

No Boundaries

Just Possibilities



LAKE LANDCENTRALPARK.COM



Entitled for up to 5 million square feet

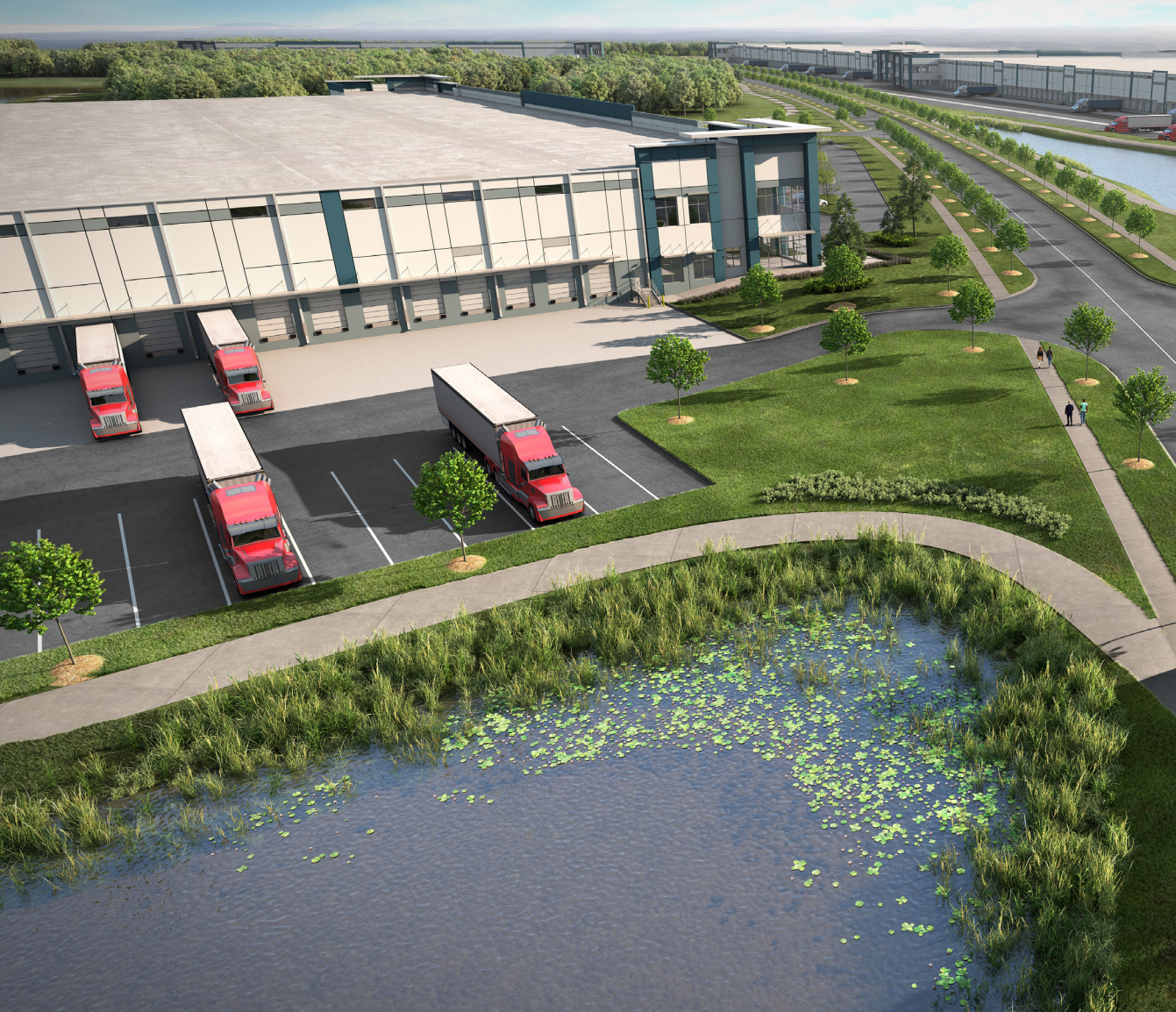
in a convenient, central location

| BLDG | SQ FT | DIM. | SIZE (AC.) | CAR | TRAILER |
|------|-----------|-------------|------------|-----|---------|
| 100 | 1,019,500 | 1,140 x 420 | 34.96 AC | 340 | 115 |
| 300 | 261,161 | 810 x 320 | 17.81 AC | 235 | 95 |
| 500 | 1,646,197 | 2,700 x 570 | 81.36 AC | 760 | 325 |
| 400 | 756,600 | 1,460 x 510 | 41.76 AC | 455 | 230 |
| 600 | 494,800 | 1,140 x 420 | 29.29 AC | 340 | 115 |
| 700 | 162,000 | 900 x 180 | 12.66 AC | 170 | 70 |

Utility Providers

| | |
|-------------|--------------------------|
| Electric | Lakeland Electric |
| Water | Lakeland Water Utilities |
| Natural Gas | TECO |





Built for Business

Designed for Efficiency

From global customers seeking regional distribution space to scalable solutions for growing companies, Lakeland Central Park is geared to help tenants of all sizes flourish. With large, adaptable contiguous space and state-of-the-art design, The Park empowers companies to meet the demands of today's rapidly evolving climate.

