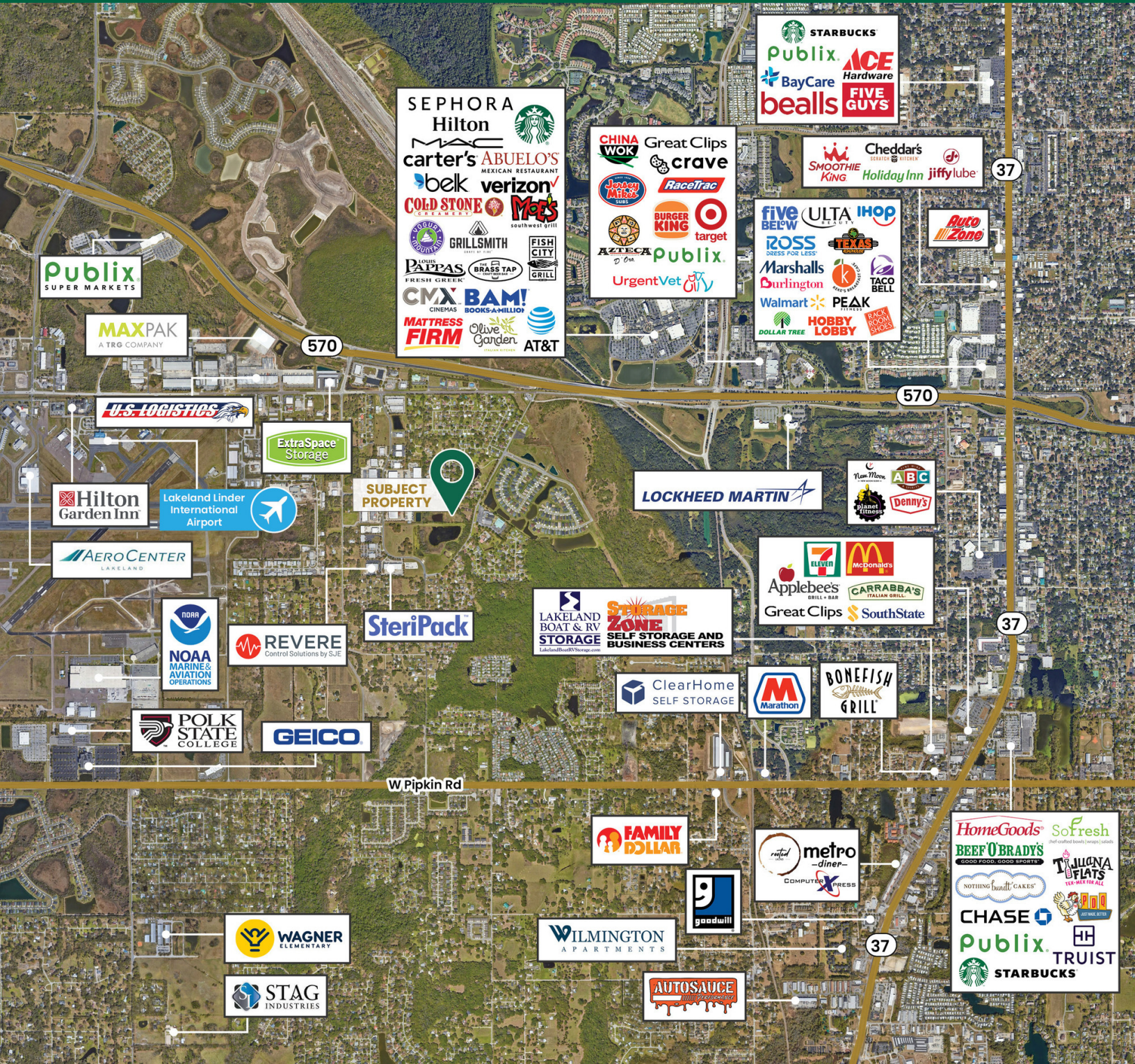
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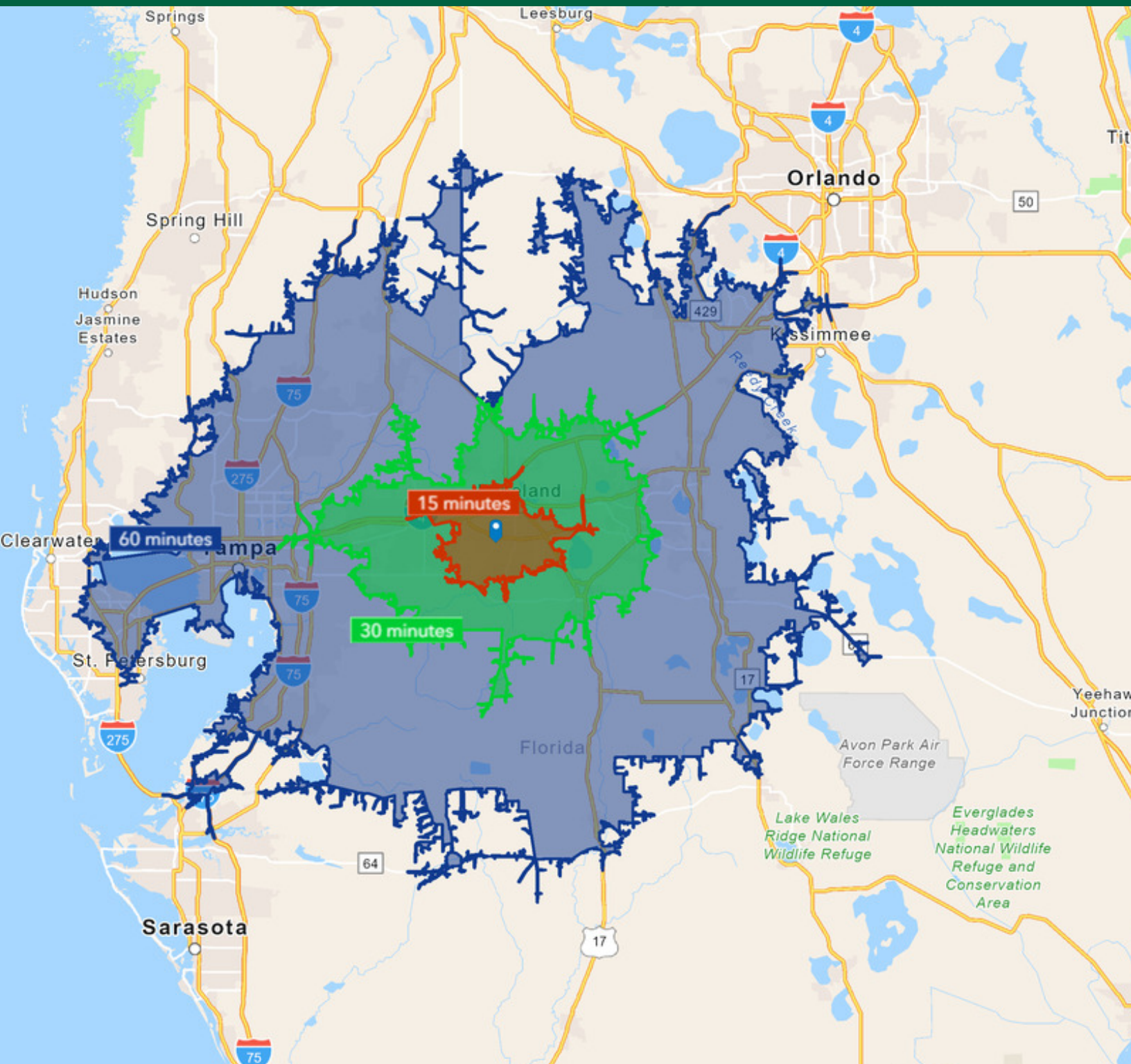
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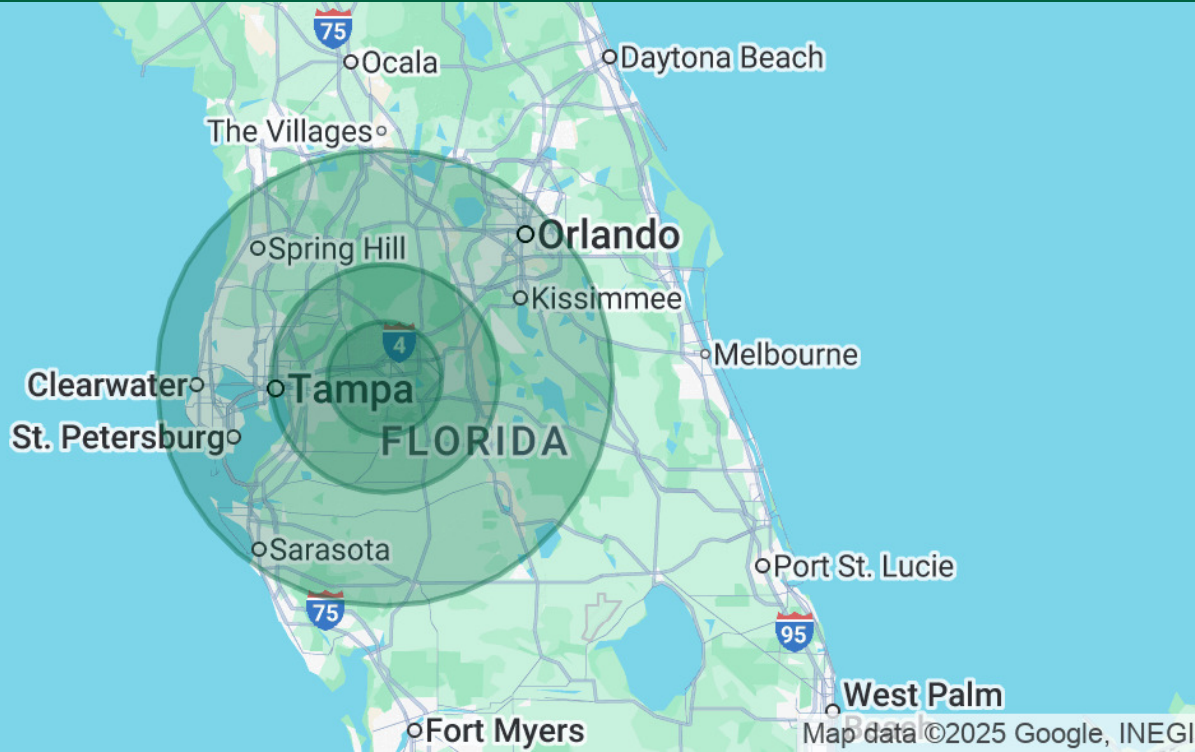
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POPULATION	15 MILES	30 MILES	60 MILES
Total Population	506,213	2,106,645	7,029,032
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	188,676	790,650	2,771,675
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$86,856	\$94,340	\$97,983
Average House Value	\$291,002	\$337,348	\$381,806

Demographics data derived from AlphaMap

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ALEX DELANNOY, SIOR

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: 863.250.2502 | Cell: 863.250.2502

PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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