

700+ ACRES

OLD TAMPA HIGHWAY, OFF INTERSTATE 4



A NEW
WORLD-CLASS
LOGISTICS PARK



LAKELAND
CENTRAL PARK

Development opportunity

Positioned to become the preeminent industrial logistics park in one of the fastest growing cities in Florida, Lakeland Central Park offers customizable, world-class real estate solutions in a highly

accessible location. Situated on Polk Parkway, the Park offers easy access to all major freeways including Interstate-4, Interstate-75, and US Highway 27. A proven Florida distribution hub—midway between Orlando

and Tampa—Lakeland is home to major distribution facilities for leading corporations including Amazon, Rooms To Go, Publix, Southern Wine & Spirits, and Home Depot.



Property Advantages

- 1.5 miles of frontage on Polk Parkway
- Build-to-suit opportunities
- Land sales offered
- Land is zoned industrial and infrastructure will be delivered to the sites
- Potential for rail service
- Inexpensive power



Location Advantages

- 18 million people within a four hour drive
- Immediate access to Interstate 4 and Polk Parkway
- 30 miles to Tampa
- 60 miles to Orlando
- Government incentives available
- Strong labor base
- Business friendly with low tax rates
- High quality of life



Entitlements

- Industrial: **5.5 m.s.f.**
- County / Polk
 - Submarket / Lakeland
 - Location / Polk Parkway & I-4
 - Gross Acres / 730
- Utilities:
- Electric – Lakeland Electric
 - Water – City of Lakeland
 - Sewer – City of Lakeland



Demographics

	1 hr	2 hr	4 hr
Total population	3,465,296	9,313,593	18,182,672
Total households	1,270,496	3,714,460	7,160,145
Avg household income	\$76,050	\$75,316	\$77,944
Businesses	132,338	344,486	747,968
Employees	1,588,887	3,637,863	7,447,016

Location overview



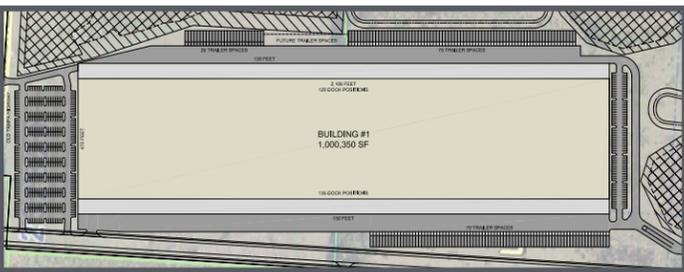
Drive Times/Distance

- Tampa – 30 min; 29 miles
- Orlando - 60 min; 60 miles
- Jacksonville – 3 hours; 200 miles
- Miami – 3.75 hours; 242 miles
- Savannah – 5 hours; 339 miles
- Atlanta – 6.75 hours; 471 miles

Location

- Excellent distribution location for Orlando, Tampa, and Miami
- Easy access to all major freeways, including I-75, I-4, and US 27
- Lakeland selected by Amazon, Rooms To Go, Publix, Southern Wine & Spirits and Home Depot for new distribution facilities

