

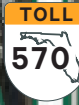
Swindell Rd



Publix

Advance Auto Parts

New Tampa Hwy



572

TAMRON

Gay Rd

SITE



amazon.com

5MSF Industrial Development

CSX Rail

Airport Rd

Publix

1472 AIRPORT RD, LAKELAND, FL 33811

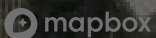
CBRE

11.45 Acres

Industrial Land - For Sale or Lease

Unity Line Rd

Microsoft Bing



© Mapbox © OpenStreetMap © 2023 Microsoft

1472 AIRPORT RD, LAKELAND, FL 33811

11.45 Acres For Sale or Lease

ABOUT THE SITE

This 11.45-acre site sits strategically between Interstate 4 and Polk Parkway (1.2 miles from Polk Parkway and 1.5 miles from Interstate 4) in the high growth area of Lakeland in close proximity to a number of bulk distribution facilities for Publix, Rooms-To-Go, Amazon, Home Depot, O'Reilly Auto Parts, IKEA, Advance Auto Parts, Williams Sonoma, Nestle, Save A Lot, ACE Hardware, McKesson, PepsiCo and Southern Glazer's Wine & Spirits.

HIGHLIGHTS

Property: 11.45 AC | 498,762 SF

Zoning: Business Park Center-1 (BPC-1), Polk County, FL

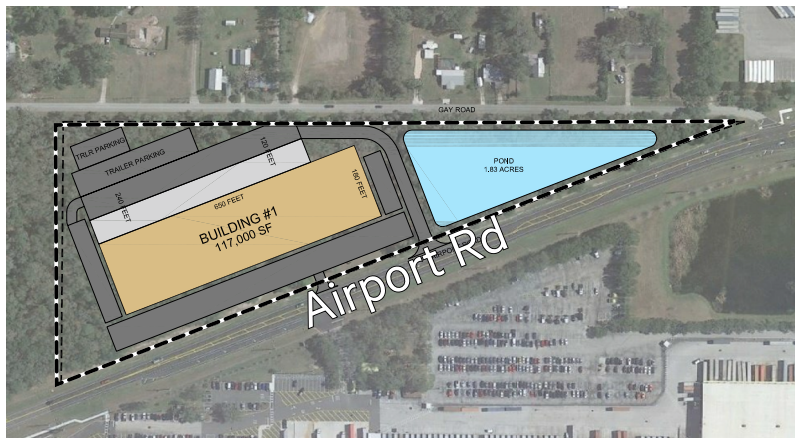
Utilities: City of Lakeland

Permitted & Conditional Uses Include:

- + Warehousing/Distribution
- + Research & Development
- + Office
- + Commercial Vehicle Parking
- + Light Manufacturing
- + Technical/Vocational/Trade & Training School



Conceptual Site Plans



HIGHLIGHTS

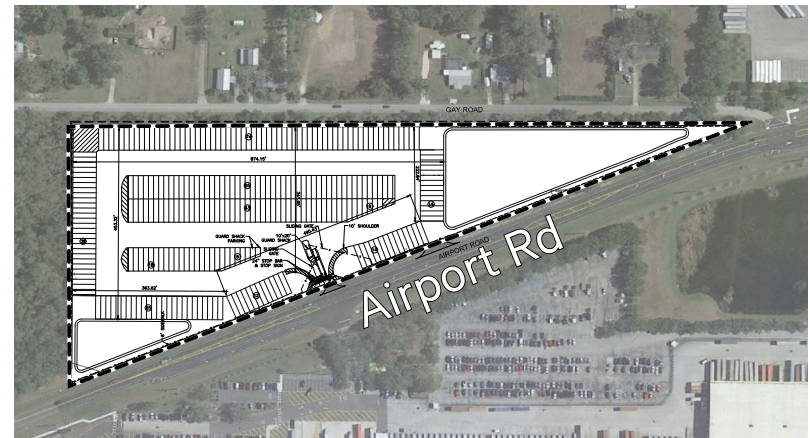
Standalone Building

117,000 SF

Dimensions

650' W x 180' D

Conceptual plan will require a conditional use approval.



HIGHLIGHTS

Commercial Vehicle Parking

337 Spaces

Vehicular Area

401,244 SF (83.47%)

Planning

The project is in advanced design for truck trailer parking, providing approximately 341 commercial vehicle spaces of various sizes. The proposed development plan has gone through the pre-app review with Polk County and is currently in site plan review with FDOT. In accordance with FDOT's request for for a right turn lane along Airport Road, our civil engineer, Steve Boggs of BOGGS Engineering, is currently revising the plan to accommodate the dedication of additional right-of way and finalize our response to FDOT for final approval.

