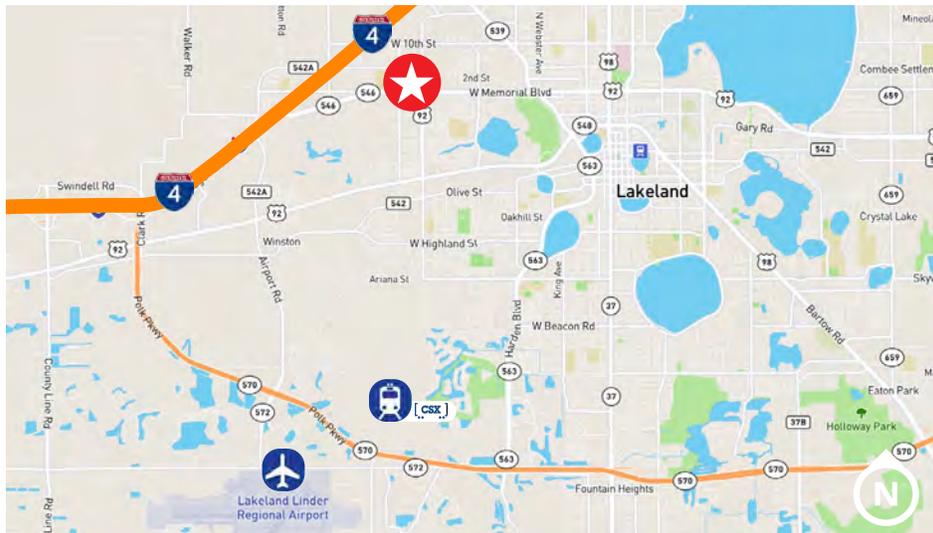




# INDUSTRIAL BUILDING FOR SUBLEASE

2323 W Memorial Blvd, Lakeland, FL 33815

Light Industrial building available for sublease with convenient I-4 Access



## ASKING RATE:

Contact For Details



## AVAILABILITY:

**Building:** 16,504± SF

**Land:** 2.75± AC

**Immediately Available**

**LED:** January 31, 2031



## DETAILS:

**Fencing:** fenced lot

**Parking:** 20 surface spaces

**Zoning:** C3

**Year Built/Renovated:** 1988/1991

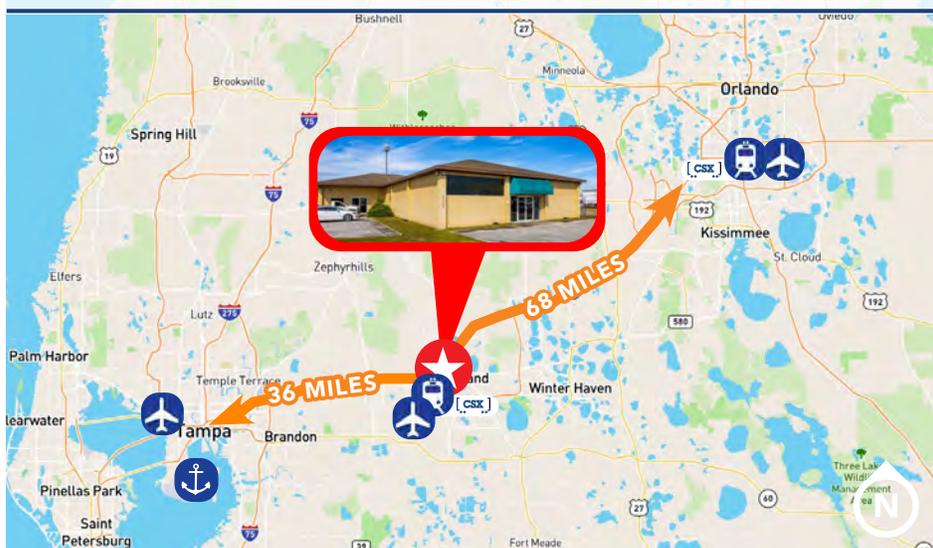
**Clear Height:** 10'-12'