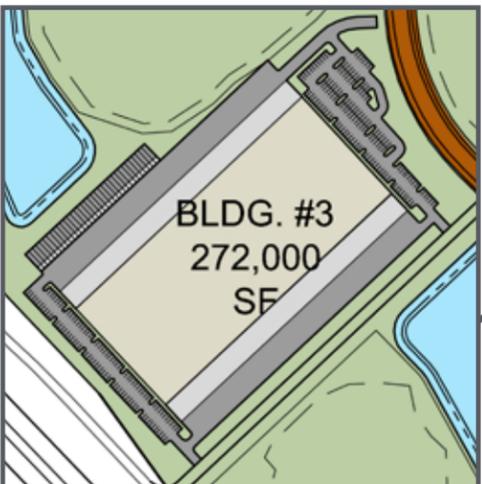
Proposed building plans



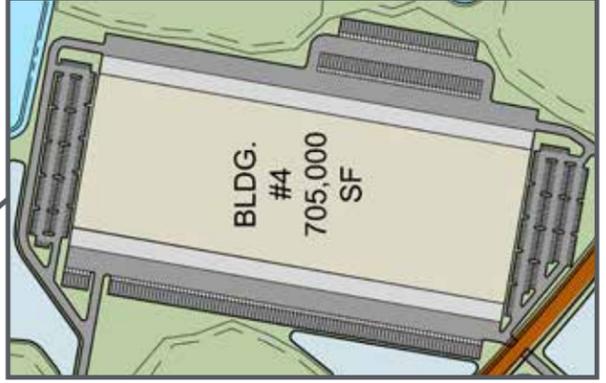
Building 1
1,000,350 SF



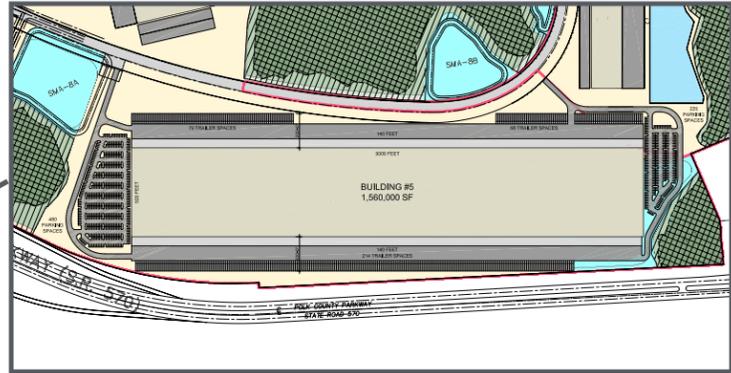
Building 2
660,000 SF



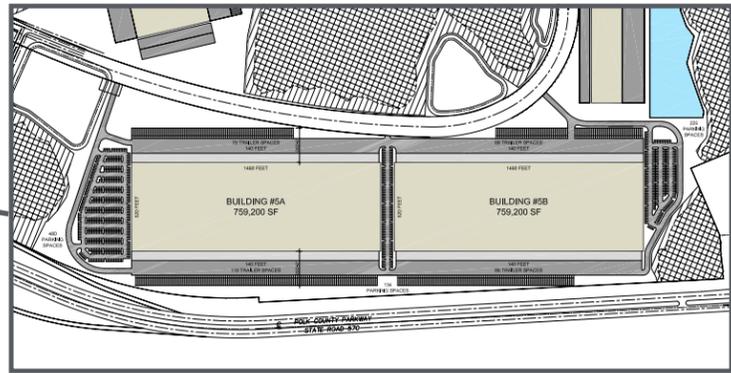
Building 3
272,000 SF



Building 4
705,000 SF

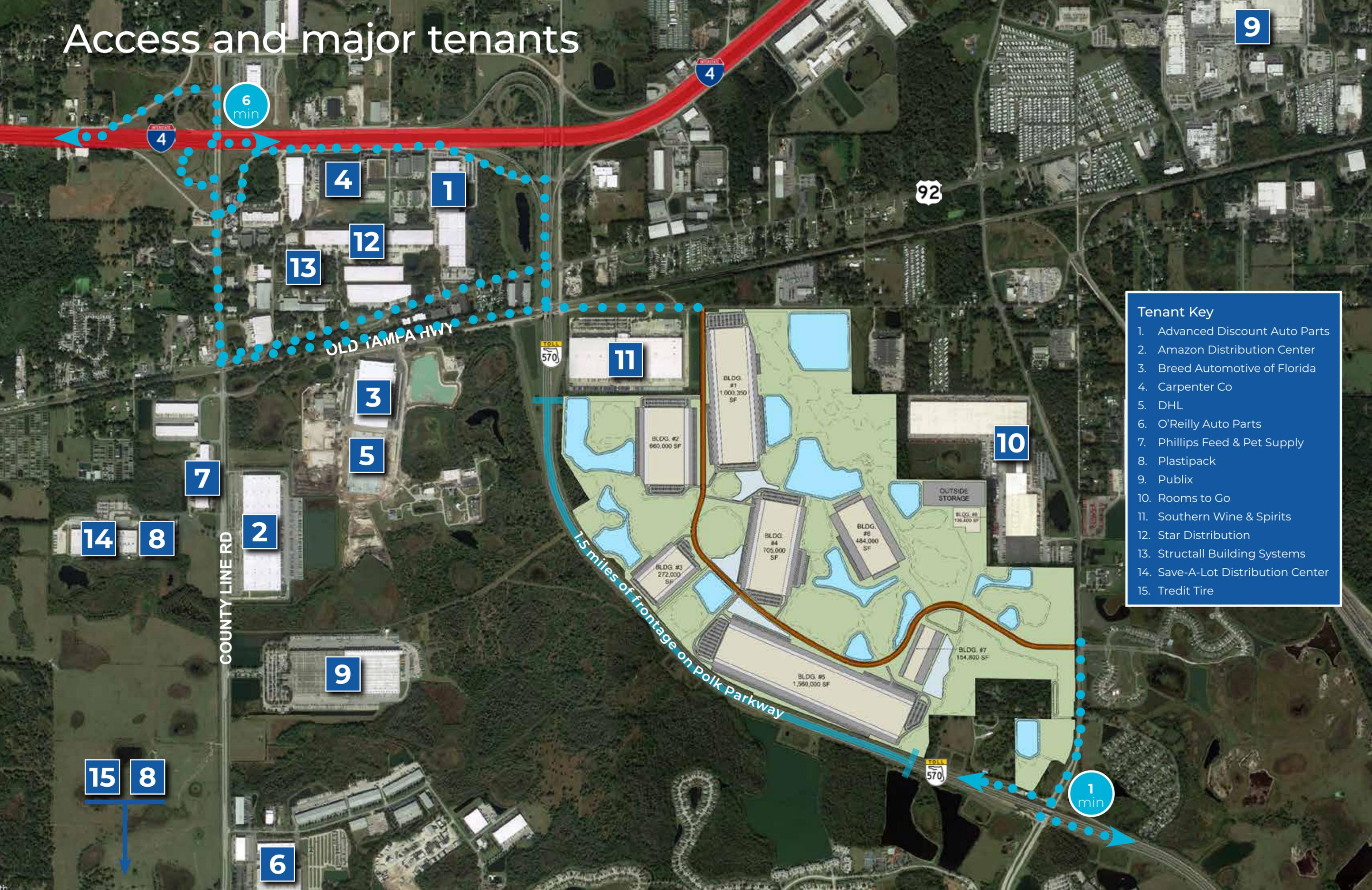


Building 5
Option 1
1,560,000 SF



Building 5
Option 2
Building #5A: 759,200 SF
Building #5B: 759,200 SF

Access and major tenants



Tenant Key	
1.	Advanced Discount Auto Parts
2.	Amazon Distribution Center
3.	Breed Automotive of Florida
4.	Carpenter Co
5.	DHL
6.	O'Reilly Auto Parts
7.	Phillips Feed & Pet Supply
8.	Plastipack
9.	Publix
10.	Rooms to Go
11.	Southern Wine & Spirits
12.	Star Distribution
13.	Structall Building Systems
14.	Save-A-Lot Distribution Center
15.	Tredit Tire

COUNTY LINE RD

OLD TAMPA HWY

1.5 miles of frontage on Polk Parkway

BLDG #1
1,000,350 SF

BLDG #2
660,000 SF

BLDG #3
272,000 SF

BLDG #4
705,000 SF

BLDG #5
1,560,000 SF

BLDG #6
484,000 SF

BLDG #7
154,800 SF

BLDG #8
136,400 SF

OUTSIDE STORAGE

6 min

1 min

15 8

6

7

8

14

2

5

3

11

10

9

12

13

4

1

About Lakeland

Lakeland is a city in Polk County, Florida, and the largest along Interstate 4 between Orlando and Tampa. Large industries in the Lakeland area are citrus, cattle, and phosphate mining; however, in the past few decades, tourism, medicine, insurance, transportation, and music have grown in importance. Lakeland has an excellent EDC that is excited about attracting more distribution and logistics users.

