

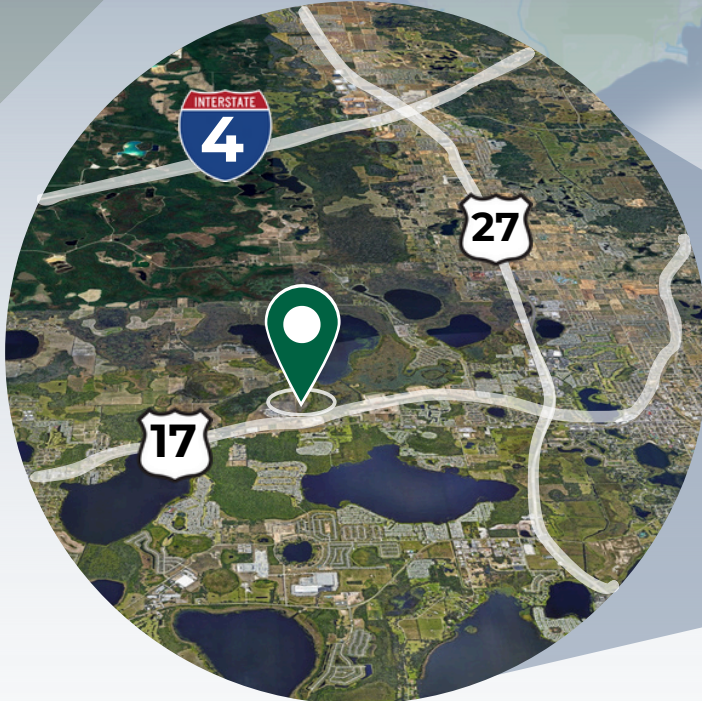


POLK COMMERCE & LOGISTICS PARK

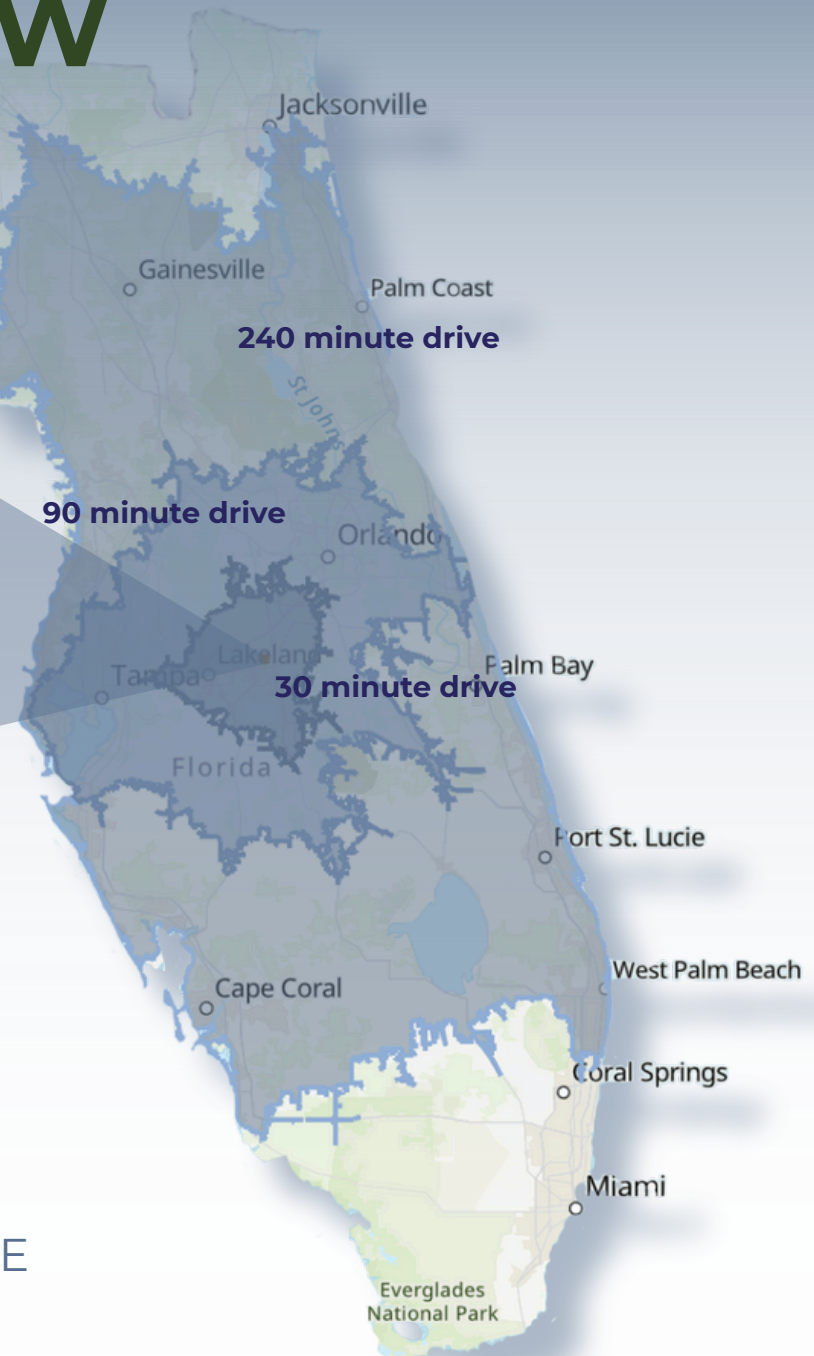
167 DELBERT COLLINS RD, LAKE ALFRED, FL

POLKCOMMERCELOGISTICSPARK.COM

LOCATION OVERVIEW



- 14 MINUTES FROM I-4
- 5 INTERNATIONAL AIRPORT WITHIN 75 MILES
- 1ST FASTEST GROWING COUNTY IN THE NATION
- 12+ MILLION PEOPLE WITHIN 100 MILES
- 9TH BEST TALENT ATTRACTION MARKET
- 1ST STATE FOR ATTRACTING SKILLED WORKFORCE
- 2ND BEST STATE FOR BUSINESS



CITY OVERVIEW

Strategically positioned between Orlando and Tampa along US-27, US-17, and minutes from I-4, this location offers unmatched access to Florida's fastest-growing consumer markets. This rapidly expanding community, Polk County's fastest-growing city, boasts a ready, diverse workforce and pro-business leadership committed to smart, infrastructure-driven growth.



The area has rapid population growth, over 10% in the last year, has expanded its labor base in logistics, distribution, and light manufacturing. Employers here benefit from a workforce drawn not only from the city itself, but also from nearby Winter Haven, Davenport, and Lake Wales, all within a 20-minute drive. Partnerships with Polk State College and Ridge Technical College provide targeted training for CDL drivers, warehouse operations, and skilled trades, ensuring businesses have access to job-ready employees.



NATIONAL USERS NEARBY



BUILDING SPECS



Building Size: 114,400 SF



Land Size: 10.64 Acres



Year Built: 2026



Load-Bearing Tilt-Up Concrete



Clear Height: 30'



Sprinkler: ESFR



Column Spacing: 52' x 46' 8"



Dock High Doors: 37 (10'x10')



Drive In: 2 (12'x12')



3 phase - 480V - 2,000Amps



Car Parking Spaces: 138 (1.21 / 1,000 SF)



Trailer Parking: 51 on site



Zoning: I-1 (Industrial)



