

Industrial | For Lease

CBRE

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



LEASED

LEASED

273,920 SF
AVAILABLE

218,000 SF
AVAILABLE

BLD 200
491,920 SF

±4.64 AC
TRAILER PARKING
(142 Spaces)

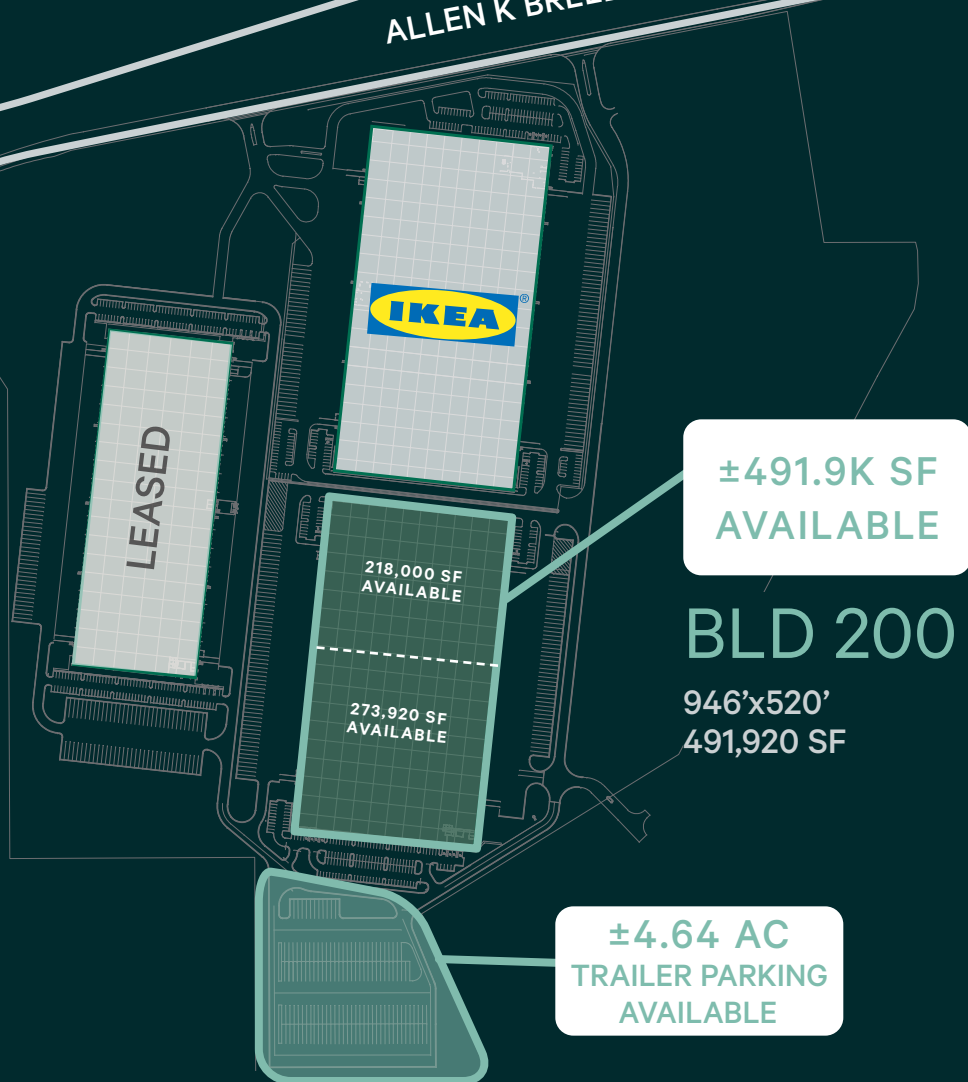
INTERSTATE 4

S. COUNTY LINE RD.

NEW TAMPA HWY

ALLEN K BREED HWY

POLK PARKWAY (TOLL)



OPTIONAL TRAILER PARKING

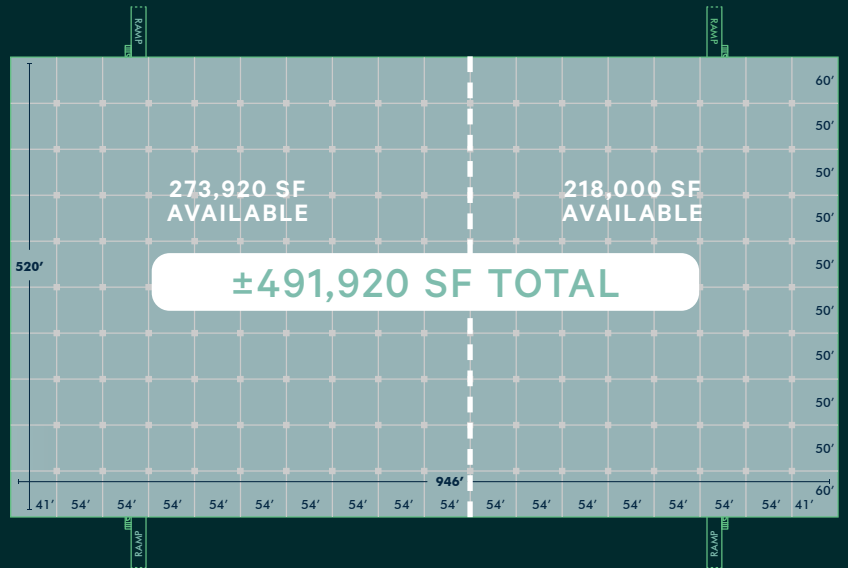
UP TO 142 SPACES



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 (Water & Sewer)

