

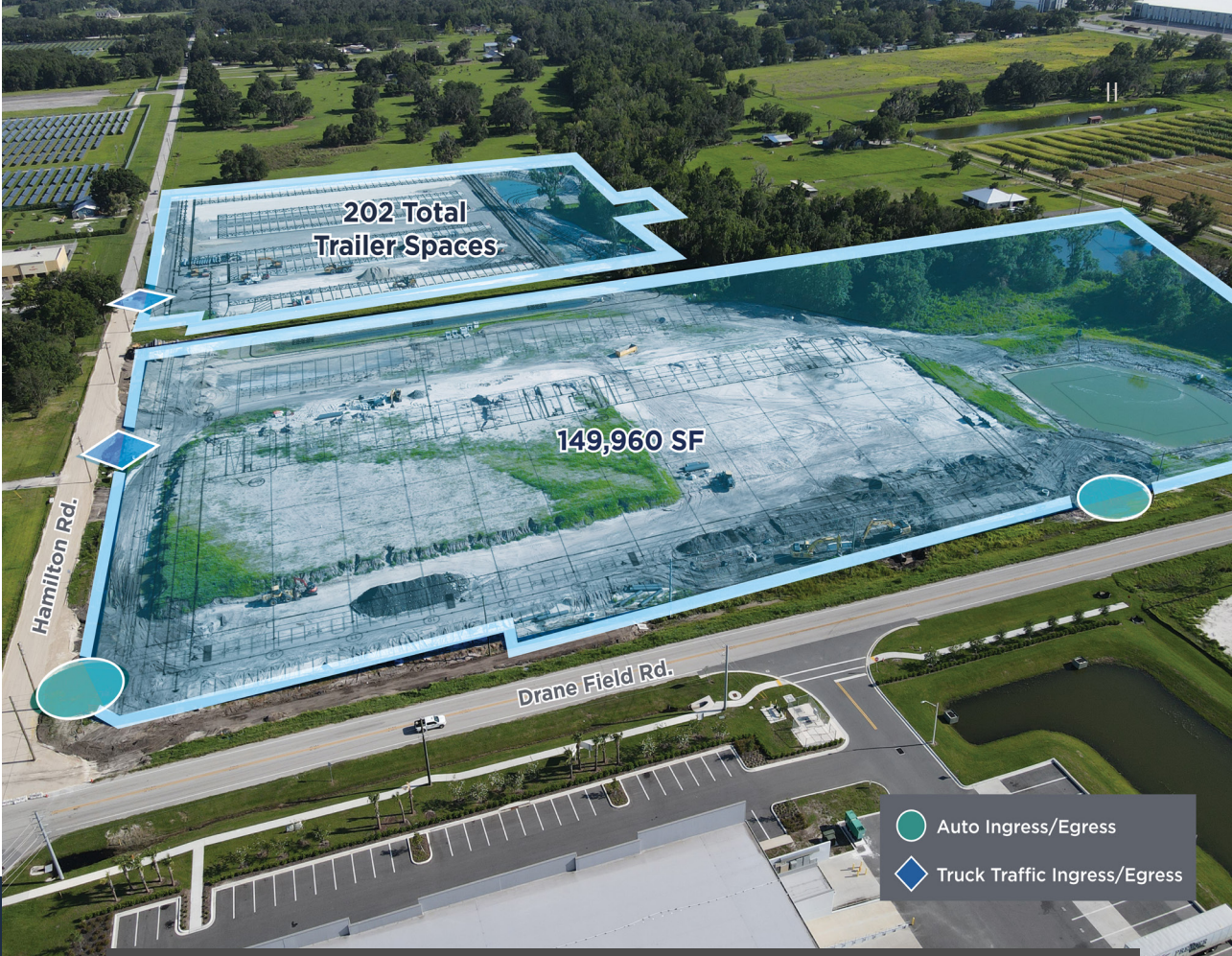
# DRANE FIELD DISTRIBUTION CENTER



3825 HAMILTON ROAD  
LAKELAND, FL

# BUILD-TO-SUIT OPPORTUNITY

IN A STRATEGIC  
CENTRAL FLORIDA  
LOCATION



# 149,960 SF

TOTAL AVAILABLE

# 200+

OFF-DOCK, FENCED  
TRAILER SPOTS

# 17.83 AC

NET DEVELOPABLE

# 8-9 MONTHS

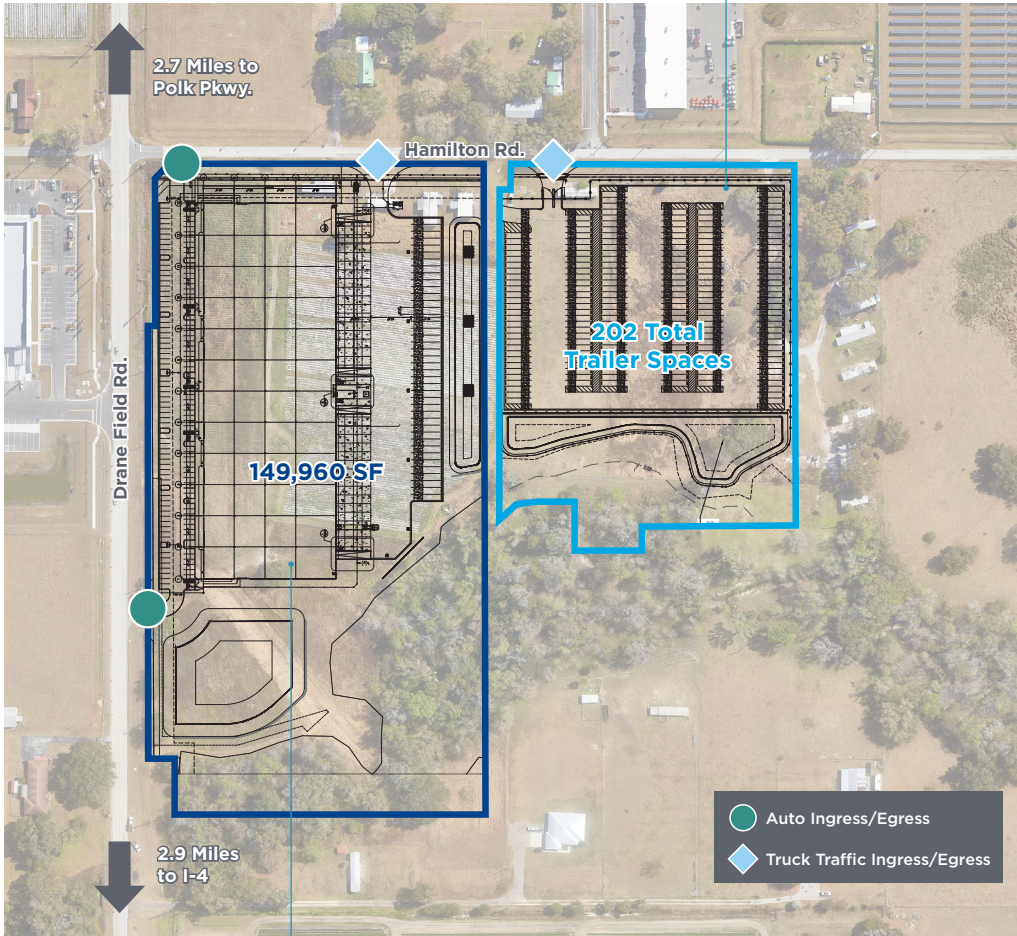
DESIGNED & PERMITTED  
TO DELIVER IN 8-9 MONTHS

## KEY DISTANCES

POLK PARKWAY	2.6 miles
I-4	5.4 miles
HWY 60	5.3 miles
I-75	22 miles
LAKELAND LINDER INT'L AIRPORT	2 miles
TAMPA INT'L AIRPORT	35 miles
ORLANDO INT'L AIRPORT	60 miles
TAMPA	30 miles
ORLANDO	61 miles
OCALA	113 miles

# SITE PLAN

Additional Trailer Parking  
**202 Total Spaces**



BUILDING SIZE

**149,960 SF**

MIN. DIVISIBLE

75,000 SF

OFFICE SF

BTS

CLEAR HEIGHT

32'

DOCK DOORS

40

DRIVE-IN RAMPS

2

LOAD TYPE

REAR LOAD

AUTO PARKING

132

TRAILER PARKING

41

OFF-DOCK TRAILER PARKING

202

TRUCK COURT DEPTH

130'

COLUMN SPACING

54' x 53'4" interior bays

56' x 53'4" exterior bays

BUILDING DIMENSIONS

54' x 53'4"

