

386,000 SF CLASS-A COLD STORAGE FACILITY IN LAKELAND FLORIDA UP TO 200K SQ FT AVAILABLE FOR LEASE

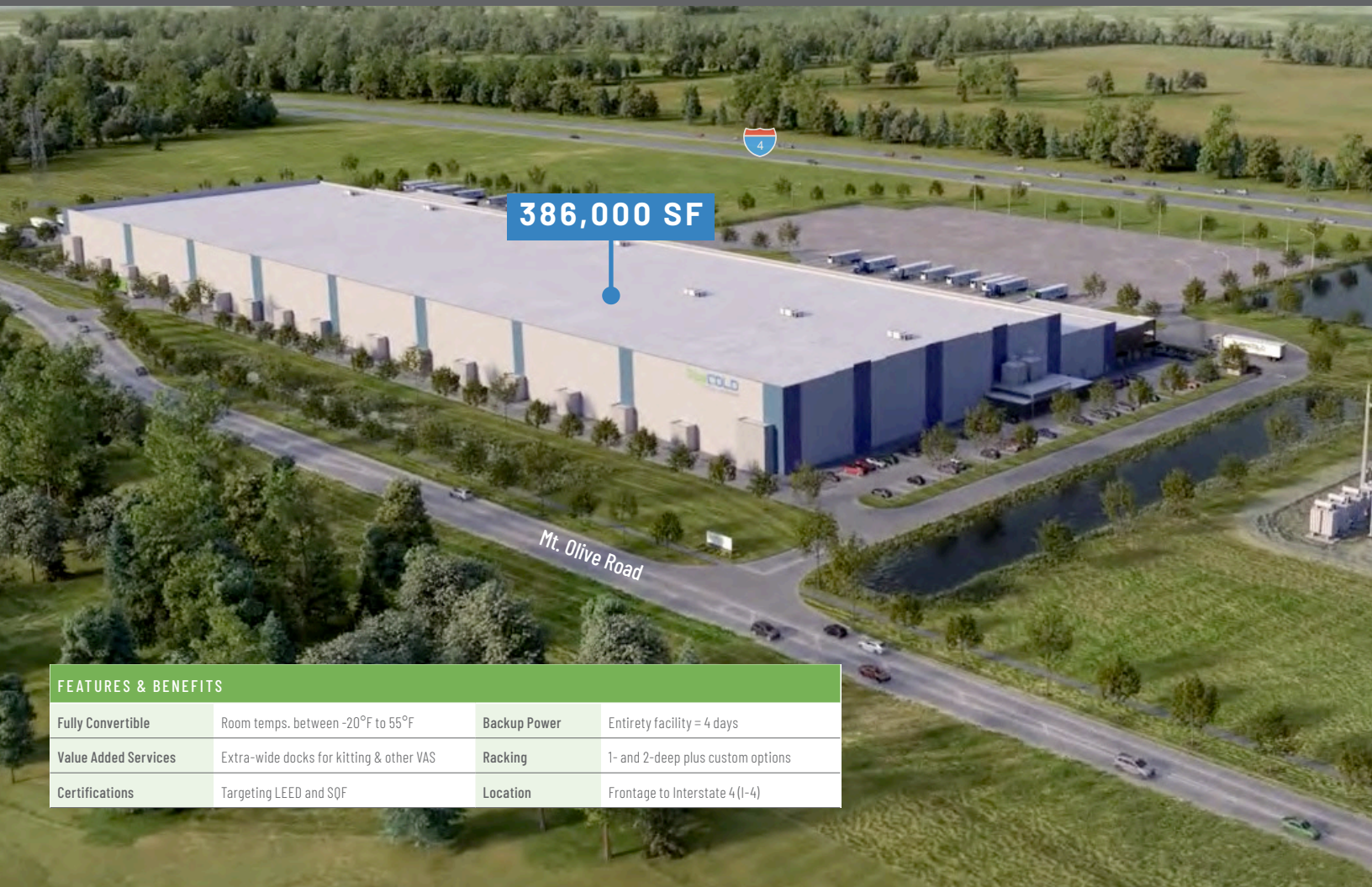


AVAILABLE AS CO-TENANT WITH



5900 MT. OLIVE ROAD
POLK CITY, FLORIDA 33868
[GOOGLE MAPS](#)

FULLY CONVERTIBLE ROOMS OFFERING TEMPS RANGE -20°F TO 55°



386,000 SF

FEATURES & BENEFITS

Fully Convertible	Room temps. between -20°F to 55°F	Backup Power	Entirety facility = 4 days
Value Added Services	Extra-wide docks for kitting & other VAS	Racking	1- and 2-deep plus custom options
Certifications	Targeting LEED and SQF	Location	Frontage to Interstate 4 (I-4)

Located on the critical I-4 corridor, RealCold's Lakeland Florida facility is currently under construction with occupancy by Q1 of 2025.

**FREEZER | COLD STORAGE
WAREHOUSE AVAILABLE Q1 2025**



HIGHLIGHTS

RealCold's next-generation facility is currently being constructed in Lakeland, Florida. This facility is built with the challenges of tomorrow's cold chain in mind to offer the most flexibility and efficiency for all aspects of operations. With