

FOR LEASE

**±24,359 SF INDUSTRIAL COMPOUND ON US HIGHWAY 92
+ ±2.0 ACRES USABLE OUTDOOR STORAGE · DIVISIBLE**

3145 US HIGHWAY 92 E, LAKELAND, FL 33801

THE AXIS TEAM
@ THE EXIT STRATEGY CO



Alex Poplawski, Associate

(813) 593-1351

Alex@axis.deals

TOTAL BUILDING

±24,359 SF

USABLE OUTDOOR STORAGE

±2.0 AC

LOADING

Truckwell + 4 GL

DIVISIBLE FROM

±8,400 SF

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PROPERTY OVERVIEW



±24,359 SF
TOTAL BUILDING AREA

±2.0 AC
USABLE OUTDOOR
STORAGE

Truckwell + 4 GL
LOADING · GRADE-LEVEL
DOORS

PROPERTY DETAILS

LOCATION

ADDRESS	3145 US Highway 92 E, Lakeland, FL 33801
SUBMARKET / COUNTY	East Lakeland / Polk
PARCEL ID	24-28-15-000000-023040

BUILDING

TOTAL BUILDING AREA	±24,359 SF across six (6) buildings
MAIN WAREHOUSE	±12,128 SF · 18' walls · open mezzanine · ±3,035 SF canopy
WAREHOUSE 2	±4,800 SF · 16'
WAREHOUSE 3	±4,000 SF · 22' clear (tallest bay)
OFFICE / SHOP (3)	±1,360 SF, ±1,271 SF and ±800 SF
CONSTRUCTION	Steel warehouses · concrete-block offices
LOADING	Truckwell + four (4) grade-level drive-in doors
CRANE	2-ton bridge crane in main bay
POWER	Heavy 3-phase

SITE

USABLE OUTDOOR STORAGE	±2.0 Acres · fenced · stabilized
LOT SIZE	±2.77 Acres total (120,527 SF)
SIGNAGE	Direct US Highway 92 frontage + signage
ACCESS	~4 mi to Downtown Lakeland and I-4

ZONING & USE

ZONING	GI — General Industrial
PERMITTED USES	Manufacturing, fabrication, CNC, warehousing, service / logistics, outdoor storage

AVAILABILITY

DATE AVAILABLE	November 1, 2026
SPACE AVAILABLE	±8,400 – 24,359 SF · divisible
LEASE TERMS	Call broker for pricing / details

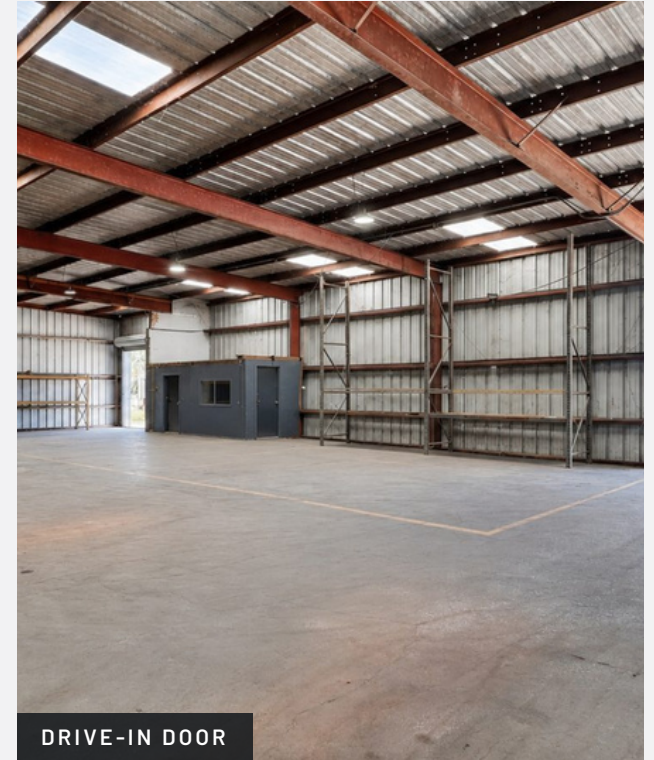
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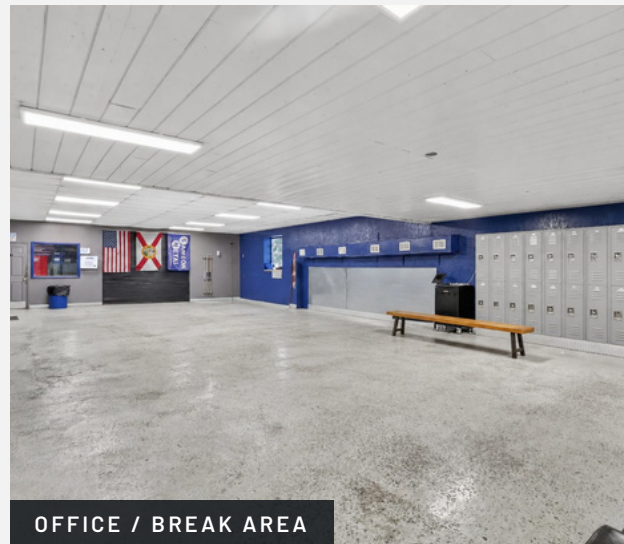
DEDICATED TRUCKWELL



