



MIDWAY

LOGISTICS CENTER

8910 State Road 33 N. Polk City, FL 34736



983,254 SF
THE MIDWAY ADVANTAGE

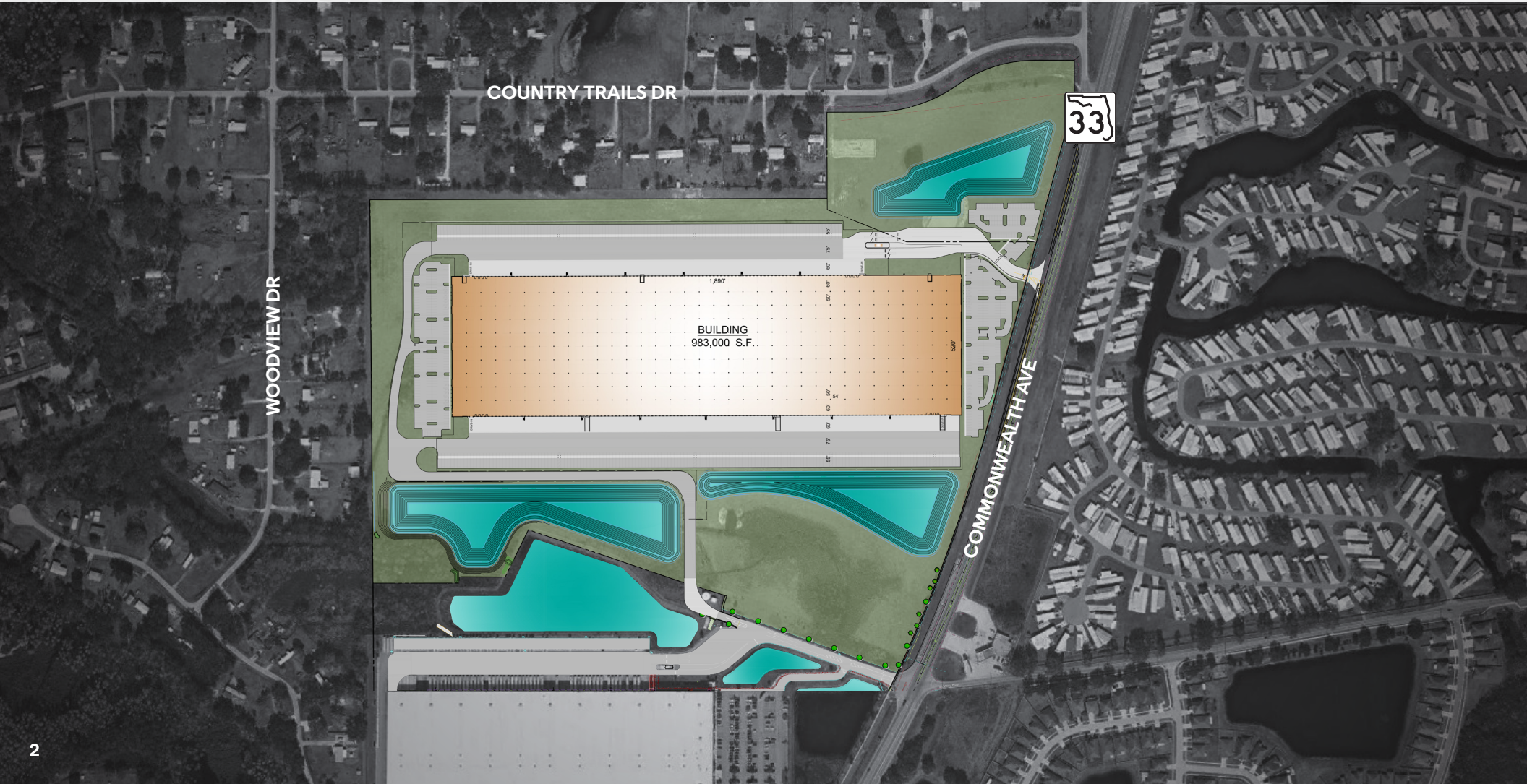
Class A industrial development in
Central Florida's most dynamic market
Delivering Q2 2027



BUILT TO PERFORM

Comprehensive design and specifications engineered for modern logistics demands

Midway Logistics Center is Florida’s only ±1 million square foot Class A spec building available for lease. Located at 8910 State Road 33 North in Polk City, the facility sits within Florida’s premier industrial corridor, providing strategic access to major markets throughout the state. This modern warehouse space offers the scale, specifications, and location that today’s leading distribution and logistics operations require.