five fully convertible rooms, 1-and-2 deep racking, a 70 foot wide refrigerated dock, modern offices, and excess land for build-to-suit opportunities, this site is a premier strategic asset in the heart of Florida. It is situated directly off of Interstate 4 providing access to Orlando, Tampa, Jacksonville, and Miami. RealCold is a leading provider of temperature controlled storage and services. Some of these services include traditional temperature-controlled storage, advanced kitting lines, streamlined picking (each, case, and layer picking), DTC programs, and specialized pack out services like repackaging, labeling, and dry ice programs.

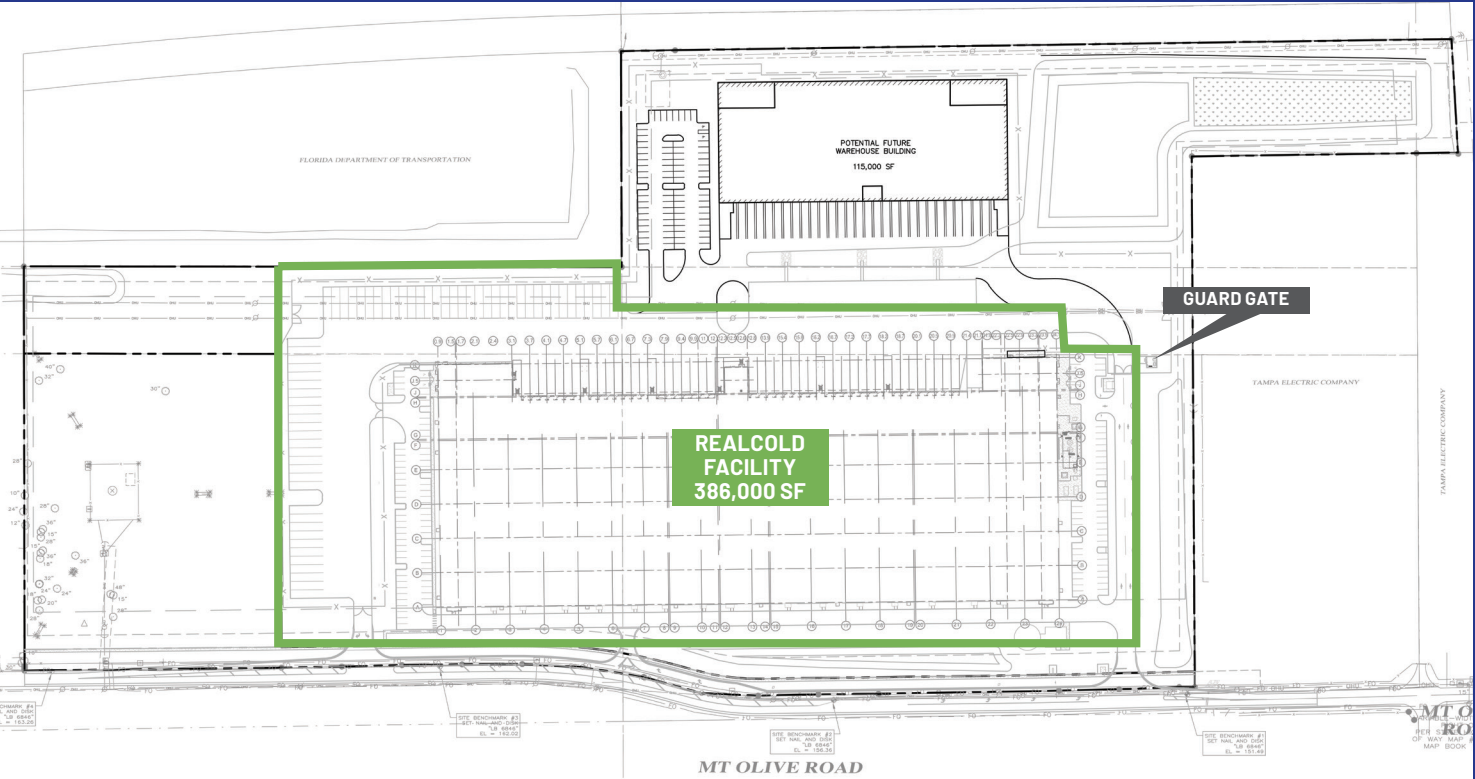
TOTAL SF	386,000 SF
ACRES	40.4
CLEAR HEIGHT	50'
FULLY CONVERTIBLE	Room temps. between -20°F to 55°F
PALLET POSITIONS	43,000 with 96in Openings
OFFICE SPACE	2 Separate 8,000sq Ft Offices
DOCK DOORS	40+
AUTO PARKING	121
TRAILER PARKING	50+ 70' (Wide) Docks
VALUE ADDED SERVICES	Extra-wide docks for kitting & other VAS
BACKUP POWER	Entire Facility = 4 days