DRIVE-IN DOOR



SIDE WAREHOUSE



OFFICE / BREAK AREA



YARD & STAGING

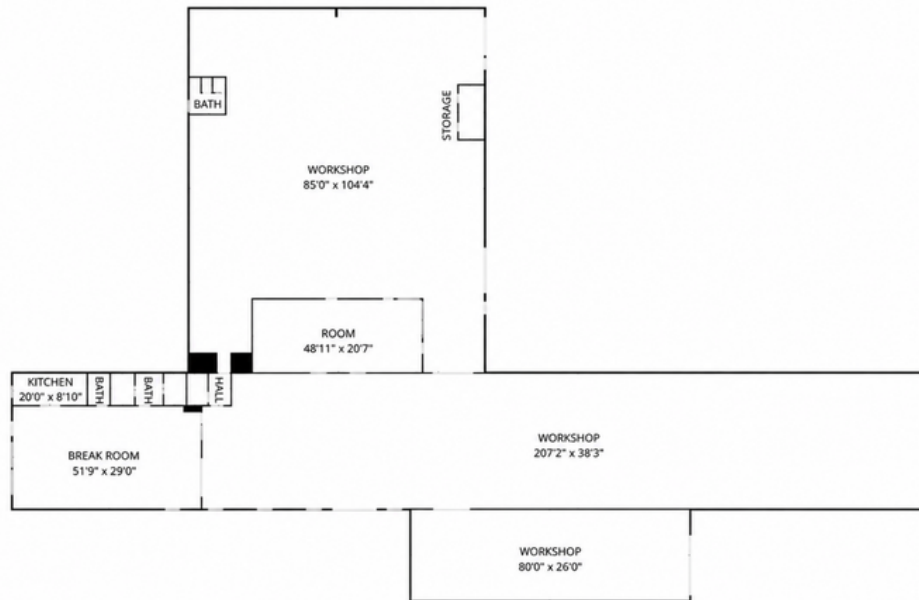
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FLOOR PLAN

TOTAL BUILDING AREA ±24,359 SF · DIVISIBLE FROM ±8,400 SF



TOTAL BUILDING AREA: 24,359 sq ft

1st Floor: 24,359 sq ft

Floor plan for reference only. Measurements are approximate. Total building area derived from owner/public records and should be independently verified.

BUILDING	HEATED SF	CLEAR HEIGHT	BUILT
Main warehouse Steel · open mezzanine · ±3,035 SF canopy	12,128	18' walls	1973
Warehouse Steel	4,800	16'	1987
Warehouse Steel · tallest bay	4,000	22' clear	1971
Office / shop Concrete block	1,360	10'	1965
Office / shop Concrete block	1,271	8'	1961
Office / shop Concrete block · ±180 SF canopy	800	8'	1965
TOTAL	±24,359		