**(2) Drive-in doors**

**(2) Detached storage buildings**

**100% HVAC in offices**

## IDEAL CONNECTIVITY BETWEEN ORLANDO AND TAMPA



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

dmdasen@harbertrealty.com | 407.256.2844

**JOSH SMITH, SIOR**

jsmith@harbertrealty.com | 407.739.8602

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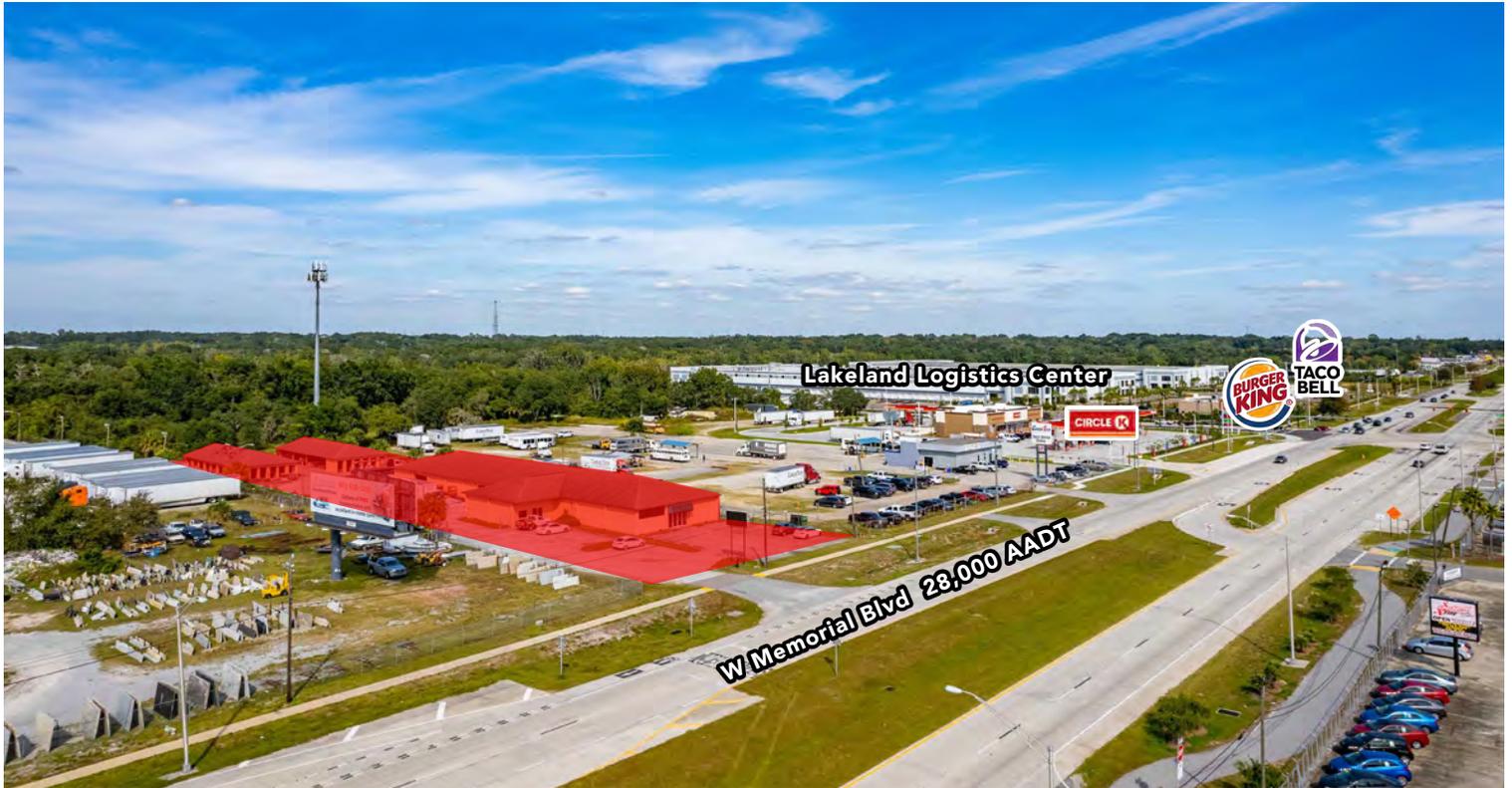
**For More Information: HarbertRealty.com**