AVAILABLE AS FULL OPERATING AGREEMENT, LEASE, OR SUBLEASE.

CONSTRUCTION PROGRESS



SITE PLAN



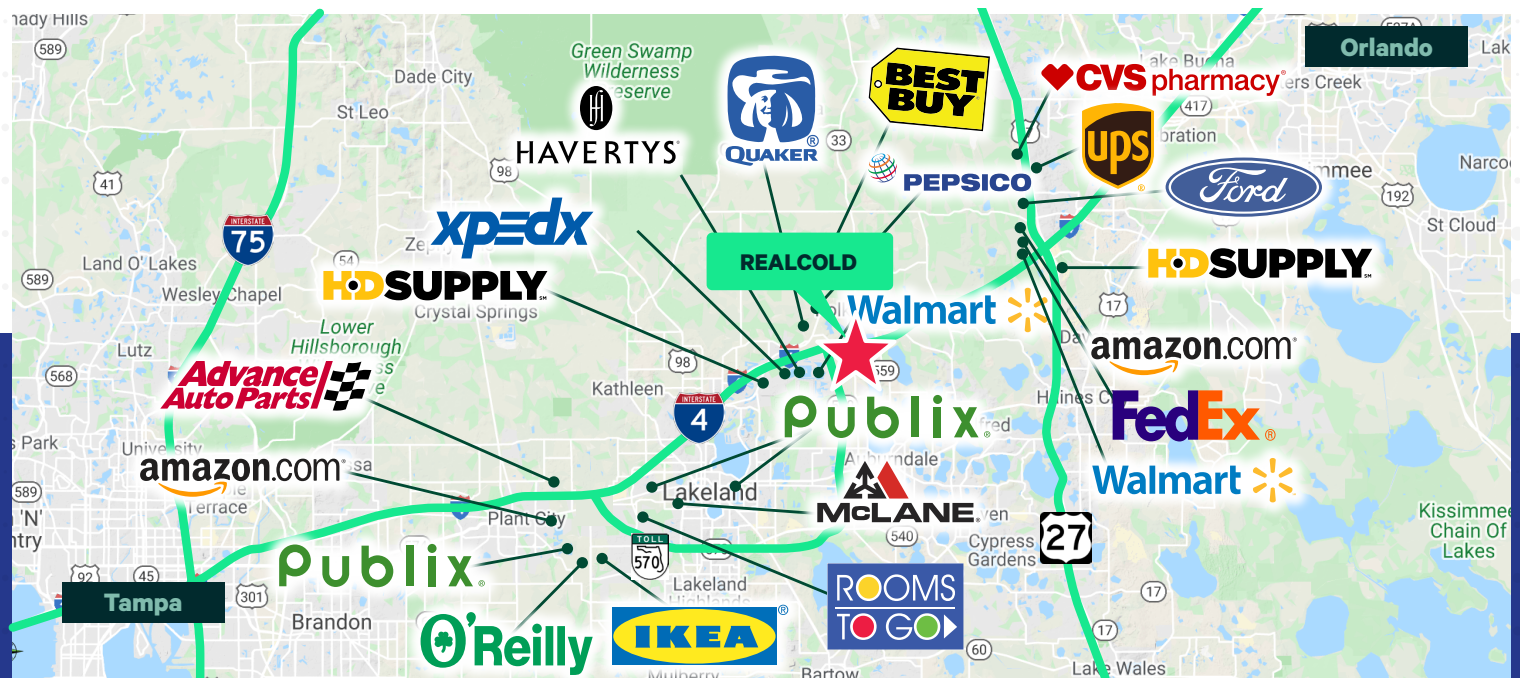


WHY LAKELAND / POLK COUNTY

THE CROSSROADS OF ORLANDO AND TAMPA

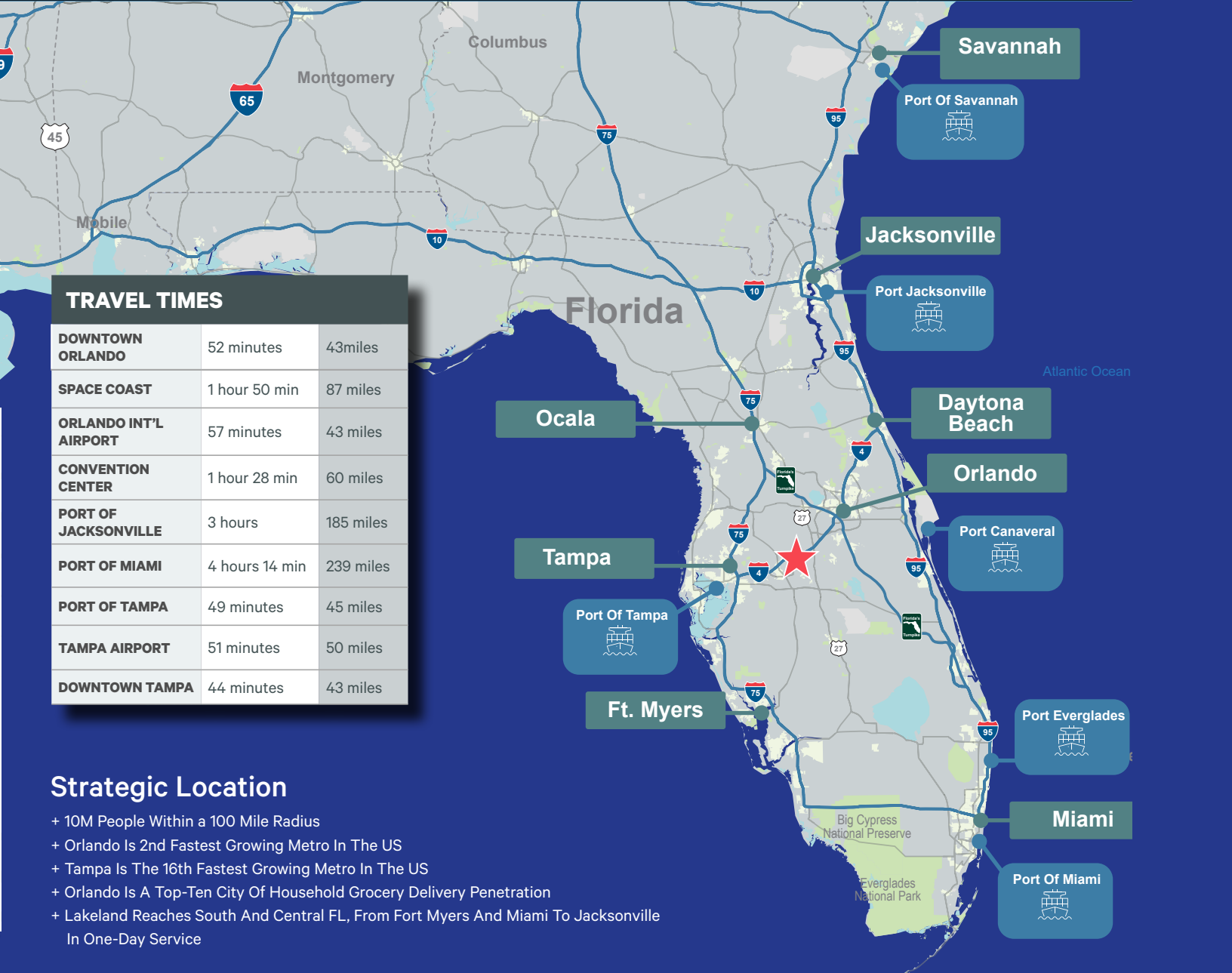
The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a "To Florida, From Florida" strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County is situated between Orlando and Tampa and has become one of the hottest secondary industrial markets in the country. REALCOLD is truly "in the middle of it all" with its location on the Interstate 4 corridor between these two growing metro areas.

