

1530 KENDRICK LN
LAKELAND, FL 33805

Presented By:

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bounat

Boutique Firm | National Reach



Class A Industrial Warehouse Opportunity

1530 KENDRICK LN LAKELAND, FL 33805 | INDUSTRIAL PROPERTY FOR LEASE OR SALE



OFFERING SUMMARY

| | |
|----------------|------------------------|
| Lease Rate: | Contact Broker |
| Sale Price: | Contact Broker |
| CAM: | \$4.85 PSF |
| Building Size: | 30,000 SF |
| Unit Sizes: | 10,000 - 30,000 SF |
| Lot Size: | 1.84 Acres |
| Year Built: | 2026 |
| Zoning: | PUD (Light Industrial) |
| Clear Height: | 24.5' |

PROPERTY OVERVIEW

Now Available for Lease or Sale: A premier Class A new construction air conditioned industrial warehouse strategically positioned to support high-performance logistics, distribution, and operational excellence. Lakeland sits squarely within the Central Florida industrial market, one of the most dynamic and resilient in the Southeast. This region — anchored by the I-4 corridor — continues to attract significant distribution, logistics, and manufacturing activity due to its ability to reach millions of consumers and key transportation hubs within a same-day radius. Also, available adjacent 2.52 acres For Sale with approved 40,000 SF building.



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Property Details & Highlights

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- 10,000 - 30,000 SF brand-new construction with air conditioned warehouse — built to modern industrial specifications with durability and efficiency in mind.
- Includes 1,500 SF of high-quality office space, ideal for administrative operations, management, or customer service functions.
- Exceptional 24.5' clear ceiling height, optimizing vertical storage and material handling flexibility.
- 22' column spacing enhances interior layout efficiency and supports racking systems and equipment.
- 3 grade-level 14' doors for smooth inbound/outbound operations and loading activity.
- Fully fire-sprinkled and equipped with 3-phase power to support industrial and manufacturing equipment.
- Zoned PUD (Light Industrial), offering flexibility for a range of permitted industrial uses.
- Exceptional location directly off I-4 — Central Florida's primary east-west transportation artery — with immediate access to regional and national markets.
- Situated near US Highway 98 for additional connectivity across Florida's freight network.
- Approximately 30 minutes to Tampa and about 60 minutes to Orlando, placing your operations at the heart of one of the fastest-growing industrial corridors in the Southeast.
- Lakeland Linder International Airport is only ~14 miles away, offering nearby air cargo capability and enhanced access to national and global markets.
- The site sits on 1.84 acres, with room for potential parking, staging, and future expansion.

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Site Aerial

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Site Plan Map

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Additional Photos

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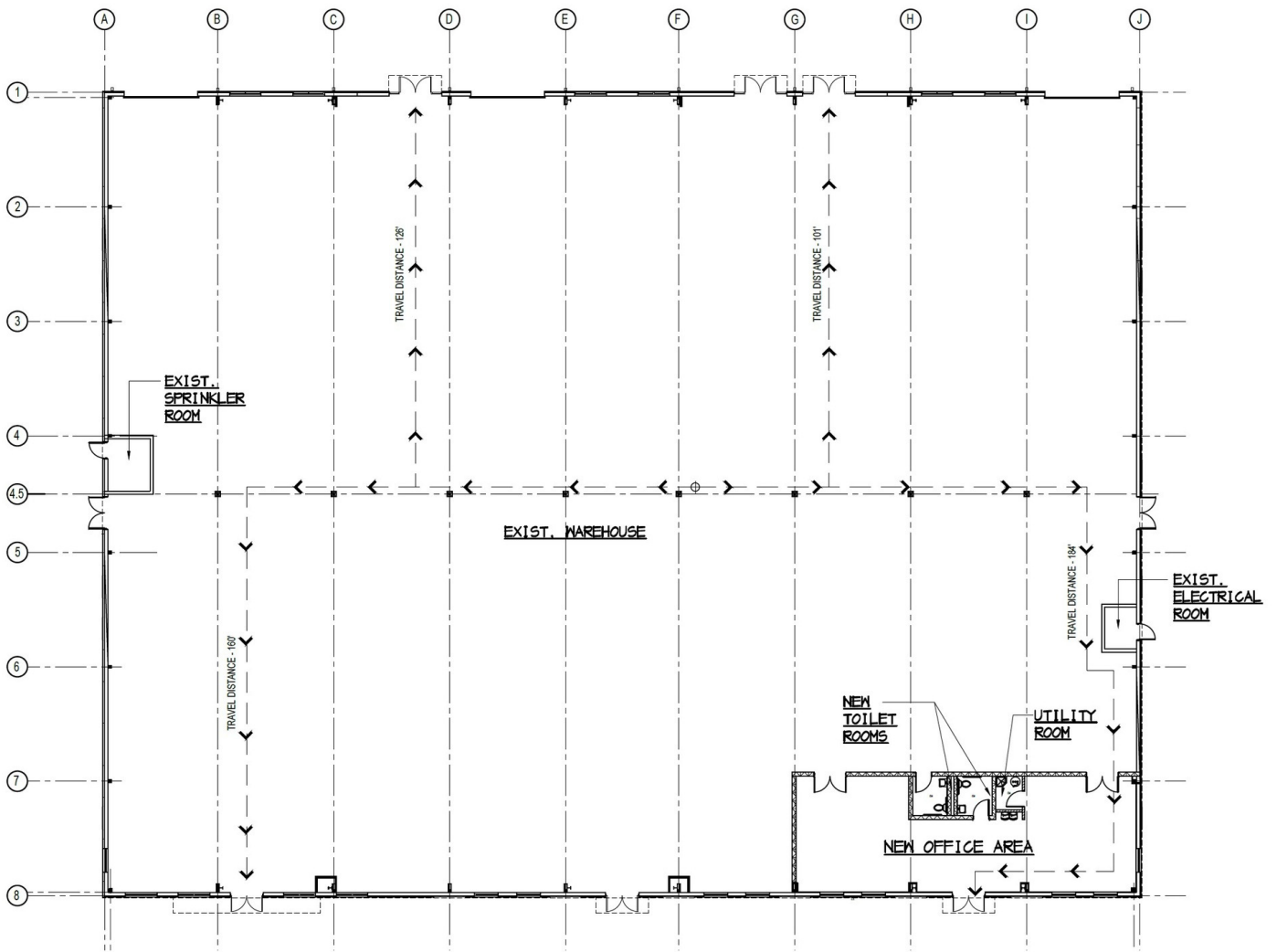
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Floor Plan

