

Commercial | For Lease

CBRE

0 HIGHWAY 27 | DAVENPORT, FL 33897

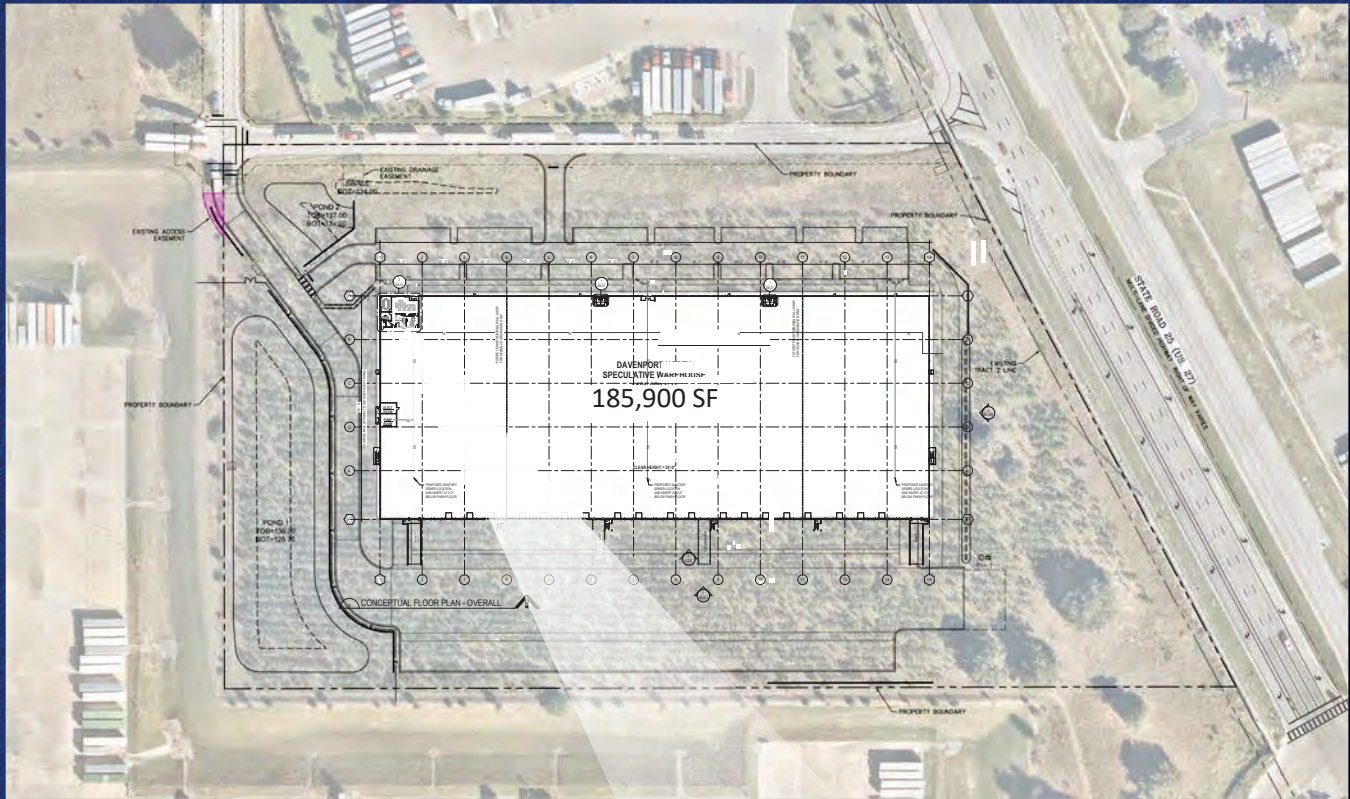
Davenport North Polk County, FL

COMMERCIAL SPACE FOR LEASE

AVAILABLE FOR LEASE OR BTS | BUILDING A - 185,900 SF

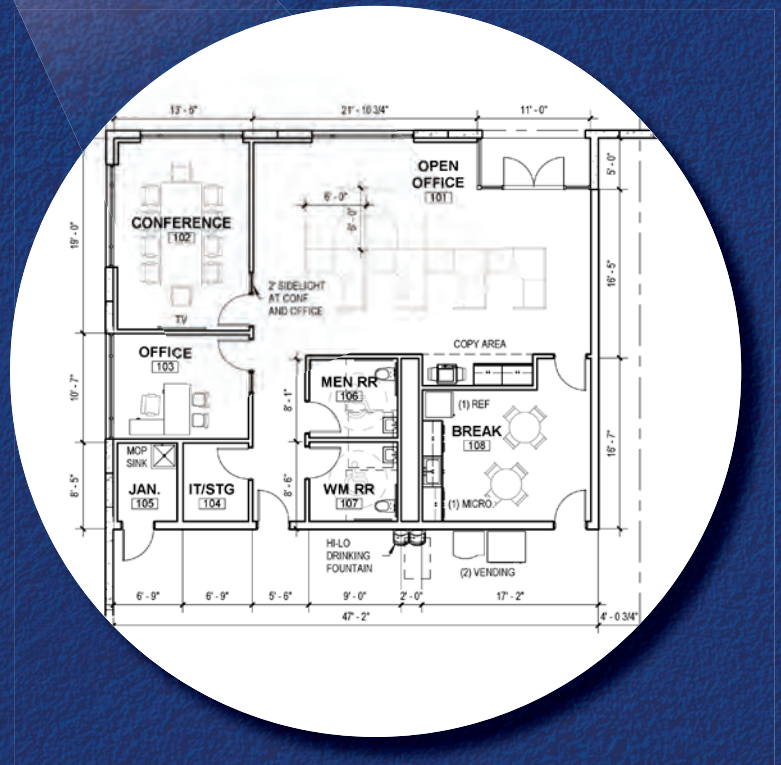
 **MAJESTIC**
REALTY OWNER

CONCEPTUAL RENDERING



BUILDING A DETAILS

TOTAL SQ.FT.	185,900 SF
TOTAL ACRES	±15.62 Acres
OFFICE SF	Build to Suit
CLEAR HEIGHT	32'
BUILDING DEPTH	275'
LOADING	Rear Load Warehouse
SLAB	6" Unreinforced Concrete
DRIVE IN DOORS	(2) Grade level doors 12' x 14' with canopies
DOCK DOORS	(42) Dock-high doors 9' x 10'
DOCK LEVELERS	(19) 40k Mechanical Levelers
COLUMN SPACING	50' wide x 48' deep with 60' deep bays at the dock bay
TRUCK COURT DEPTH	130'
TRAILER PARKING	(55) Spaces
AUTO PARKING	(123) Spaces
SPRINKLER	ESFR
ZONING	2BCP-2 Business Park Center
POWER	3-Phase 277/480 volt
UTILITIES	County Water & Sewer
LIGHTING	LED