BUILDING SF  
**149,960 SF**

# OUTDOOR STORAGE OPPORTUNITY

5.58 AC | PAVED & SECURED



COMPLETED, FENCED & SECURED OFF DOCK TRAILER LOT

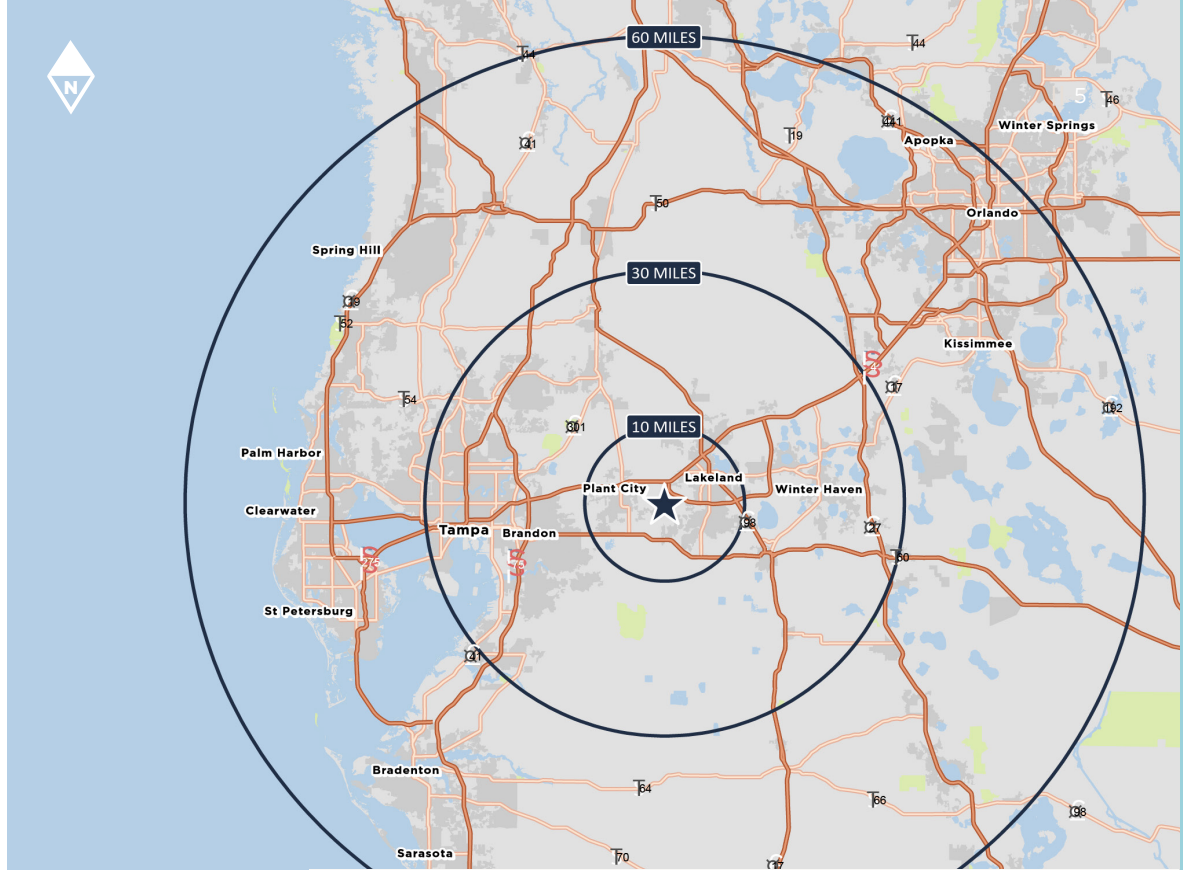


5.58 AC AVAILABLE FOR A VARIETY OF USES

# POLK COUNTY

## A STRONG BUSINESS ADVANTAGE

Being located in Polk County offers access to a large, high-quality workforce and **significantly lower costs of doing business**, both of which give businesses competitive advantages. Nearby, you have two major metro areas, Tampa and Orlando, providing access to the infrastructure that will allow your business connectivity through all modes of transportation, including airport, rail and deepwater seaports



## KEY ADVANTAGES OF DRANE FIELD DISTRIBUTION CENTER



STRATEGIC LOCATION



AVAILABLE LAND & FACILITIES



BUSINESS FRIENDLY



QUALITY, AFFORDABLE WORKFORCE

## FASTEST GROWING COUNTY

IN THE STATE OF FLORIDA

11.1M PEOPLE WITHIN 100 MILES

#1 FASTEST GROWING COUNTY IN THE STATE

\$184M IN CAPITAL INVESTMENT IN 2023

2.5M SF OF SPACE ABSORBED IN 2023

## STRATEGIC LOCATION

CENTRALLY LOCATED FOR SUCCESS

3 DEEPWATER SEAPORTS

5 INTERNATIONAL AIRPORTS WITHIN 75 MILES

+300 MILES OF RAIL IN POLK COUNTY

\*Sources: Polk County Economic Development Council  
<https://www.cfdc.org/do-business-here/why-central-florida/>