- Build-to-suit and spec development opportunities
- Flexible solutions to cater to the specific needs and uses of specific tenants of all sizes
- Easily secured sites
- Available excess employee parking and trailer drop capabilities
- Park setting with more than 2 miles of walking paths
- Large, contiguous sites allow for expansion
- Cross-dock facilities with 40'+ interior clear heights
- Multiple points of ingress and egress
- Ability to accommodate users with outside storage components



Where Innovation Has Room to Grow

Positioned to become the preeminent industrial park in Central Florida

Lakeland Central Park offers a best-in-class experience that includes customizable building options within a park setting, delivering an unparalleled location and superior access to help companies expand their reach.

With five million SF of developable industrial space spanning 740-acres, Lakeland Central Park is designed to accommodate a wide array of specific tenant needs, providing critical growth opportunities for manufacturing, logistics, and distribution companies serving the Southeast and beyond.



- **Centrally located** for same-day connectivity to key Florida markets
- **Up to 5 million SF** of developable industrial space
- **4 pad-ready sites available immediately**, ranging from 276,000-1,650,000 SF
- **Immediate access to Interstate 4** with no traffic signals or railroad crossings
- **1.5 miles of frontage along Polk Parkway** provides great branding opportunities
- **Generously sized roadways**, parking areas, and truck courts
- **Scalable solutions** to meet market requirements of all sizes
- **Two major international airports** and shipping ports less than an hour away
- **High concentration of warehouse/transportation labor** with growing population base
- **Within 100-miles** of the three fastest growing counties in the United States
- **Flexible ownership structure** receptive to sale of completed buildings, or partially-developed sites

Expand Your Reach

in the Southeast

The gold standard for logistics, Lakeland Central Park's central location offers remarkable access to more than 18 million customers, major regional transportation hubs, and several key markets across the Southeast, all within just a few hours.

With seamless access to all the area's major freeways, including I-4, I-75, SR60, and Highway-27, Lakeland Central Park allows for round trip deliveries to most Florida residents within the same day, keeping business moving as efficiently as possible.



Drive Times:

Major Cities

30 min to Tampa

60 min to Orlando

3 hours to Jacksonville

3.75 hours to Miami

5 hours to Savannah

6.75 hours to Atlanta

Major Transportation Hubs

40 min to Tampa Int'l Airport

54 min to Orlando Int'l Airport

30 min to Port of Tampa

1.5 hours to Port Canaveral

**32 Million
People**
within a 8-hour Drive

A Booming Hub for Business

Combined with a dense concentration of bulk occupiers and a sizeable, growing labor force, Lakeland's rapid expansion is catching the eye of companies across the nation. In recent years, Lakeland and immediately adjacent submarkets have seen large investments from major corporations such as **Target, Amazon, Ace Hardware, Lowe's, Home Depot, PepsiCo, Publix, Walmart and many others.**

Lakeland's reasonably priced housing, excellent schools, and high-quality of living have helped the city rank among the fastest-growing cities in the U.S., providing businesses access to a robust and educated talent pipeline, built to exceed their growing demands.

#1

Top City to Buy a House

Business Insider

#4

Top 10 Metropolitan Areas in Population Growth

U.S. Census

#6

Safest Places to Live

US News & World Report

#8

Best Places to Work in Manufacturing

Smart Asset

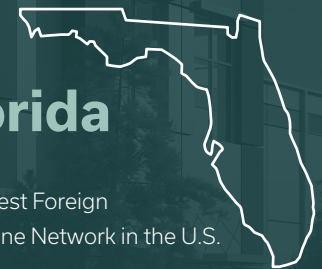
#5

Top U.S. Housing Markets

Realtor.com



- 10+ million people within 100 miles
- 3 Deepwater Seaports within 75 miles
- 5 International Airports within 75 miles
- 300+ Miles of Rail in Polk County
- 5th Fastest Growing County in the USA (2022)



- #2 Largest Foreign Tradezone Network in the U.S.
- #2 Best State for Business
- #4 State Best Business Tax Climate
- 10% Above Pre-pandemic Level for Employment
- #1 State for Attracting & Developing Skilled Workforce

For more
information on
**Lakeland
Central Park,**
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Developed by Parkway

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