400 S Park Ave, Suite 225, Winter Park, FL 32789

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## PROPERTY PHOTOS



**HARBERT**  
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## LOCATION OVERVIEW



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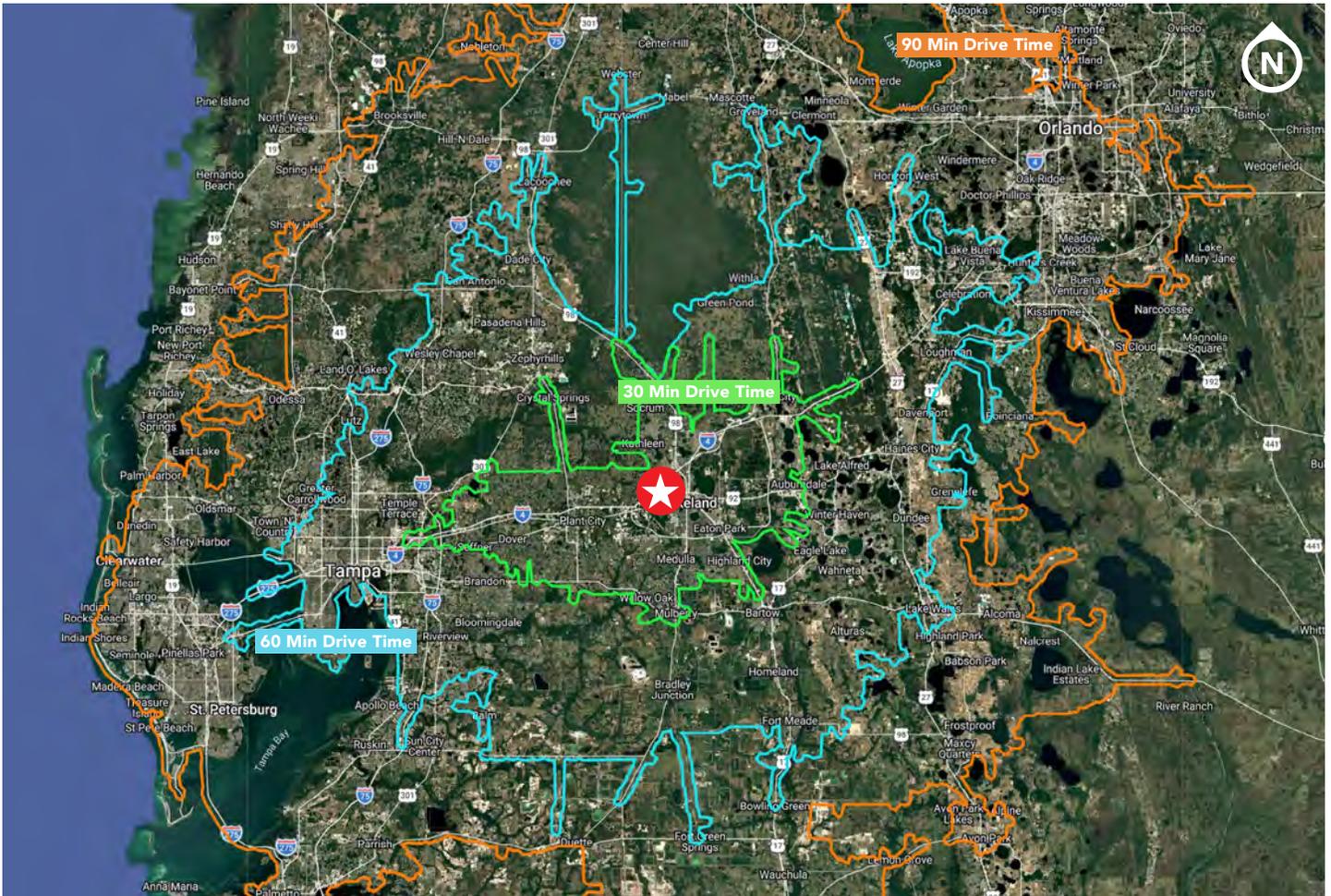
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## CONNECTIVITY & DEMOGRAPHICS



### SIGNIFICANT DRIVE TIMES

- 36 minutes ..... to Tampa International Airport
- 10 minutes ..... to Lakeland Linder Intl Airport
- 2 minutes ..... to I-4
- 1 hour 15 minutes ..... to Downtown Orlando
- 35 minutes ..... to Downtown Tampa
- 40 minutes ..... to Port of Tampa
- 36 minutes ..... to I-75

### 5,10,15 MILE DEMOGRAPHICS

POPULATION	5 MILE	10 MILES	15 MILES
2025 Estimated Population	128,169	345,197	507,075

EMPLOYEES	5 MILE	10 MILES	15 MILES
2025 Estimated Employees	63,288	114,391	155,434

BUSINESSES	5 MILE	10 MILES	15 MILES
2025 Estimated Businesses	7,197	16,528	22,922



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