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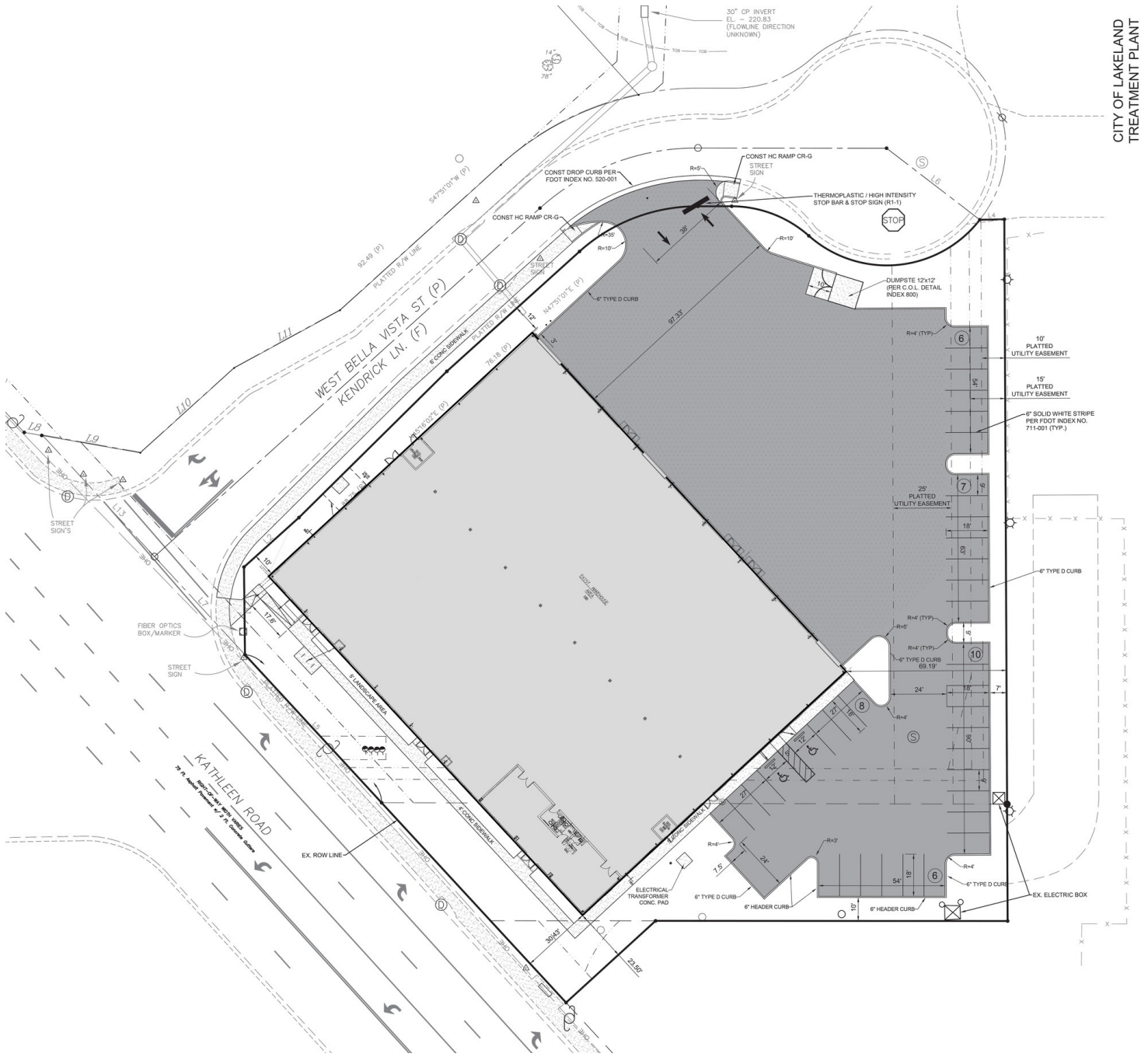
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Site Plan