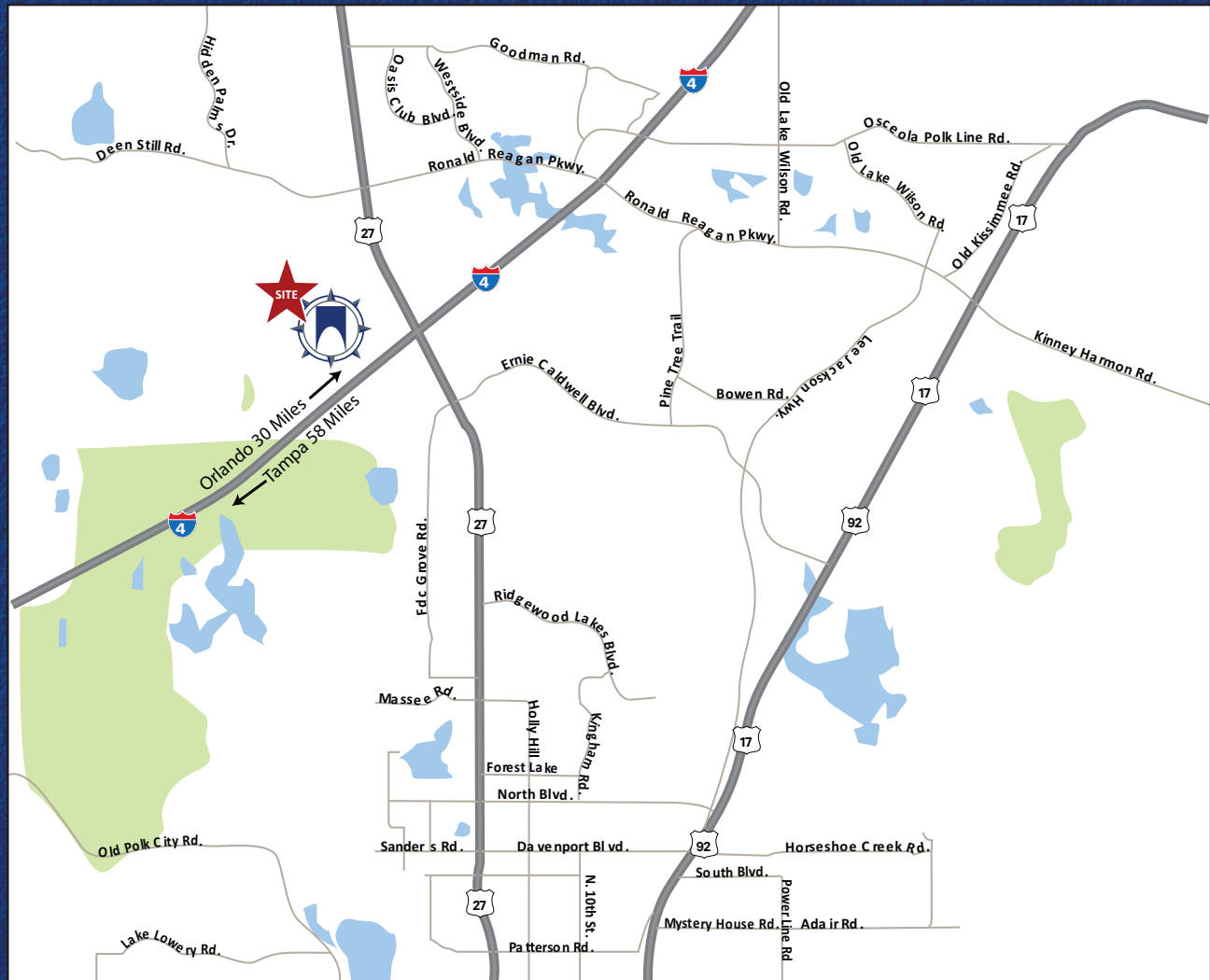


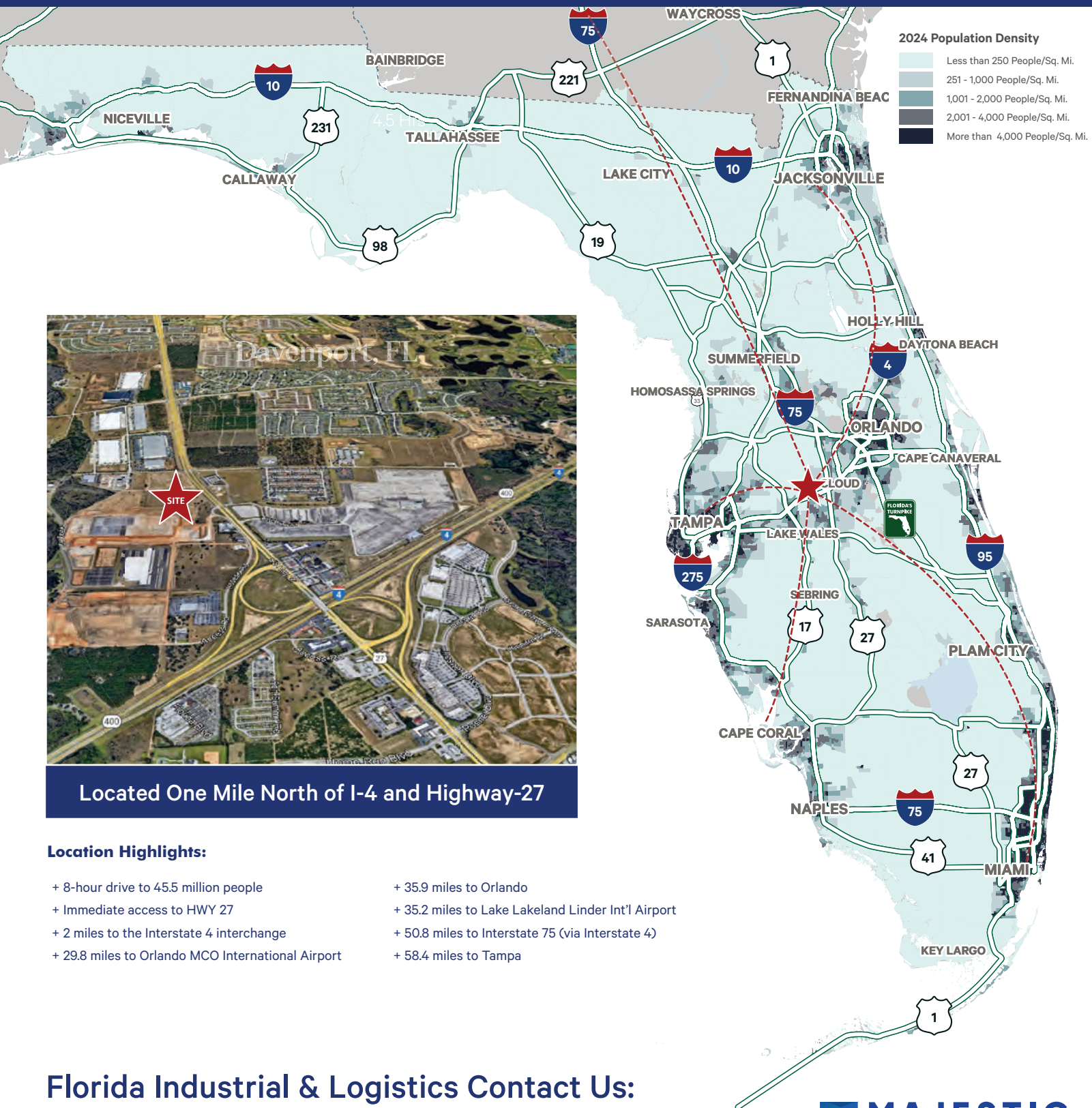
Why Polk County?

Polk County, Florida is experiencing robust growth across various areas. The population in 2024 is expected to be 812,640, growing at an annual rate of 2.72% from 2020 and projected to grow by 1.93% annually over the next five years. There is significant growth in households, with an annual growth rate of 2.58% over 2020 and projected to grow by 1.84% annually over the next five years. The median household income is estimated at \$63,515, with per capita income at \$31,188. The labor force is also growing, with a 96.2% employment rate. The housing sector is also thriving, with 61.7% of housing units being owner-occupied and the majority being single-unit detached homes. The county's growth outpaces national averages in several areas.

Location Highlights

- + Immediate Access to I-4
- + Excellent Proximity to Orlando and Tampa Markets
- + Class "A" Business Park Setting
- + FedEx Hub Located Within Park





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