

Commercial | For Lease

CBRE

0 HIGHWAY 27 | DAVENPORT, FL 33897

# Davenport North Polk County, FL

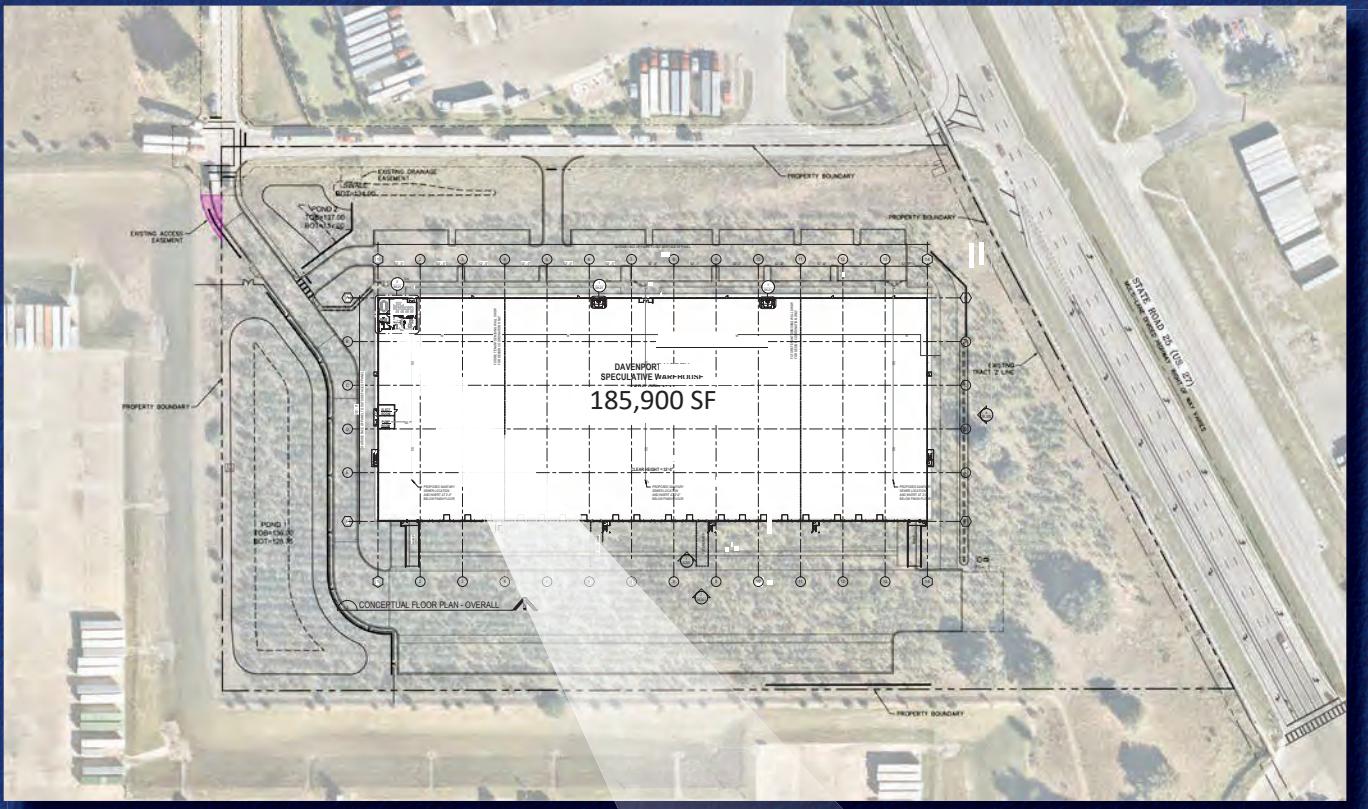
COMMERCIAL SPACE FOR LEASE

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

MAJESTIC  
REALTY OWNER

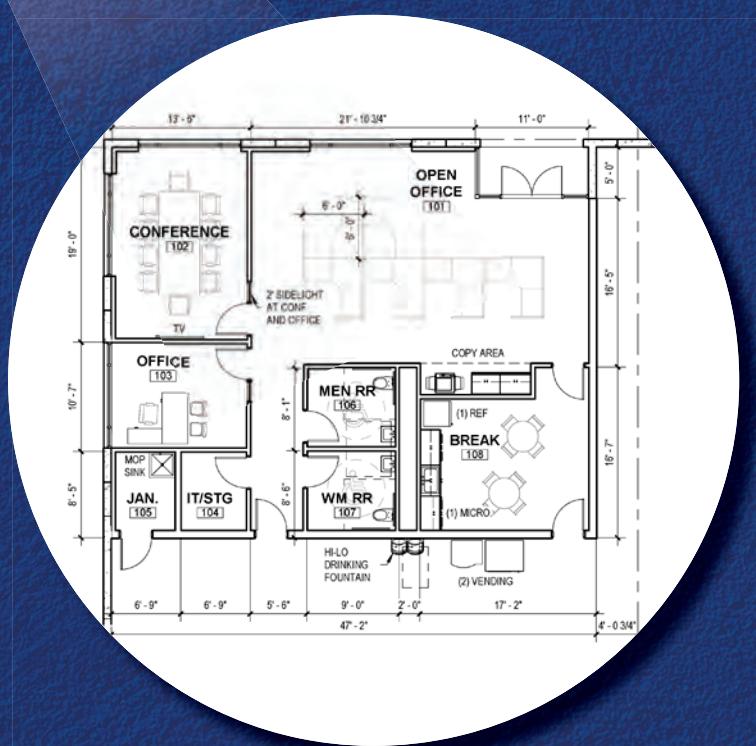


CONCEPTUAL RENDERING



## BUILDING A DETAILS

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



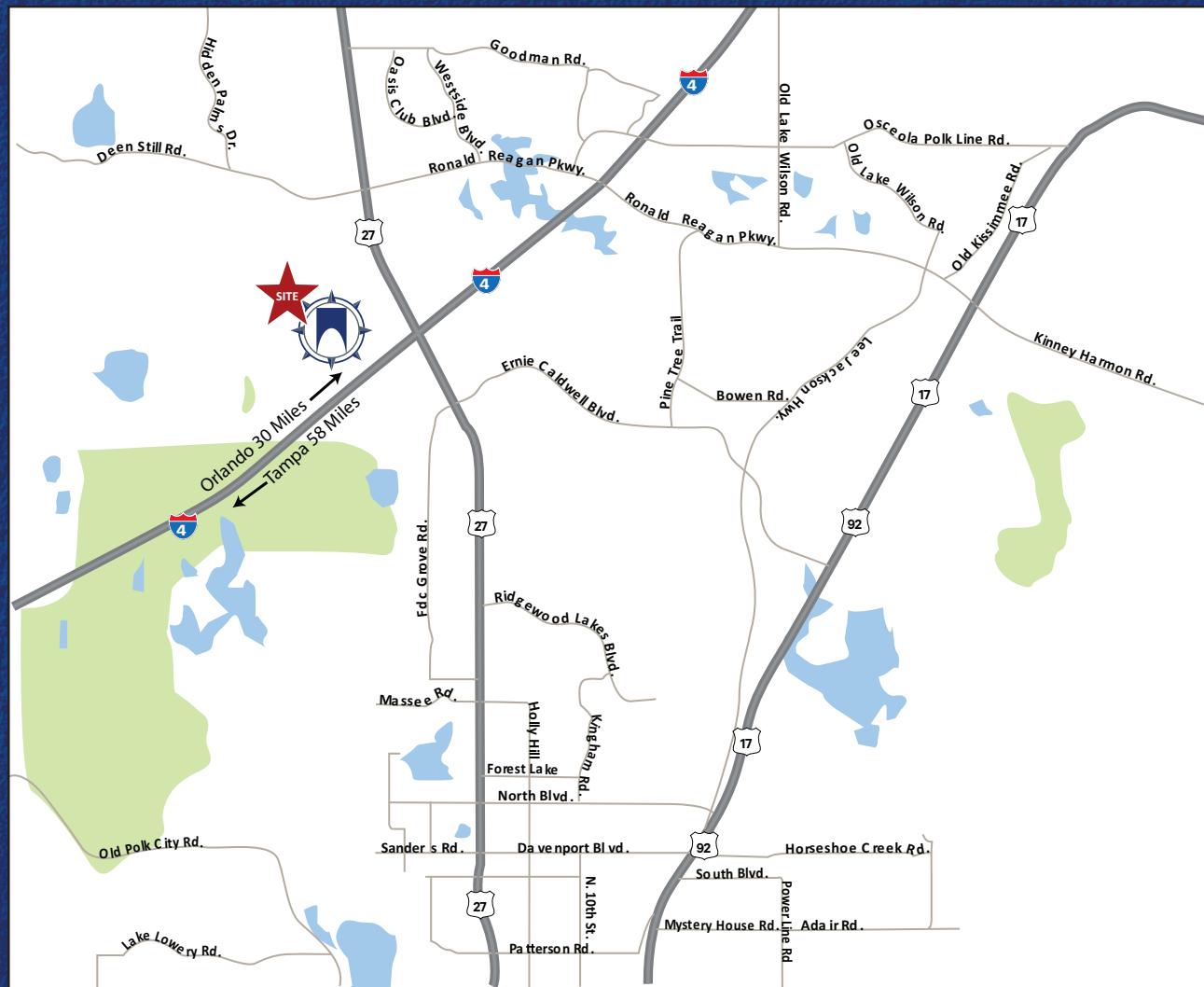
# Why Polk County?

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





Located One Mile North of I-4 and Highway-27

#### Location Highlights:

- + 8-hour drive to 45.5 million people
- + Immediate access to HWY 27
- + 2 miles to the Interstate 4 interchange
- + 29.8 miles to Orlando MCO International Airport
- + 35.9 miles to Orlando
- + 35.2 miles to Lake Lakeland Linder Int'l Airport
- + 50.8 miles to Interstate 75 (via Interstate 4)
- + 58.4 miles to Tampa

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REALTY OWNER

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