



**LEASED**

**BUILDING 8341**

SIZE: 5,000 SQFT TOTAL  
CLEAR HEIGHT: 20-26 FT  
PRIVATE AC'D OFFICE & RESTROOM  
LOADING: 2 ROLL UP DOORS (12'W,18'H)

**BUILDING 8331**

SIZE: 5,000 SQFT TOTAL  
CLEAR HEIGHT: 20-26 FT  
PRIVATE AC'D OFFICE & RESTROOM  
LOADING: 2 ROLL UP DOORS (12'W,18'H)

**BUILDING 8321**

SIZE: 5,000 SQFT TOTAL  
CLEAR HEIGHT: 20-26 FT  
PRIVATE AC'D OFFICE & RESTROOM  
LOADING: 2 ROLL UP DOORS (12'W,18'H)

**0.75 ACRES OF OUTDOOR  
STORAGE LAND AVAILABLE**  
SIGNAGE AND FRONTAGE \*  
ON SR33

Your business  
name here!

**EPICENTER BLVD**

**SR 33**

33

**AADT: 19,700**

**FOR LEASE | Epicenter Commerce Park | 5,000 – 15,000 Sq Ft  
8320 - 8420 Epicenter Blvd, Lakeland, FL 33809**

**Free Standing & Clear Span Warehouse Space | Frontage on SR 33 adjacent to I-4**

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# Property Overview

<b>Google Maps Link:</b>	<a href="#"><u>Click Link Here!</u></a>
<b>Address:</b>	8320 - 8420 Epicenter Blvd Lakeland, FL 33809
<b>Size Available:</b>	5,000 – 15,000 SF (spec office and restrooms included)
<b>Availability:</b>	NOW
<b>Frontage:</b>	Monument signage and frontage available facing SR 33 N
<b>Loading:</b>	6 (12'Wx18'H) grade level doors total 2 doors per building
<b>Power:</b>	600 amps 480 volts 3 phase
<b>Clear Height:</b>	18 - 26 ft
<b>Zoning:</b>	"PD" – Planned Development
<b>County / Submarket:</b>	Polk / Lakeland
<b>Year Built:</b>	1988
<b>Access:</b>	One (1) point of ingress/egress
<b>Construction:</b>	Butler style with steel frame
<b>Outdoor Storage:</b>	Fenced and stabilized outdoor storage area with gate – available for specific units. Fresh new crushed gravel included.



# Site Plan



 = available space

# Property Photos



# Outdoor Storage Land (0.78 acres)

**Outdoor storage:** 0.78 acres of secured & fenced outdoor land available. Brand new crushed gravel - available for specific units to park vehicles, place inventory/materials/machinery, or lay down yard, etc.





# Highway Exposure Warehouse with Outdoor Storage

Contact for pricing and more info:

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