



For Lease

±36,238 SF Available Immediately

2850 Interstate Dr, Lakeland, FL 33805

Robyn Hurrell, SIOR

Executive Vice President

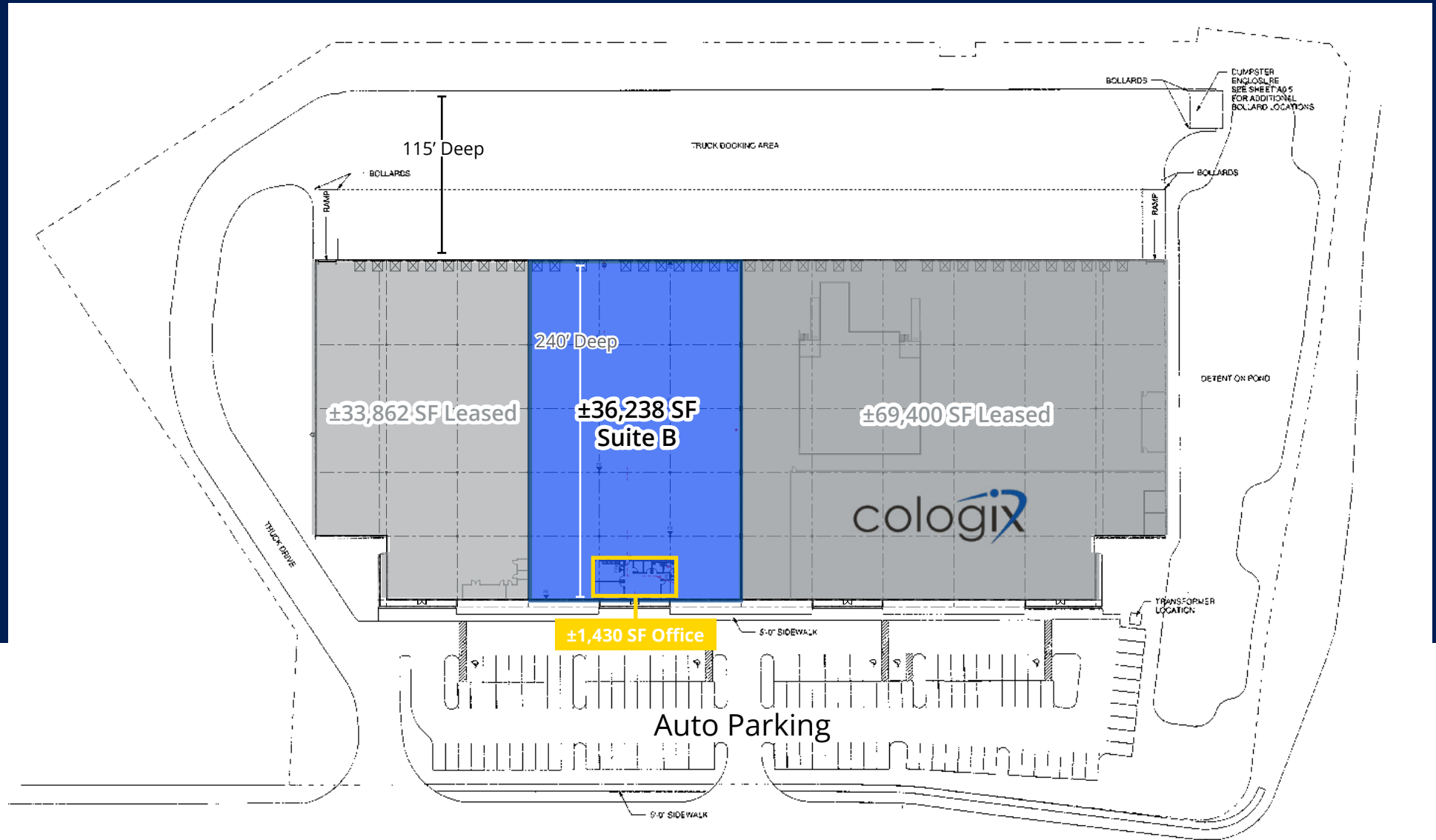
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INDUS
INDUS REALTY TRUST