REGIONAL DISTRIBUTION CENTERS



With industrial tenants, we see three major trends impacting their decision:

- + Transportation Costs - Bridgewater Commerce Center provides immediate access to Interstate 4 and the Polk Parkway in one of the fastest growing industrial markets in the country.
- + Labor Costs and Availability - Polk County enjoys a diverse workforce ready to meet the demands of warehouse/distribution firms looking to locate at Bridgewater Commerce Center.
- + Functional Utility - Bridgewater Commerce Center was built with the sophisticated supply chain user in mind. With features including 36' clear height and trailer storage (with additional adjacent off site trailer storage possible) as well as office already built out making each building move-in ready, Bridgewater Commerce Center stands ready to serve today's warehouse user with a state-of-the-art design.



TRAVEL TIMES		
DOWNTOWN ORLANDO	52 minutes	43miles
SPACE COAST	1 hour 50 min	87 miles
ORLANDO INT'L AIRPORT	57 minutes	43 miles
CONVENTION CENTER	1 hour 28 min	60 miles
PORT OF JACKSONVILLE	3 hours	185 miles
PORT OF MIAMI	4 hours 14 min	239 miles
PORT OF TAMPA	49 minutes	45 miles
TAMPA AIRPORT	51 minutes	50 miles
DOWNTOWN TAMPA	44 minutes	43 miles

Strategic Location

- + 10M People Within a 100 Mile Radius
- + Orlando Is 2nd Fastest Growing Metro In The US
- + Tampa Is The 16th Fastest Growing Metro In The US
- + Orlando Is A Top-Ten City Of Household Grocery Delivery Penetration
- + Lakeland Reaches South And Central FL, From Fort Myers And Miami To Jacksonville In One-Day Service

Key Distances

- + 8-hour drive to 45.5 million people
- + Immediate access to I-4 interchange
- + Adjacent to Florida State Hwy 33
- + 4.8 miles to the Polk Parkway/570
- + 10.8 mile to Downtown Lakeland
- + 16 miles to Lake Lakeland Linder Int'l Airport
- + 44 miles to Tampa
- + 57 miles to Orlando Int'l Airport
- + 52 miles to Downtown Orlando
- + 237 miles to Miami
- + 191 miles to Jacksonville
- + 445 miles to Atlanta, GA
- + 425 miles to Charleston, SC
- + 87 miles to Space Coast
- + Fronting Interstate 4 At Exit 38

Contact Us

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