**STRATEGIC
LOCATION**



**CLASS A
BUILDING**

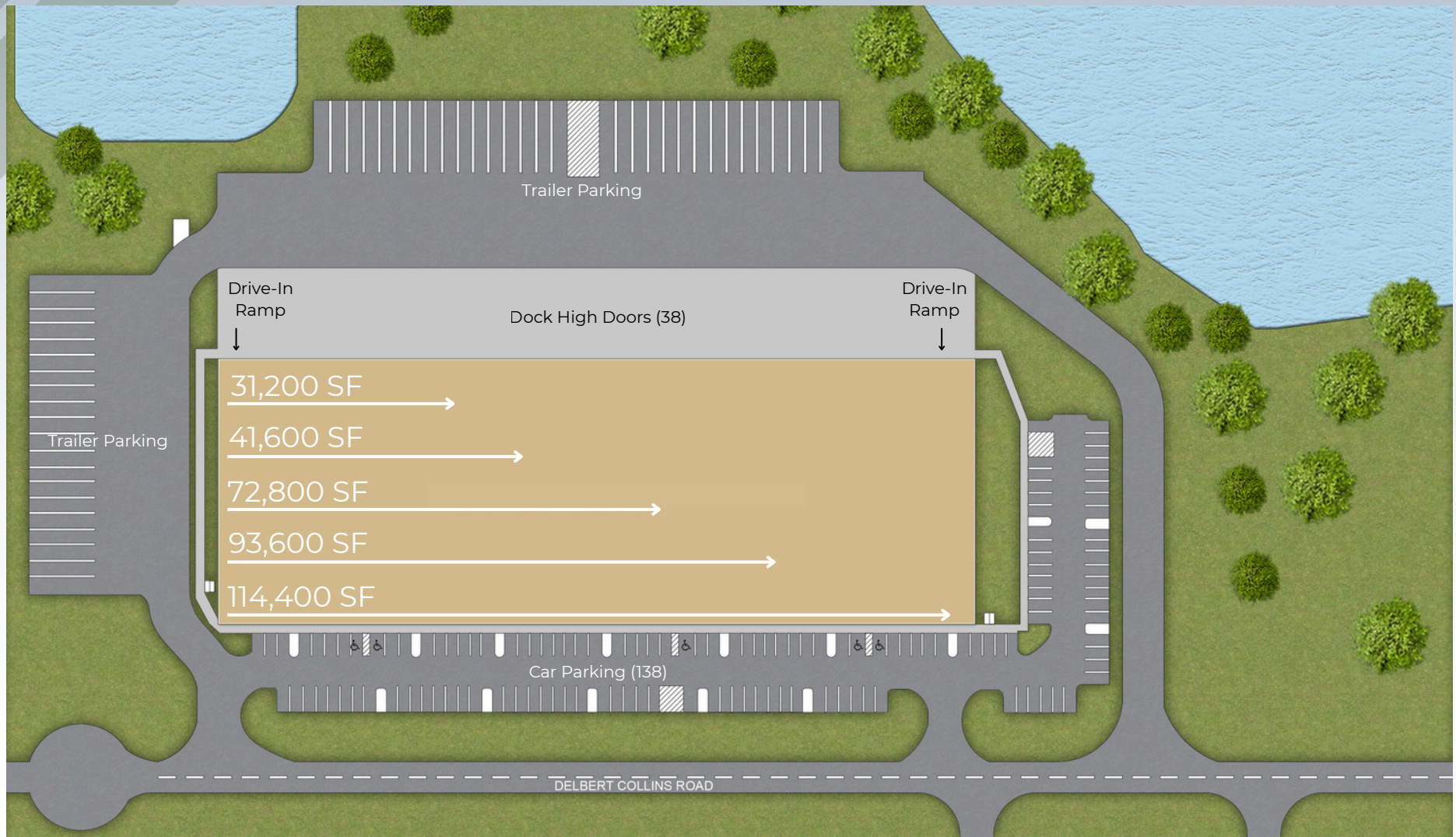


**STRONG
WORKFORCE**

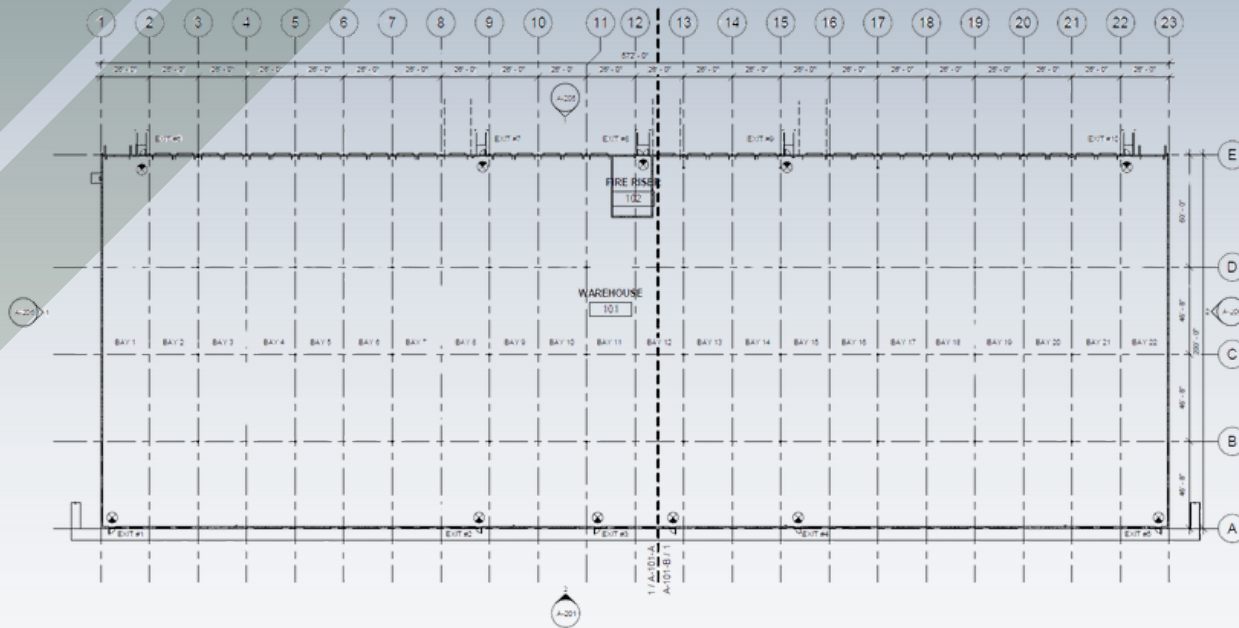


**LOCAL
OWNERSHIP**

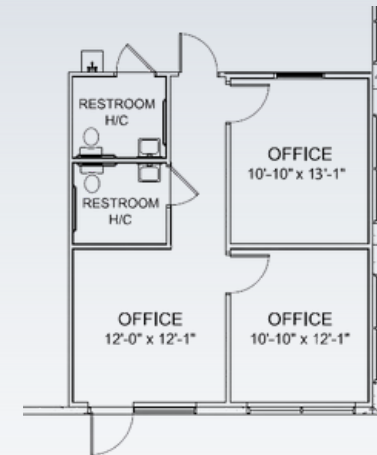
SITE PLAN



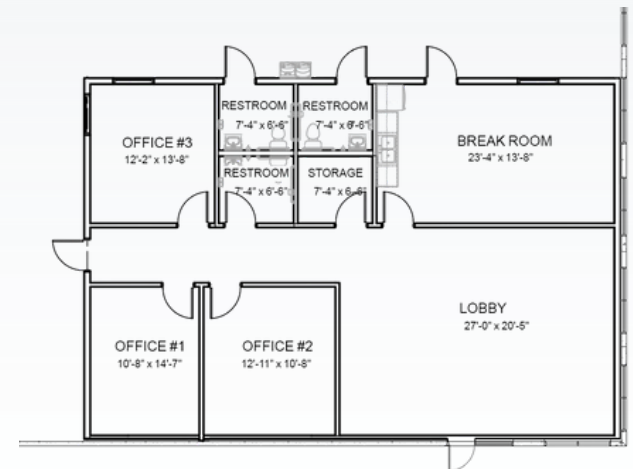
FLOOR PLAN



OFFICE LAYOUTS



Example A: 700 SF



Example B: 1,850 SF

BAY	SF	DOCK HIGH	DRIVE-IN	CAR PARKING
Bay 7-11	26,000	9 (10'x10')	1 Optional (12'x12')	31
Bay 1-6	31,200	10 (10'x10')	1 (12'x12')	38
Bay 1-8	41,600	13 (10'x10')	1 + 1 Optional (12'x12')	50
Bay 12-22	57,200	18 (10'x10')	1 + 2 Optional (12'x12')	69
Bay 1-14	72,800	24 (10'x10')	1 + 2 Optional (12'x12')	88
Bay 1-18	93,600	31 (10'x10')	1 + 3 Optional (12'x12')	113
Bay 1-22	114,400	37 (10'x10')	2 + 3 Optional (12'x12')	138

RENDERINGS & AERIALS



MAP OVERVIEW



FOR MORE INFORMATION:

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