PENDING APPROVALS:

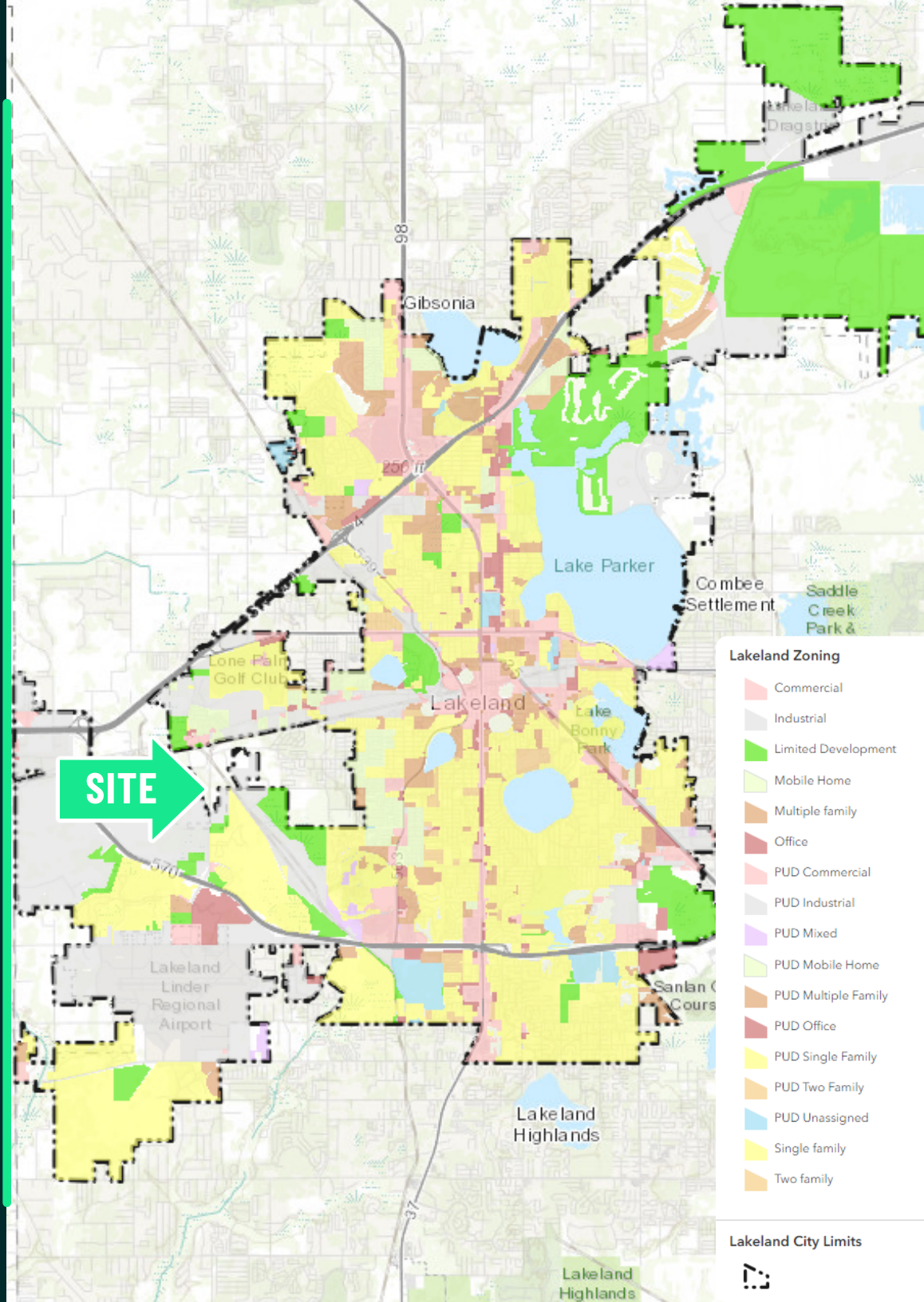
- + FDOT SITE PLAN APPROVAL
- + POLK COUNTY SITE PLAN APPROVAL & CONDITIONAL USE PERMIT APPROVAL
- + POLK COUNTY CONSTRUCTION PERMIT APPROVAL
- + CIVIL PERMITS:
 - SOUTH FLORIDA WATER MANAGEMENT (SFWMD)
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)