Site Plan



Vacancy Specifications

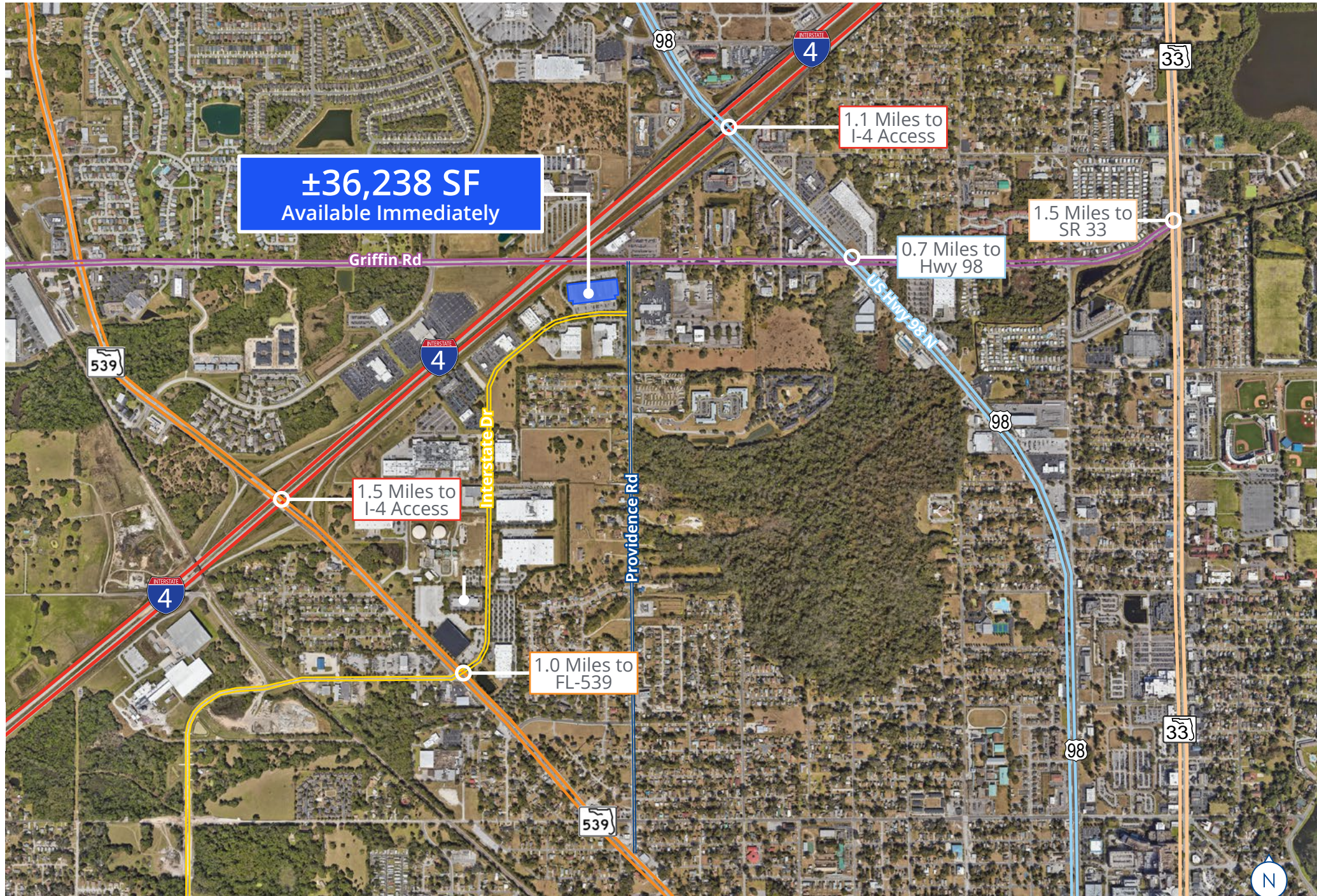
Available Size:	±36,238 SF
Availability	Immediately
Office:	±1,430 SF Existing
Warehouse Lighting:	Combination of T-5 and LED
Dock-High Positions:	10 doors (9' x 10')
Remaining Power Available:	3 Phase, 400 amps, 277/480 volts (building capacity for up to 1,600 amps)

Building Specifications

Building Size:	139,500 SF
Load Type:	Rear-Load
Year Built:	2007
Construction:	Tilt-Wall
Building Dimensions:	600' (w) x 240' (d)
Column Spacing:	49' (w) x 42.5' (d)
Speed Bay:	60'
Clear Height:	30'
Slab Thickness:	6"
Fire Suppression:	ESFR
Roof:	TPO; R-17.4 insulation
Truck Court Depth:	115'
Auto Parking:	151 spaces (1.08/1,000 SF ratio)
Flood Zone:	X
Zoning:	Commercial/Industrial



Access to Site



Drive Times & Density



MAJOR HIGHWAYS

US Hwy 98	0.7 miles
I-4	1.2 miles
Lakeland Hills Blvd	1.5 miles
W Memorial Blvd	2.4 miles