The Lakeland Economic Development Council has identified ten targeted industries that match the community's strengths, goals, and assets. These industries provide the best opportunity to create high-skill jobs. They are corporate HQ, supply chain and logistics, value added manufacturing, medical device packaging, financial services, data centers, flavor and essences, software and IT, aviation, and life sciences.

Lakeland is home to over 28 million square feet of industrial/warehouse space with over 12,500 employed in the supply chain & logistics business. Companies with large investments in the Lakeland market include:

- Amazon
- Advanced Auto Parts
- Cardinal Health
- Colorado Boxed Beef
- HD Supply
- Haverty's
- McKesson
- O'Reilly Auto Parts
- PepsiCo.
- Publix Super Markets
- Saddle Creek Logistics Services
- Southern Glazer's Wine and Spirits of America

About the ownership



Parkway Property Investments, LLC ("Parkway") is a privately owned, full-service real estate investment firm with a strong track record of investing in attractive markets across economic cycles. They own, operate, and manage high-quality commercial office assets throughout the Sun Belt region.

Today Parkway operates and indirectly owns approximately 12.4 million square feet of commercial office assets located in high-growth markets throughout the Sun Belt region of the U.S., including Houston, Miami, Jacksonville, Raleigh, Pittsburgh, and Sacramento.

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