

INDUSTRIAL OUTSIDE STORAGE (IOS)

4411 US Highway 92 E, Lakeland, FL 33801-9688



PANTHER
CAPITAL GROUP

OFFERING MEMORANDUM

EXCLUSIVE SALE AGENTS:



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INVESTMENT HIGHLIGHTS

This fully gated ±26,000 SF general industrial (GI) complex sits on ±2.91 acres in Lakeland, strategically positioned between Tampa and Orlando with easy access to major highways and the Port of Tampa. The property comprises multiple metal-constructed industrial buildings, all separately metered, each equipped with three-phase 480V power. The longest building on site spans 8,000 SF and is divided into eight 1,000 SF bays—Bays 2 through 6 are currently leased to a month-to-month tenant, presenting both cash flow and value-add potential.

The complex includes a dedicated office section with 3 private offices and 2 restrooms. Each industrial building features 24' clear heights and 14' roll-up doors, accommodating various distribution and light manufacturing uses. Two of the buildings have access to natural gas. The site runs on well water and septic (adjacent to the office). Security is enhanced with an electric entry gate and electrified perimeter fencing.

PROPERTY SUMMARY

<u>Price</u>	<u>\$3,800,000.00</u>
<u>Land Area</u>	<u>2.91 AC</u>
<u>Zoning</u>	<u>Gl, County</u>
<u>RBA</u>	<u>26,000 SF</u>
<u>Building Status</u>	<u>Existing</u>
<u>Floors</u>	<u>1</u>
<u>Parking</u>	<u>100 Spaces/3.85 Ratio</u>
<u>Construction</u>	<u>Metal</u>
<u>Year Built</u>	<u>1988</u>

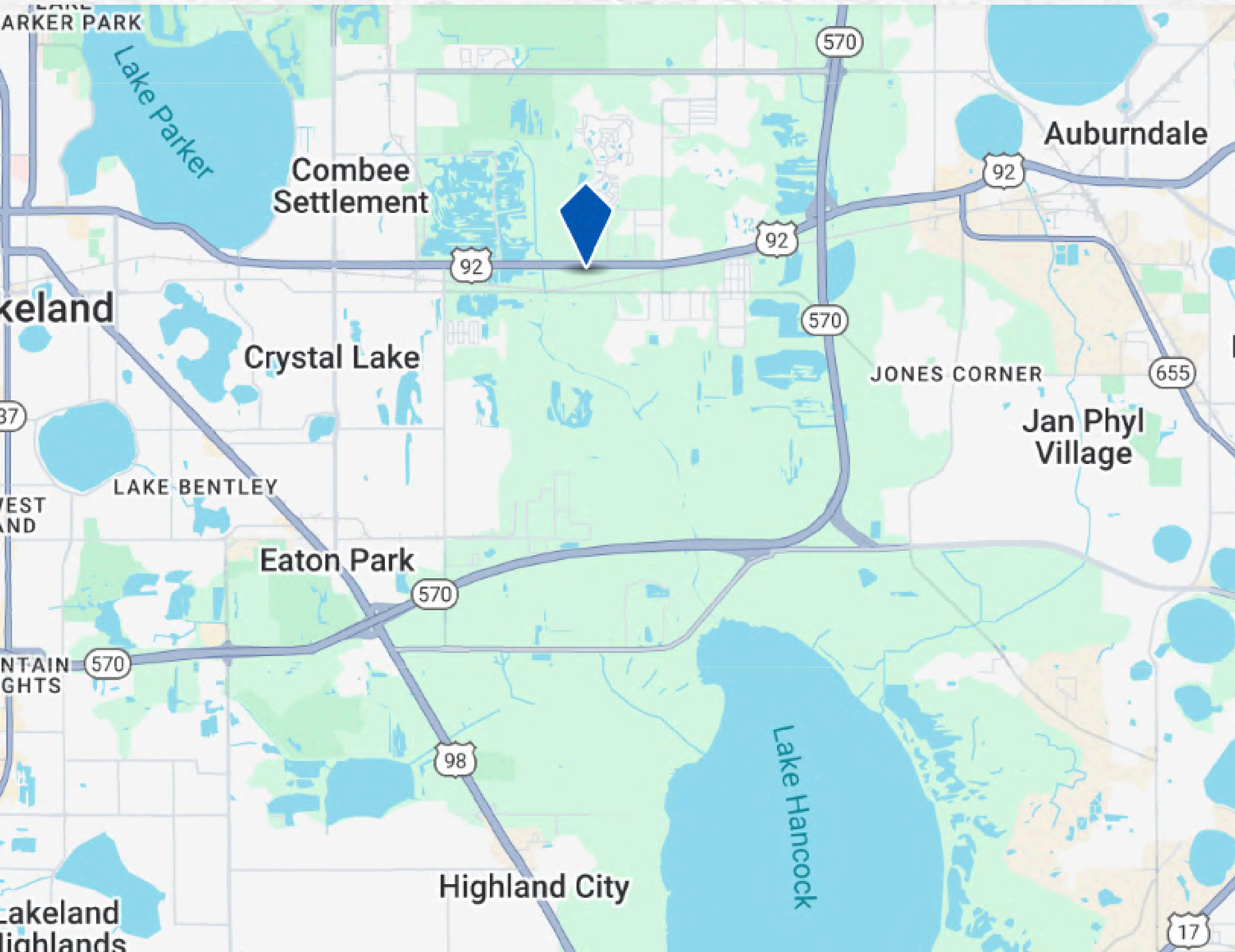


MARKET OVERVIEW

LAKELAND, FLORIDA

STRATEGICALLY POSITIONED BETWEEN TAMPA AND ORLANDO, 4411 US HIGHWAY 92 E OFFERS DIRECT ACCESS TO MAJOR HIGHWAYS AND THE PORT OF TAMPA, PLACING IT IN THE HEART OF CENTRAL FLORIDA'S LOGISTICS CORRIDOR. LAKELAND HAS EMERGED AS A KEY INDUSTRIAL HUB DUE TO ITS GROWING POPULATION, TRANSPORTATION INFRASTRUCTURE, AND PROXIMITY TO REGIONAL DISTRIBUTION CENTERS. AS DEMAND FOR WELL-LOCATED INDUSTRIAL SPACE RISES, THIS LOCATION OFFERS STRONG APPEAL FOR IOS, LIGHT MANUFACTURING, AND LAST-MILE LOGISTICS USERS.

LOCATION OVERVIEW



HIGHWAYS

- INTERSTATE 4 (I-4) – ±5 MILES NORTH
- POLK PARKWAY (SR 570) – ±6 MILES SOUTHWEST
- U.S. HIGHWAY 98 – ±3 MILES WEST

LOGISTICS PARKS / FACILITIES

- FLORIDA GATEWAY LOGISTICS PARK – ±11 MILES WEST
- EASTPORT LOGISTICS PARK – ±10 MILES NORTHEAST

AIRPORTS

- LAKELAND LINDER INTERNATIONAL AIRPORT (LAL) – ±10 MILES SOUTHWEST
- TAMPA INTERNATIONAL AIRPORT (TPA) – ±42 MILES WEST

WAREHOUSES / DISTRIBUTION CENTERS

- AMAZON FULFILLMENT CENTER (TPA2) – ±15 MILES SOUTHWEST
- FEDEX GROUND DISTRIBUTION CENTER – ±7 MILES NORTH

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