BUILDING SPECIFICATIONS

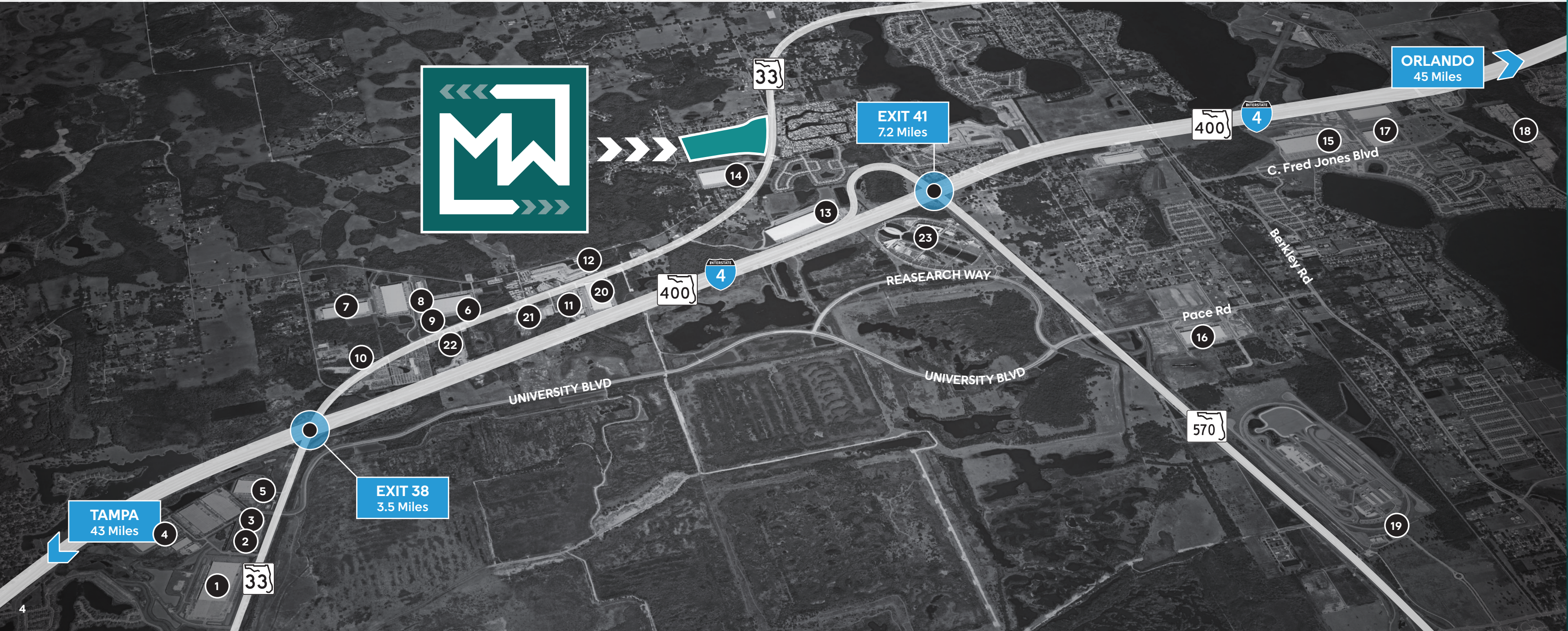
Available Space	983,254 SF
Lot Size	87.32 acres
Loading Design	Cross-dock
Building Dimensions	520' x 1890'
Construction	Tilt-wall
Ceiling Height	40'
Column Spacing	54'x50' (60' speed bay)
Loading Doors	221 (9'x10')
Drive-In Doors	4 (12'x14') w/ concrete ramps
Truck Court	190'
Trailer Parking Spaces	279
Employee Parking	471
Sprinkler System	ESFR
Electrical System	Two (2) 2500 mp, 277480v 3 phase
Lightning System	LED
Roofing System	TPO (R9 rating)
Floor	8" unreinforced, 8" reinforced at speed bay
Zoning	Industrial
Gas & Electric	Polk City
Data	Verizon



SITE ACCESS & CONNECTIVITY

THE MIDWAY ADVANTAGE

Surrounded by industry leaders and connected to major transportation routes



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

A THRIVING WORKFORCE >>>> AT YOUR DOORSTEP

Access to Central Florida's skilled labor pool and growing population base



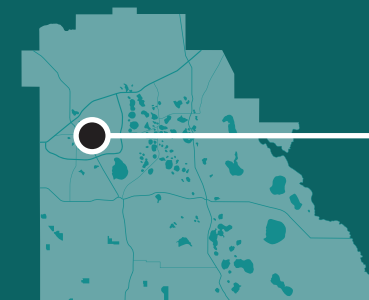
2 INTERNATIONAL AIRPORTS
within a **ONE-HOUR DRIVE**

 **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



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

THE MIDWAY ADVANTAGE



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



CONTACT

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