LOADING

Truckwell + 4 Drive-In Doors

Main Bay

2-Ton Bridge Crane

Yard

±2.0 AC Usable Yard

Zoning

GI - General Industrial

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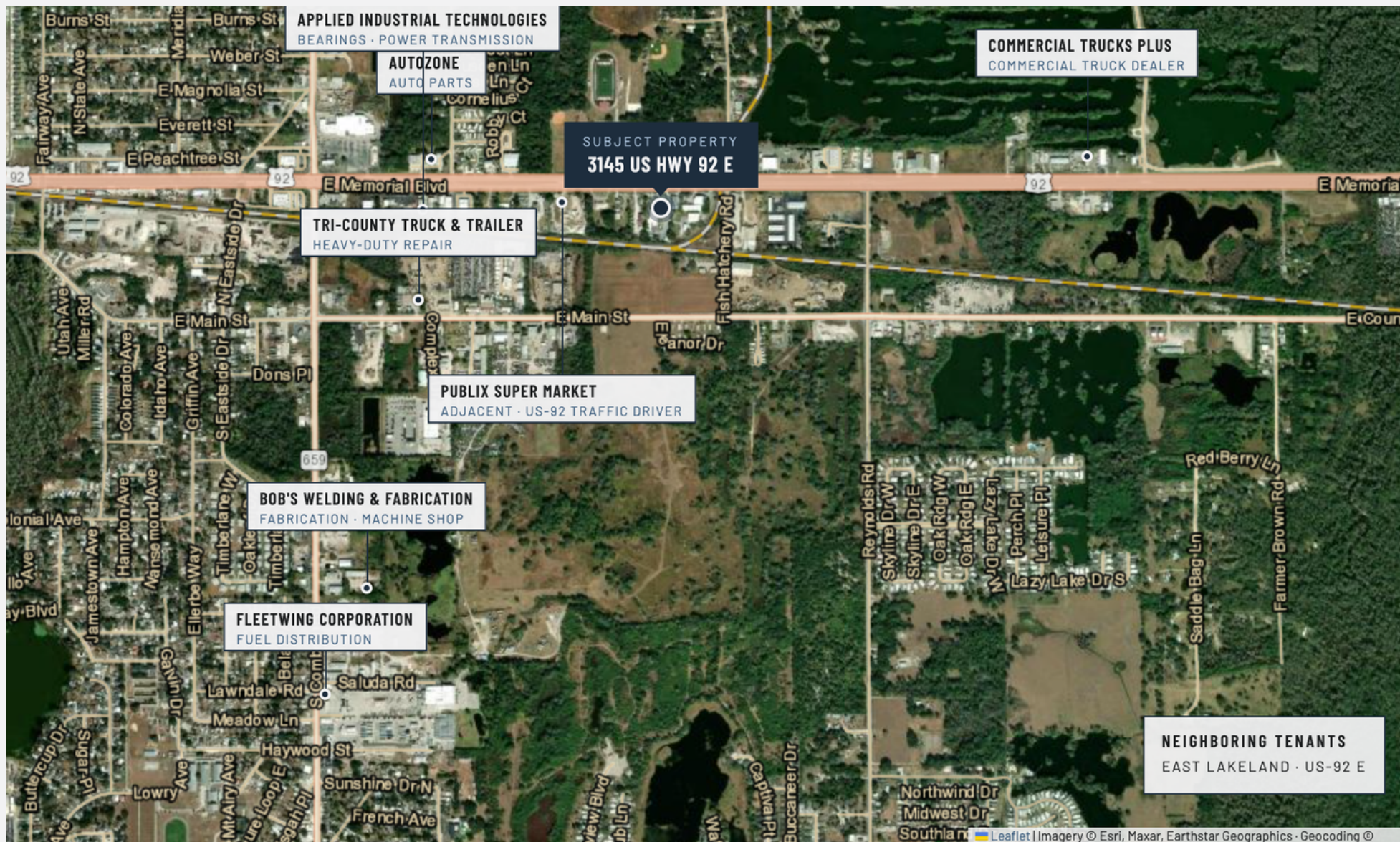
**±24,359 SF Industrial Compound on US Highway 92
+ ±2.0 Acres Usable Outdoor Storage · Divisible**

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**The Axis Team @ The Exit
Strategy Co**