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CITY OF LAKELAND
TREATMENT PLANT

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Aerial Map

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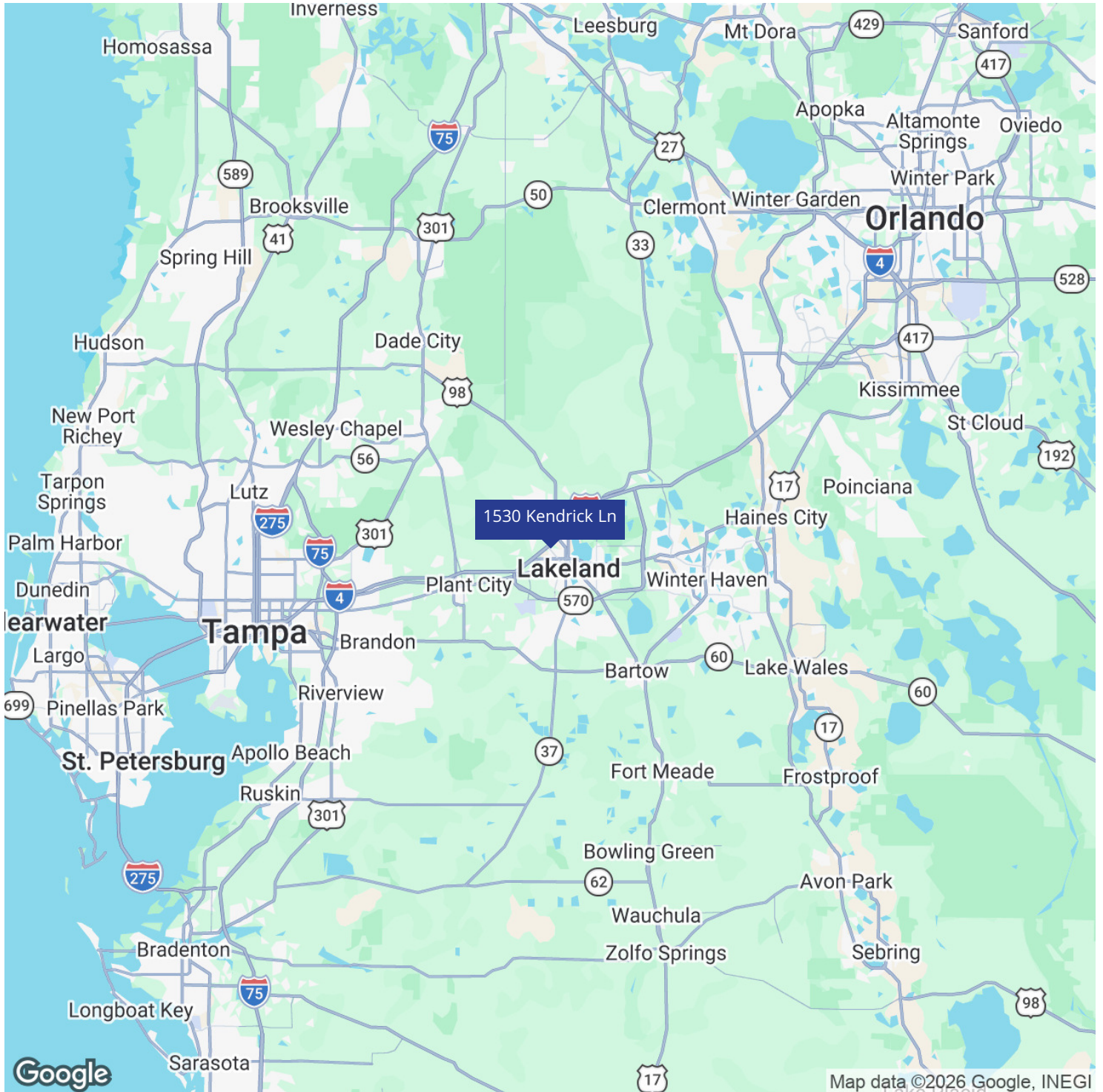
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Location Map