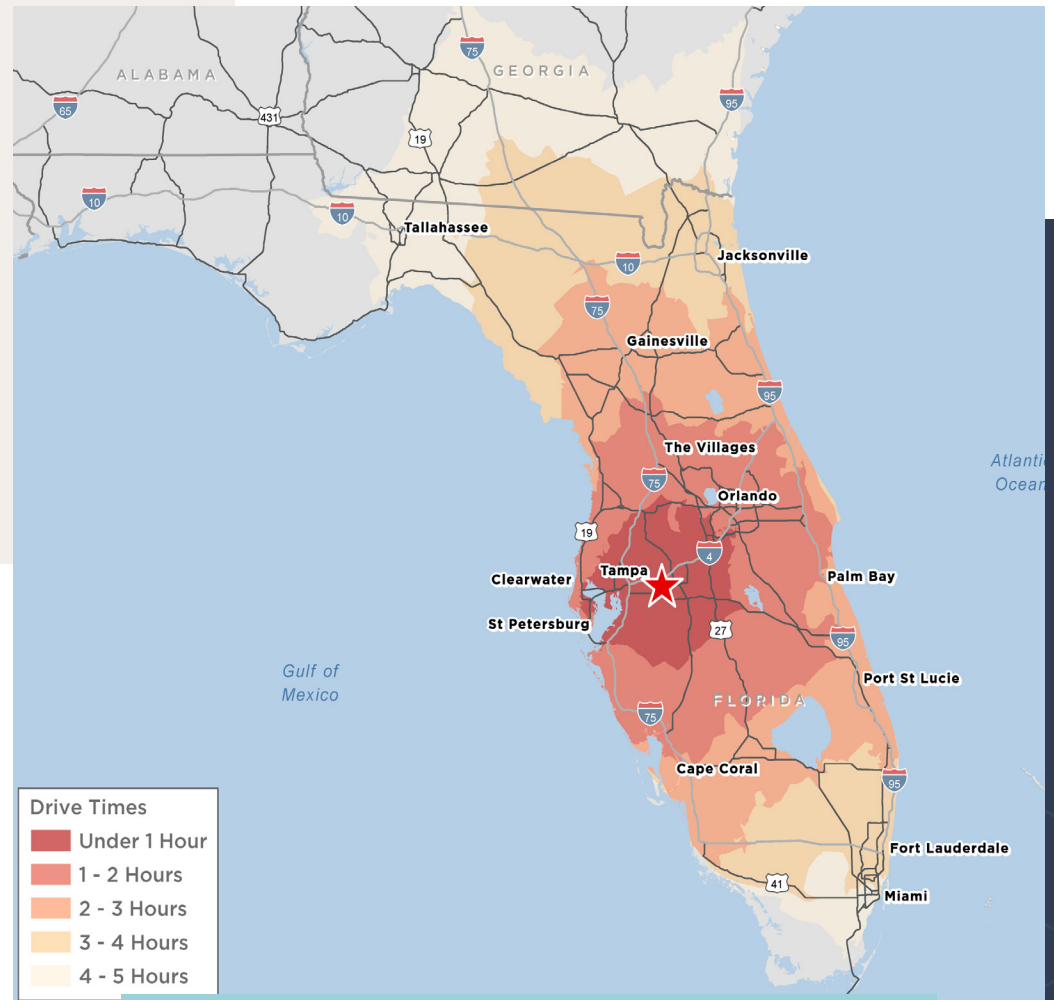
# UNMATCHED ACCESSIBILITY

## PROXIMITY TO CENTRAL FLORIDA & MAJOR THOROUGHFARES

Businesses here have ample space to build large distribution or manufacturing facilities while still enjoying a direct route and strategic proximity to the entire state of Florida. From there, the entire southeast region is within easy reach.

## STRATEGIC LOCATION

- + More than 40 million consumers within a 4-hour truck drive
- + Lakeland and the State of Florida have a pro-business climate with a variety of competitive incentives
- + Access to Interstate 4, the Polk Parkway, State Road 60 and U.S. Highway 27 with easy access to Interstate 75 on the west and Interstate 95 on the east.



\*Sources: Polk County Economic Development Council  
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