1472 AIRPORT RD, LAKELAND, FL 33811

City of Lakeland Annexation

- + High likelihood of being able to annex into the City of Lakeland and obtain I-2 (Medium Industrial District) zoning designation.
- + Properties immediately around this property are within the City of Lakeland and utilities to the site are provided by the City.
- + I-2 (Medium Industrial District) zoning designation provides the following permitted uses:
 - Industrial Service Uses (Levels I & II)
 - Warehousing & Motor Freight Uses (Level I & II)
 - Self-Storage
 - Outdoor Storage
 - Commercial Vehicle, Construction Equipment, Trailer Sales & Rental Service
 - Building Materials Sales



I-4 Corridor

MAJOR ROADWAYS

SR-570

3 Minutes | Less than a mile

Interstate 4

5 Minutes | 3.8 Miles

Hwy 92

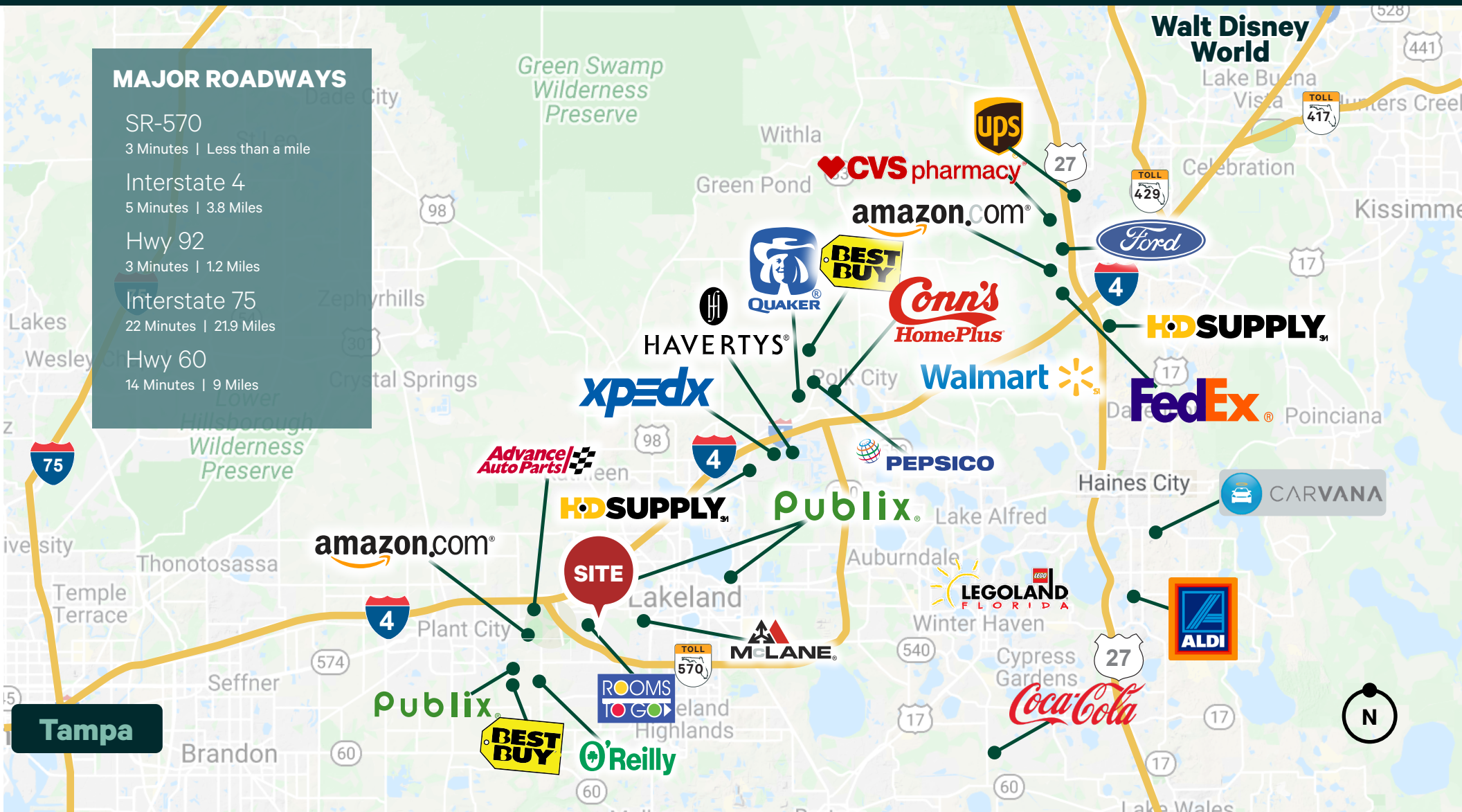
3 Minutes | 1.2 Miles

Interstate 75

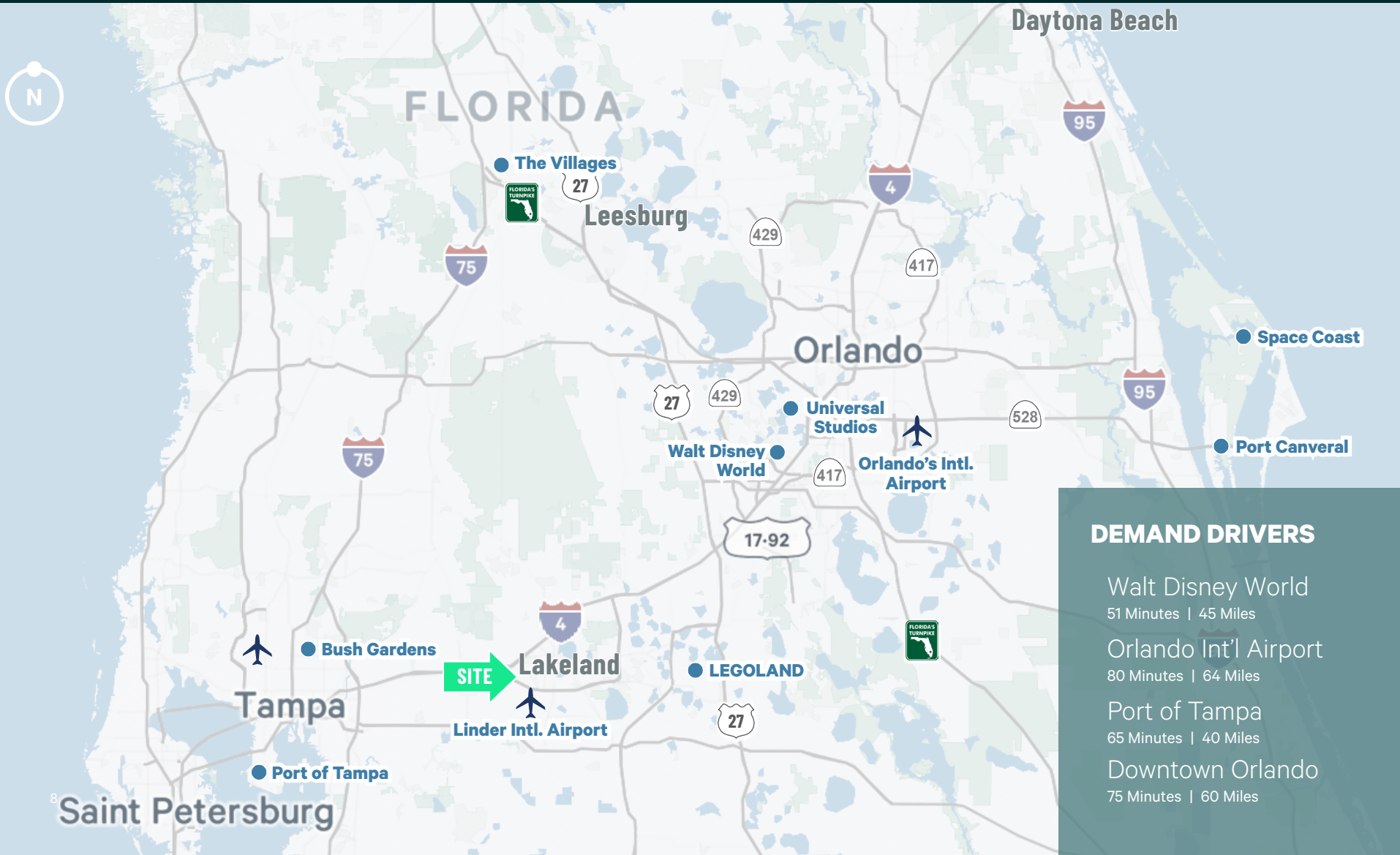
22 Minutes | 21.9 Miles

Hwy 60

14 Minutes | 9 Miles



Strategic Location



DEMAND DRIVERS

Walt Disney World

51 Minutes | 45 Miles

Orlando Int'l Airport

80 Minutes | 64 Miles

Port of Tampa

65 Minutes | 40 Miles

Downtown Orlando

75 Minutes | 60 Miles

Contact Us

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