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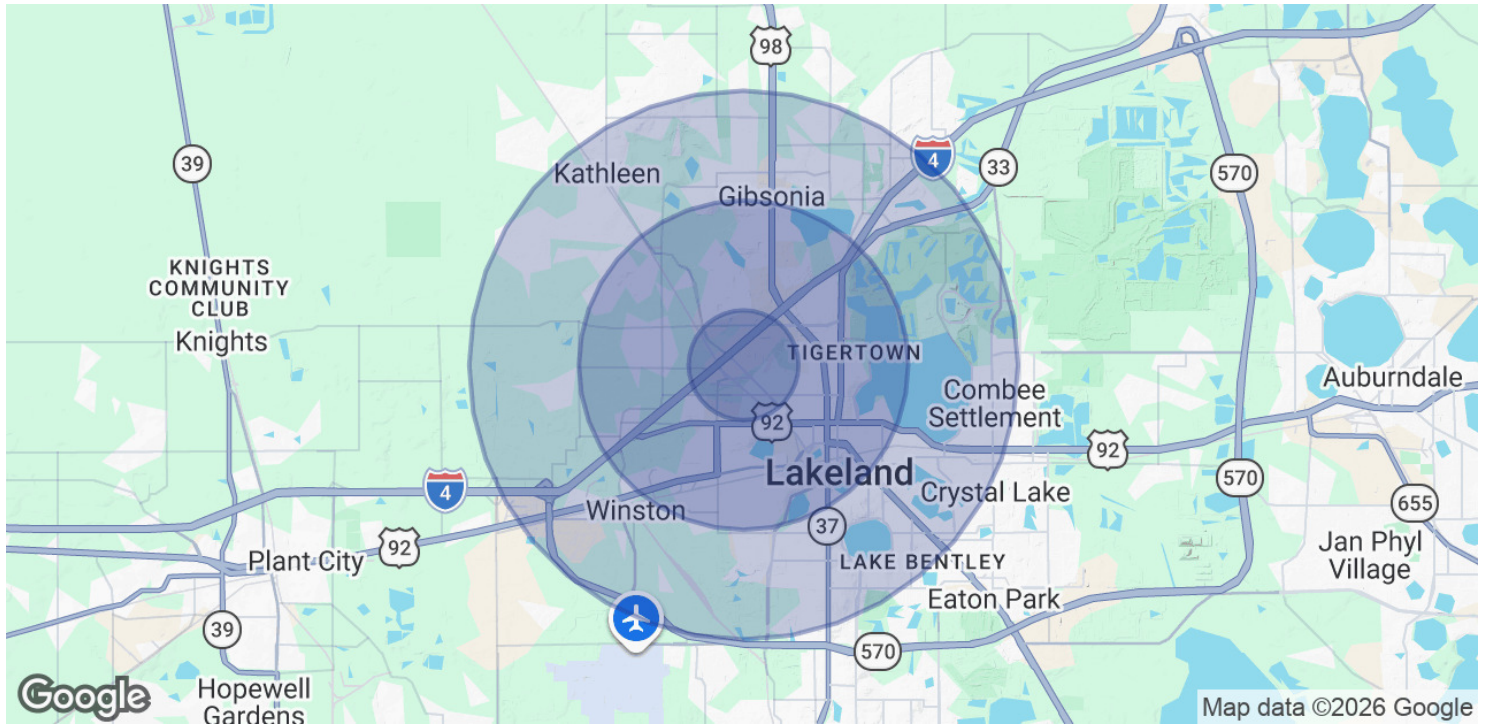
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Demographics Map & Report

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,591 | 63,345 | 138,170 |
| Average Age | 36 | 41 | 42 |
| Average Age (Male) | 34 | 40 | 40 |
| Average Age (Female) | 38 | 43 | 43 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,671 | 25,202 | 54,534 |
| # of Persons per HH | 2.8 | 2.5 | 2.5 |
| Average HH Income | \$55,645 | \$65,208 | \$74,735 |
| Average House Value | \$190,142 | \$213,041 | \$247,555 |

Demographics data derived from AlphaMap

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