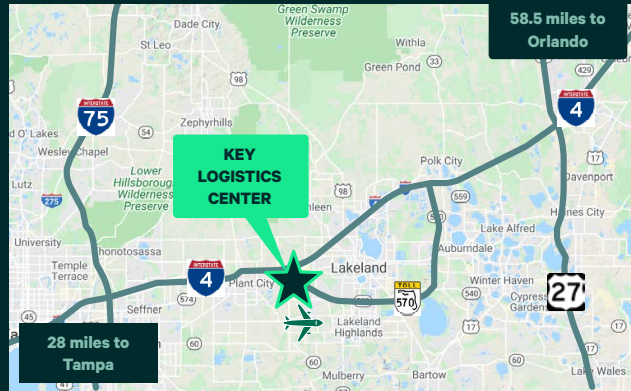
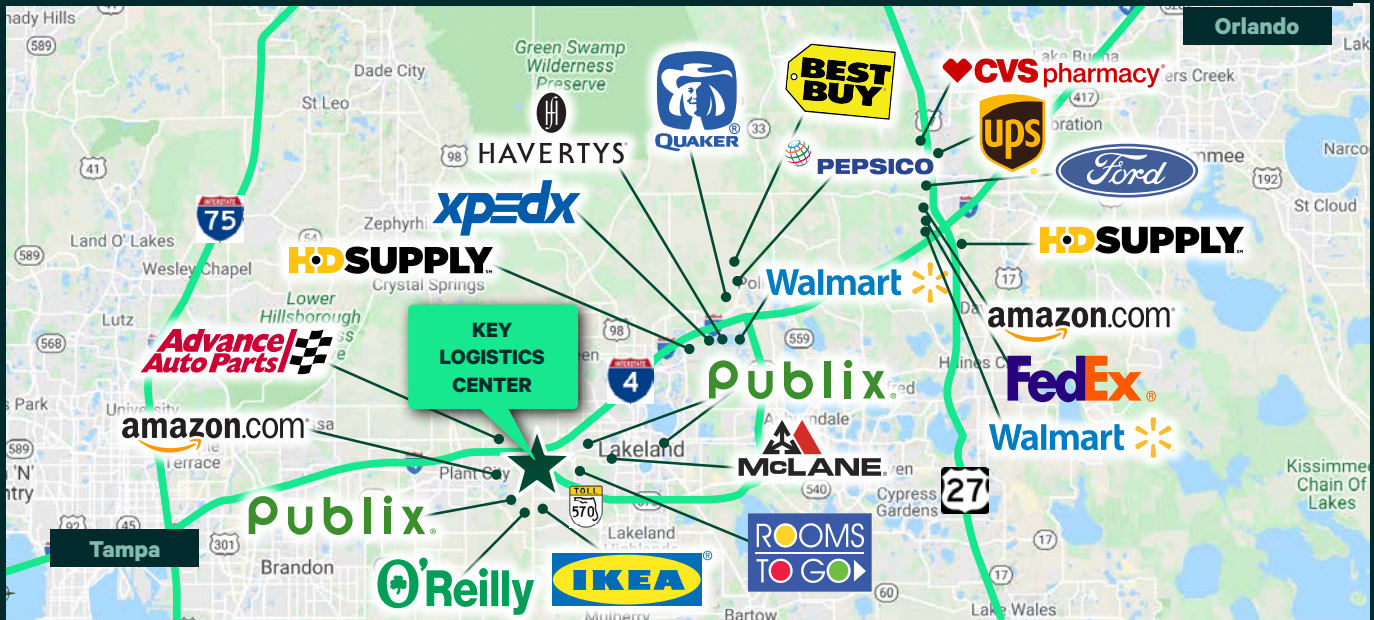


Key Logistics Center 5370 & 5380 Allen K Breed Hwy | Lakeland, FL 33811

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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David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Senior Vice President
+1 407 404 5042
monica.wonus@cbre.com

Gaby Gissy
Associate
+1 407 404 5012
gaby.gissy@cbre.com

Lee Earle
Client Services Specialist
+1 407 404 5095
lee.earle@cbre.com

Derrick Jones
Regional Director
+1 713 688 6300
Derrick.J@Sealynet.com