MAJOR CITIES

Tampa	37 miles
Orlando	53 miles
Jacksonville	188 miles
Miami	239 miles



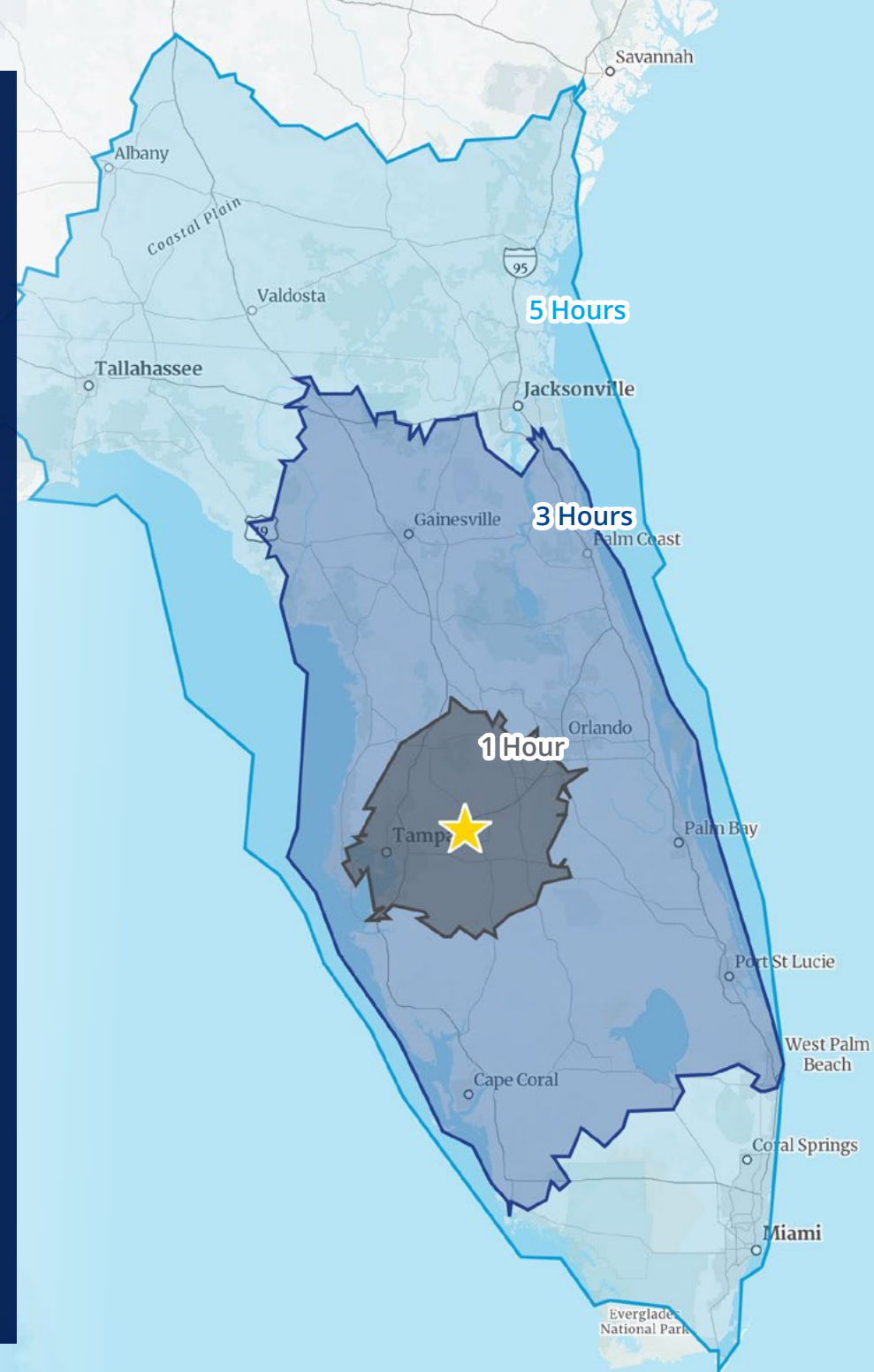
AIRPORTS

Lakeland Linder International	8.7 miles
Tampa International	40 miles
Orlando International	52 miles



PORTS

Port Tampa	42 miles
Port Canaveral	95.4 miles
JAXPORT	196 miles



	POPULATION (2023)	HOUSEHOLDS (2032)	MEDIAN HH INCOME (2023)
1 HOUR	3,445,819	1,297,988	\$66,759
3 HOURS	13,440,512	5,443,254	\$64,640
5 HOURS	21,874,560	8,651,883	\$64,601

Surrounding Industrial Occupiers



±36,238 SF
Available Immediately

ISN Cools Across America
Integrated Supply
Network, LLC.

Complete Fleet Care

ImageFIRST
HEALTHCARE LAUNDRY SPECIALISTS

BELT POWER

PEPPERIDGE FARM

MCKESSON

MISSION

FedEx

MAX-PAK
SINCE 1976

CardinalHealth
Essential to care™

ROSS
DRESS FOR LESS™

OWENS CORNING





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