

# Key Logistics Center



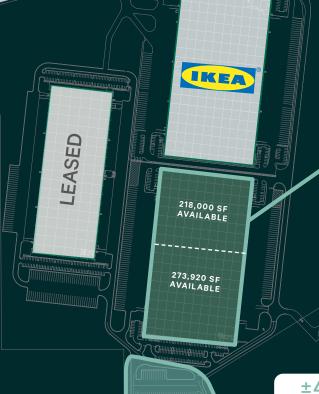
5370 Allen K Breed Hwy Lakeland, FL 33811 www.cbre.us/david.murphy

±100,000 - ±491,920 SF AVAILABLE | ±4.64 AC

1ST GENERATION | CLASS-A CROSS DOCK | CONVENIENT INTERSTATE ACCESS



ALLEN K BREED HWY



±491.9K SF AVAILABLE

**BLD 200** 

946'x520' 491,920 SF

±4.64 AC
TRAILER PARKING
AVAILABLE

**OPTIONAL TRAILER PARKING** 

**UP TO 142 SPACES** 

### BUILDING 200 5370 Allen K Breed Hwy | Lakeland, FL 33811

## Class-A Cross Dock - First Generation

AVAILABLE SF	±491,920
SPEC OFFICE SF	3,623
BUILD OUT	2 Restrooms
DOCK DOORS	92
RAMPS	4
CLEAR HEIGHT	36'
COLUMN SPACING	54'x50'
SPEED BAY	60'
TRAILER PARKING	104
TRUCK COURT DEPTH	130'
AUTO PARKING	193
SPRINKLER	ESFR
FLOOR SLAB	7" slab
ELECTRICAL	3-Phase Power 1,800 amps
DOOR DIMENSIONS	9x10 OH Doors 12x14 Drive in Ramps
ROOF	R-12
UTILITIES	Lakeland Utilities









#### **Location Highlights**

- + 8-hour drive to 45.5 million people
- + Immediate access to County Line Road & U.S 92
- + 0.6 miles to the Polk Parkway
- + 1.0 mile to the Interstate 4 interchange

- + 4 miles to Lake Lakeland Linder International Airport
- + 18 miles to Interstate 75 (via Interstate 4)
- + 28 miles to Tampa
- + 58.5 miles to Orlando

#### REGIONAL DISTRIBUTION CENTERS







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