

# Heritage Business Center

*Office / Showroom / Flex / Whse Space Available*

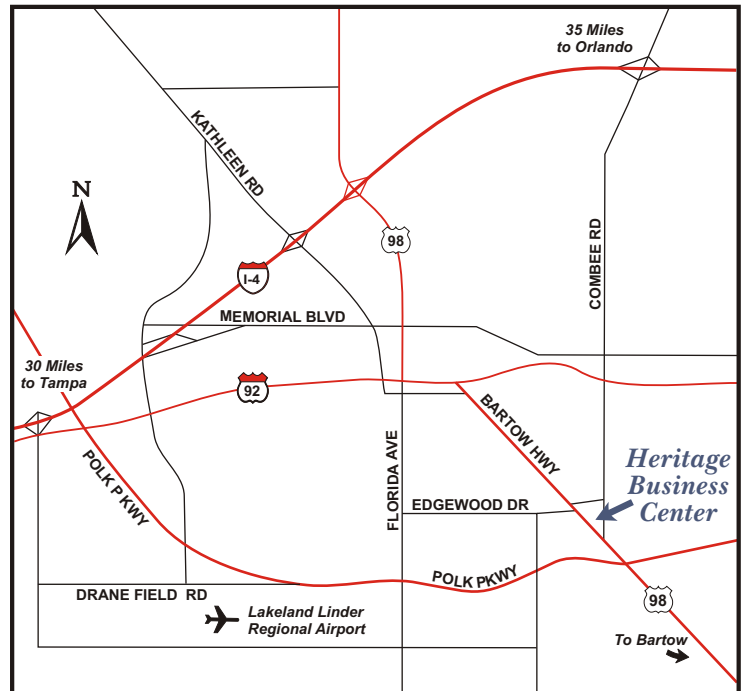


## Location

2295-2345 Commerce Point Dr., Lakeland, FL  
Approximately 1 mile from the Polk Pkwy

- Immediate Occupancy
- Five (5) Freestanding Brick buildings
- Building sizes - 22,500 to 32,500 SF
  - 2,500 to 10,000 SF Flex Space
    - with grade level drive-in doors
  - 5,200 to 32,500 SF Office/Whse Space
    - with dock high doors
- Minimum 24' clear ceiling height
- Sprinklered
- Building Signage available
- Office Finish to Suit
- Build to Suit Building

Sites Available



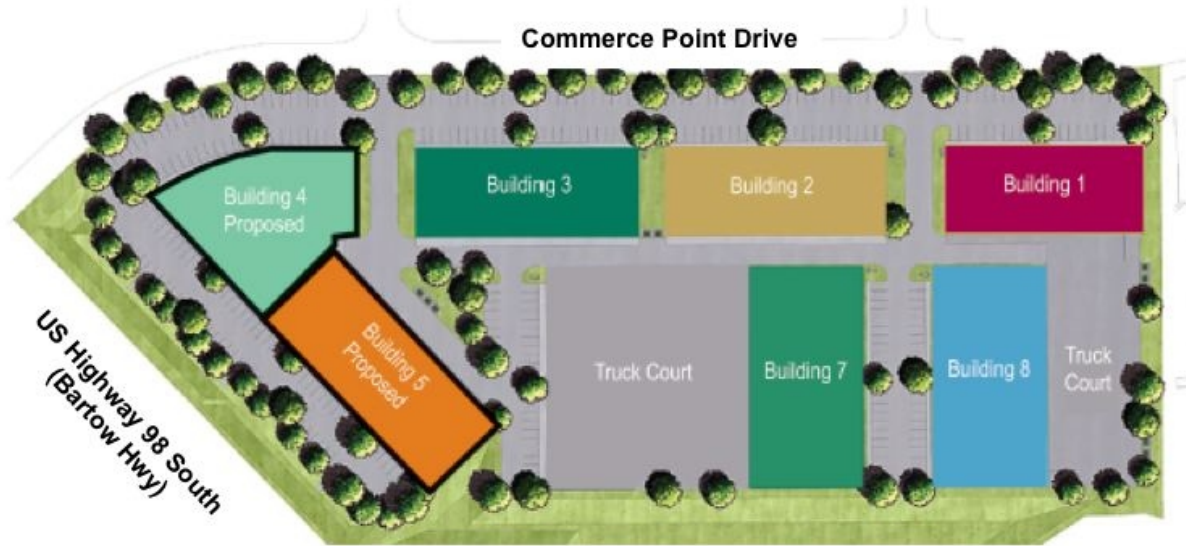
*Developed and Marketed by:*

**HERITAGE EQUITIES INCORPORATED**

*For More Information Please Contact:*

**Howe Whitman (863) 667-0100 or Vincent Merkle (877) 841-0605**

*Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.*



## HERITAGE BUSINESS CENTER

LOCATED AT THE CORNER OF HWY 98 AND COMMERCE POINT DR

### Current Availabilities

<u>Building</u>	<u>Suite</u>	<u>Total SF</u>	<u>Office SF</u>	<u>Loading</u>
One	150	2,500 SF	625 SF	Grade Level
Two	100	2,500 SF	2,000 SF	Grade Level
Two	140	5,000 SF	3,900 SF	Grade Level
Three	100	5,000 SF	3,048 SF	Grade Level
Three	120	5,000 SF	Shell/BTS	Grade Level
Three	180	7,500 SF	2,769 SF	Grade Level
Seven	100	20,800 SF (Divisible to 5,200 SF)	Shell/BTS	Dock High
Eight	100	20,800 SF	Shell/BTS	Dock High
Eight	140	11,700 SF	100% Ofc	Dock High

Two (2) Build To Suit Building Sites Available for either Office or Warehouse