Neighboring Tenants

US Highway 92 E · Combee Rd Corridor · East Lakeland

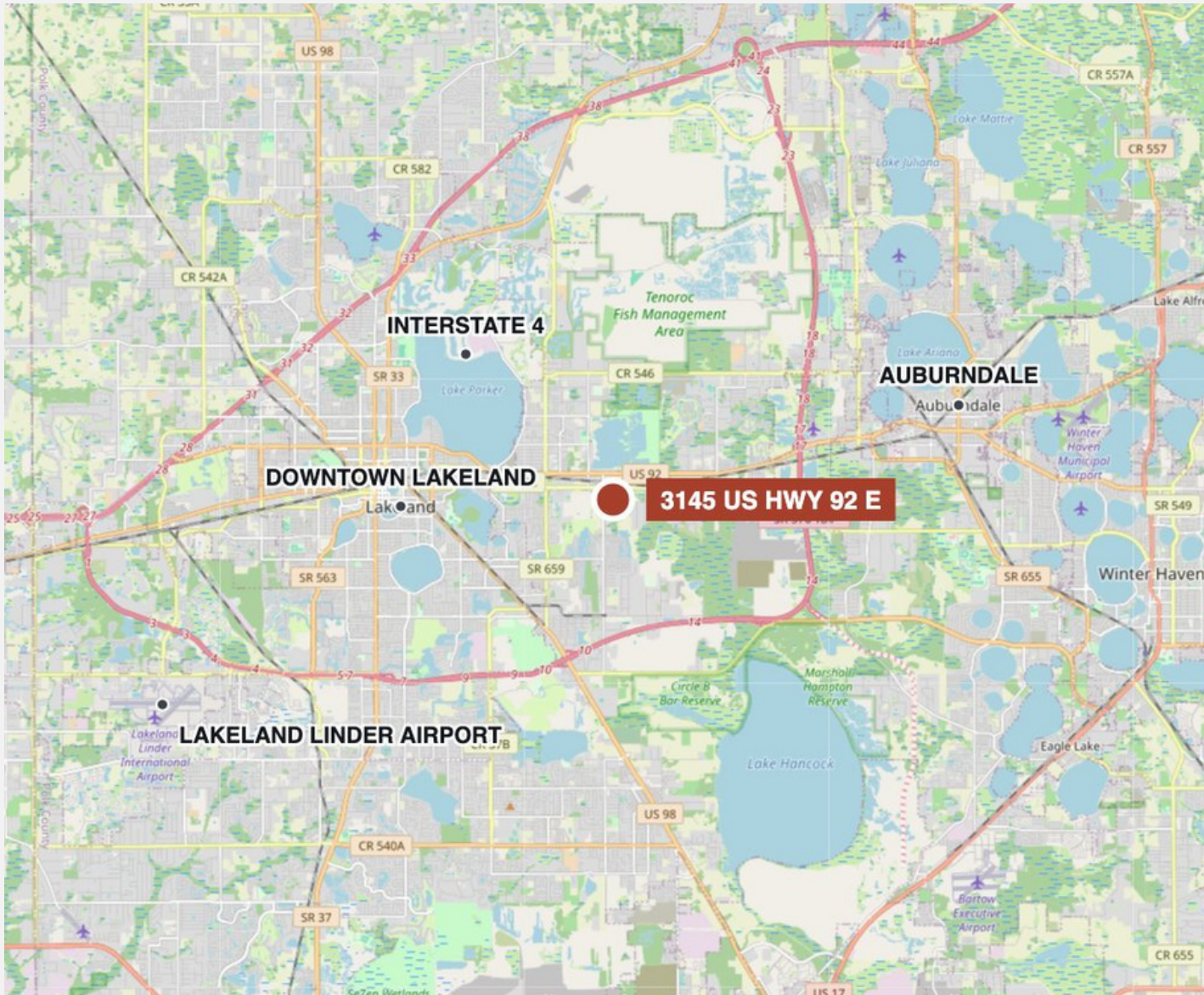


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LOCATION MAP



I-4 CORRIDOR · TAMPA - ORLANDO

FRONTAGE

Direct on US-92

Hard frontage with signage exposure on the main east-west arterial through Lakeland.

INTERSTATE

~4 mi to I-4

Midpoint of the Tampa-Orlando corridor; both metros within about an hour.

DOWNTOWN

~4 mi to Lakeland

Minutes to Downtown Lakeland, with quick reach to Plant City and Winter Haven.



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